

Energy performance certificate (EPC)

Woodside View Farley Road Oakamoor STOKE-ON-TRENT ST10 3BD	Energy rating	Valid until: 6 June 2026
	G	Certificate number: 0035-2874-7929-9726-9615

Property type	Detached house
Total floor area	177 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 451 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,639 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £2,255 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 41,165 kWh per year for heating
- 3,685 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	22.0 tonnes of CO2
This property's potential production	7.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£84
Potential rating after completing step 1	18 G

Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£436
Potential rating after completing steps 1 and 2	24 F

Step 3: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£624
Potential rating after completing steps 1 to 3	36 F

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£166
Potential rating after completing steps 1 to 4	40 E

Step 5: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£90
Potential rating after completing steps 1 to 5	42 E

Step 6: Low energy lighting

Typical installation cost	£70
Typical yearly saving	£66

Potential rating after completing steps 1 to 6**43 E****Step 7: Heating controls (room thermostat and TRVs)**

Typical installation cost	£350 - £450
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Typical yearly saving	£210
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Potential rating after completing steps 1 to 7**49 E****Step 8: Replace boiler with new condensing boiler**

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£526
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Potential rating after completing steps 1 to 8**63 D****Step 9: Solar water heating**

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£54
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Potential rating after completing steps 1 to 9**65 D****Step 10: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£267
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Potential rating after completing steps 1 to 10**71 C****Advice on making energy saving improvements**

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Hafiz Afzal
Telephone	07856733365
Email	hafizafzal@live.com

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	ECMK301176
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 February 2016
Date of certificate	7 June 2016
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0038-0096-7296-3876-7954 (/energy-certificate/0038-0096-7296-3876-7954)
Valid until	6 June 2026
Certificate number	0035-2874-7929-9726-0661 (/energy-certificate/0035-2874-7929-9726-0661)
Valid until	27 February 2026
Certificate number	8805-7723-3990-5719-6922 (/energy-certificate/8805-7723-3990-5719-6922)
Valid until	22 July 2025

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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