

Energy performance certificate (EPC) recommendation report

3 St Johns Square Burslem STOKE-ON-TRENT ST6 3AH	Report number 7499-6764-4112-6363-5846
	Valid until 18 March 2036

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7630-8349-9501-9484-6728\)](/energy-certificate/7630-8349-9501-9484-6728).

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.	High
Add time control to heating system.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of	Medium

Recommendation	Potential impact on carbon emissions
reflective coating or shading devices to windows.	
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	High
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	19 March 2026
Total useful floor area	174 square metres
Building environment	Heating and Natural Ventilation

Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1
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Assessor's details

Assessor's name	Robert Danny Lockhart
Telephone	01332 805 410
Email	danny@resolve-epc.co.uk
Employer's name	ECO Approach Ltd T/A Propcert
Employer's address	182a High Street, Beckenham, Kent, BR3 1EW
Assessor ID	EES/020504
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports 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).

There are no related reports for this property.



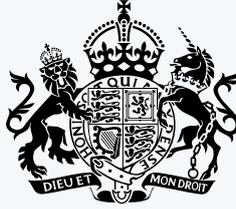
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