

# Energy performance certificate (EPC)

8 Albion Street  
Hanley  
STOKE-ON-TRENT  
ST1 1QH

Energy rating  
**D**

Valid until: **15 October 2035**

Certificate number: **0563-0870-7851-1175-6411**

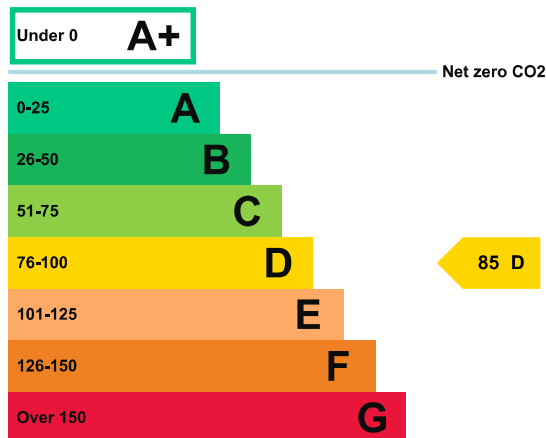
Property type	Retail/Financial and Professional Services
Total floor area	110 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



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

**22 A**

If typical of the existing stock

**87 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	46.48
Primary energy use (kWh/m <sup>2</sup> per year)	289

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6669-0727-3688-0910-5329\)](/energy-certificate/6669-0727-3688-0910-5329).

---

## 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	Robert Horton
Telephone	01782610546
Email	<a href="mailto:roberth@firstpropertyservices.co.uk">roberth@firstpropertyservices.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300673
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	First Property Services
Employer address	Suite 26 Edwin Foden Business Centre Moss Lane Cheshire Sandbach CW11 3AE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 October 2025
Date of certificate	16 October 2025

---