Energy performance certificate (EPC)			
41 Startpoint Downs Road	Energy rating	Valid until:	2 June 2027
LUTON LU1 1XW	D	Certificate number:	0698-4026-7266-5623-1964
Property type	Ν	lid-floor flat	
Total floor area	5	0 square metres	

Rules on letting this property

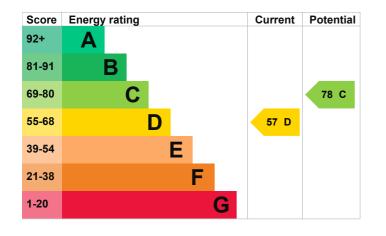
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Warm air, Electricaire	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Room thermostat only	Poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 422 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£813 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could save £410 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,759 kWh per year for heating
- 1,714 kWh per year for hot water

Impact on the enviror	nment	This property produces	3.6 tonnes of CO2	
This property's environmental has the potential to be C.	impact rating is E. It	This property's potential production	1.9 tonnes of CO2	
Properties get a rating from A how much carbon dioxide (CC year.		You could improve this property's CO2 emissions making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on a average occupancy and energy	rgy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy		

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£98
2. Internal or external wall insulation	£4,000 - £14,000	£187
3. Draught proofing	£80 - £120	£12
4. Low energy lighting	£10	£11
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£83

Step	Typical installation cost	Typical yearly saving
6. High performance external doors	£500	£20

Advice on making energy saving improvements

Get detailed recommendations and cost estimates www.gov.uk/improve-energy-efficiency

Help paying for energy saving improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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	Faisal Reman
Telephone	07415283094
Email	info@glowarmcontractors.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	Stroma Certification Ltd	
Assessor's ID	STR0030561	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Assessor's declaration Date of assessment	No related party 1 June 2017	