

Energy performance certificate (EPC)

Icon House Registry Street Stoke-on-Trent ST4 1JP	Energy rating	Valid until: 12 February 2036
	A	Certificate number: 6849-1508-1064-7165-0662

Property type	Residential Spaces
Total floor area	5,996 square metres

Rules on letting this property

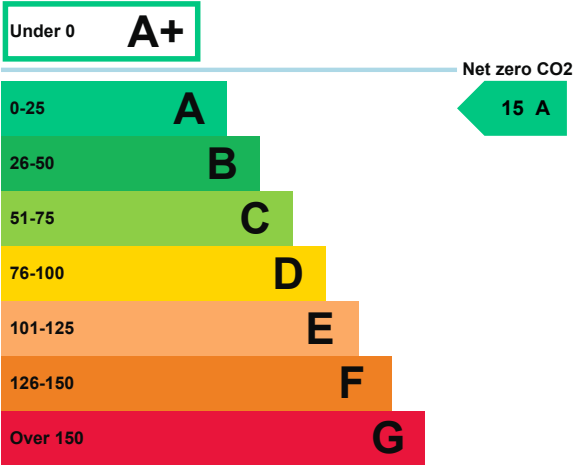
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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	17 A
If typical of the existing stock	70 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	3.57
Primary energy use (kWh/m ² per year)	17

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9432-7596-4059-9383-1079\)](/energy-certificate/9432-7596-4059-9383-1079).

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	Andrew Graves
Telephone	0161 706 0298
Email	andy@completesustainability.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	CIBSE Certification Limited
Assessor's ID	LCEA164832
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Complete Sustainability Solutions Ltd
Employer address	1 Balloon St, Manchester, M4 4BE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2026
Date of certificate	13 February 2026