

Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3829 0748

13, Campbell Place STOKE-ON-TRENT ST4 1NH	Energy rating F	This certificate expired on: 20 April 2019 <hr/> Certificate number: 0240-1045-0311-7970-2074
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Property type

Retail

Total floor area

134 square metres

Rules on letting this property



You may not be able to let this property.

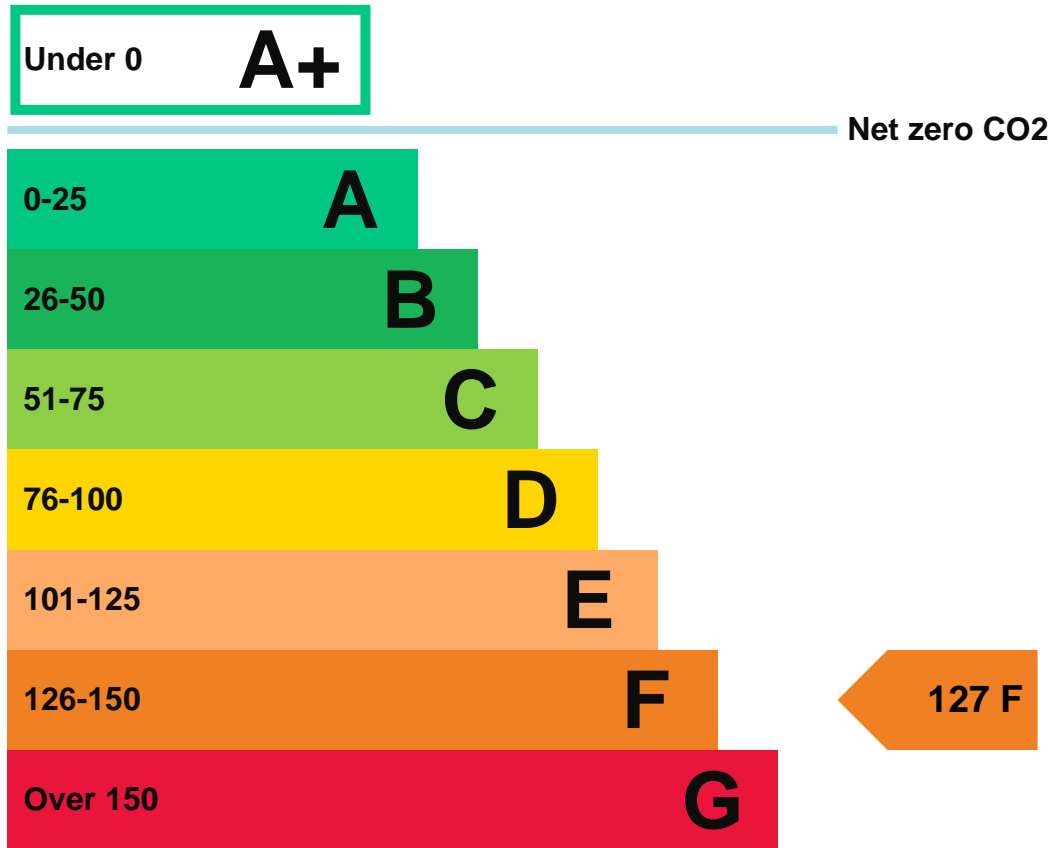
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.




Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 

If typical of the existing stock 

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](https://find-energy-certificate.service.gov.uk/energy-certificate/0177-4074-0411-0200-9525) (<https://find-energy-certificate.service.gov.uk/energy-certificate/0177-4074-0411-0200-9525>).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Glenn Michael Hammond
Telephone	01782 659905
Email	glenn@hammondsurveyors.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	BRE
Assessor's ID	BREC400179
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Butters John Bee
Employer address	Lake View, Festival Way, Stoke On Trent, Staffordshire, ST1 5BJ
Assessor's declaration	None
Date of assessment	21 April 2009
Date of certificate	21 April 2009

Energy performance certificate (EPC) recommendation report



This report has expired.

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Get help with reports for this property

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13, Campbell Place
STOKE-ON-TRENT
ST4 1NH

Report number
0177-4074-0411-0200-9525

This report expired on
20 April 2019

Energy rating and EPC

This property's energy rating is F.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Some windows have high U-values - consider installing secondary glazing.	High
Some loft spaces are poorly insulated - install/improve insulation.	High
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	21 April 2009
Total useful floor area	134 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	SBEM v3.3.b

Assessor's details

Assessor's name	Glenn Michael Hammond
Telephone	01782 659905
Email	glenn@hammondsurveyors.co.uk
Employer's name	Butters John Bee
Employer's address	Lake View, Festival Way, Stoke On Trent, Staffordshire, ST1 5BJ
Assessor ID	BREC400179
Assessor's declaration	None
Accreditation scheme	BRE
