

Energy performance certificate (EPC)

Greedy Pig
79 Smedley Street East
Matlock
DE4 3FQ

Energy rating

F

Valid until 23 August 2030

Certificate number

2987-3028-0405-0000-8395

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

93 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.

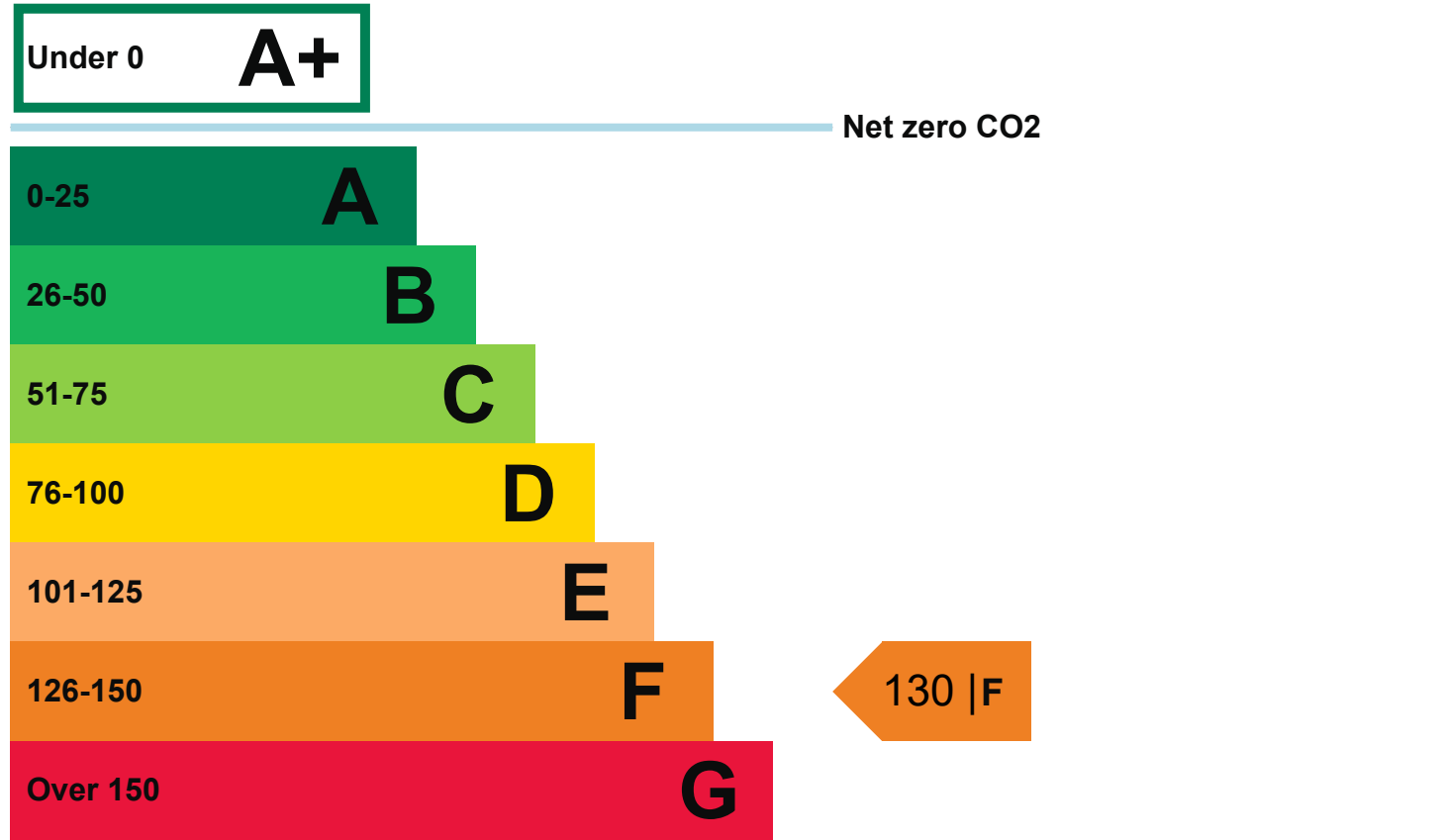
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

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 efficiency rating for this property

This property's current energy rating is F.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

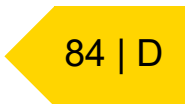
How this property compares to others

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

Building emission rate (kgCO₂/m² per year)

104.54

Primary energy use (kWh/m² per year)

614

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0890-0040-8452-7298-3006\)](/energy-certificate/0890-0040-8452-7298-3006).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Richard Pain

Telephone

07545 297 018

Email

richard@farnsfield.org

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008667

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**18 August 2020

Date of certificate24 August 2020

EmployerFarnsfield Consulting Limited

Employer address15 D'Ayncourt Walk Farnsfield NG22 8DP

Assessor's declarationThe assessor is not related to the owner of the property.

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.

Certificate number[0490-0038-8459-7221-3002 \(/energy-certificate/0490-0038-8459-7221-3002\)](/energy-certificate/0490-0038-8459-7221-3002)**Valid until**23 September 2028
