

# Energy performance certificate (EPC)

87-89, Smedley Street East MATLOCK DE4 3FQ	Energy rating <b>C</b>	Valid until: <b>16 January 2036</b>
		Certificate number: <b>9738-9249-7216-1652-2096</b>

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**Property type**

Restaurants and  
Cafes/Drinking  
Establishments/Takeaways

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**Total floor area**

76 square metres

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## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

54 C

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

18 A

If typical of the existing stock

74 C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	45.11
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	325

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5111-1402-9607-0969-2716\)](#).

## 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.

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<b>Assessor's name</b>	Danny Hopkinson
<b>Telephone</b>	07426 081187
<b>Email</b>	<a href="mailto:danny@homes-property.co.uk">danny@homes-property.co.uk</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID204810
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

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## About this assessment

<b>Employer</b>	Home Surveys
<b>Employer address</b>	8 Garton Mill Drive, Matlock, DE4 5PT
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	16 January 2026
<b>Date of certificate</b>	17 January 2026

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0290-9164-0130-2200-2403 (/energy-certificate/0290-9164-0130-2200-2403)</a>
<b>Expired on</b>	11 June 2024



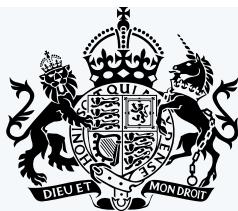
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(<https://forms.office.com/e/KX25htGMX5>\)](#)

[Service performance \(/service-performance\)](#)

**OGL**

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