| 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

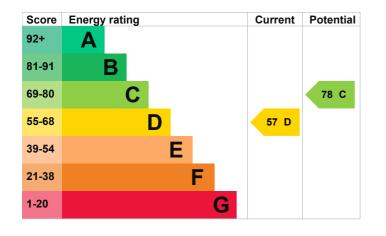
Properties can be let if they have an energy rating from A to E.

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 | |
| | | |