

# Energy performance certificate (EPC)

62-64 Derby Street LEEK ST13 5AJ	Energy rating <b>B</b>	Valid until: <b>7 August 2033</b>
		Certificate number: <b>5281-6131-9819-2241-6053</b>

**Property type**  
Retail/Financial and Professional Services

**Total floor area**  
326 square metres

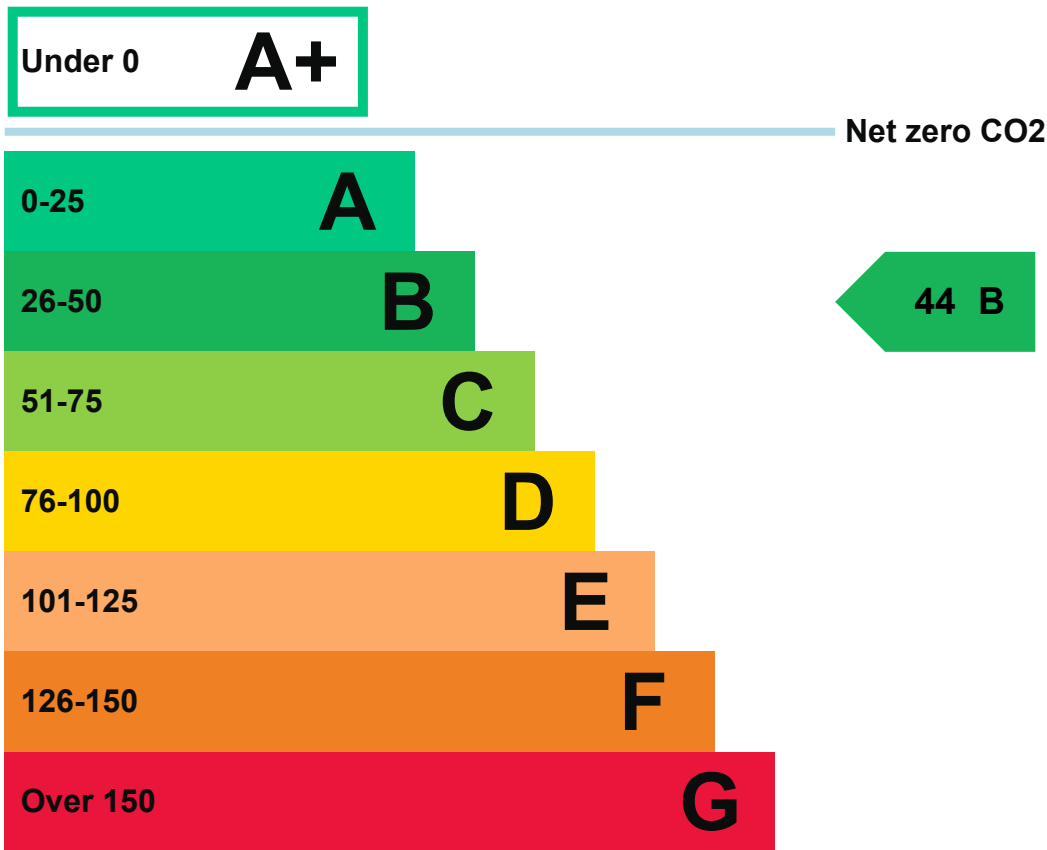
**Rules on letting this property**

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property’s current energy rating is B.



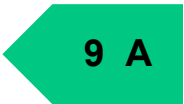
Properties get a rating from A+ (best) to G (worst) and a score.

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel  
Grid Supplied Electricity

Building environment  
Air Conditioning

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

14.49

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## Primary energy use (kWh/m<sup>2</sup> per year)

157

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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 \(/energy-certificate/5068-2306-5892-2634-6260\)](/energy-certificate/5068-2306-5892-2634-6260).

## 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

Timothy Havard

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#### Telephone

07580978368

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#### Email

[oakbrookconsultants@gmail.com](mailto:oakbrookconsultants@gmail.com)

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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.

#### Accreditation scheme

Elmhurst Energy Systems Ltd

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#### Assessor's ID

EES/010360

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#### Telephone

01455 883 250

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## Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

### Employer

The Oakbrook Consultancy Ltd

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### Employer address

6 Burjen Way, Crewe, Cheshire, CW1 3TP

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### Date of assessment

3 August 2023

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### Date of certificate

8 August 2023

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

There are no related certificates for this property.