Energy performance certificate (EPC)			
9 Dunsmore Road LUTON	Energy rating	Valid until:	17 November 2034
LU1 5JU		Certificate number:	7715-2054-4002-0120-8592
Property type	Detached house		
Total floor area	102 square metres		

# Rules on letting this property

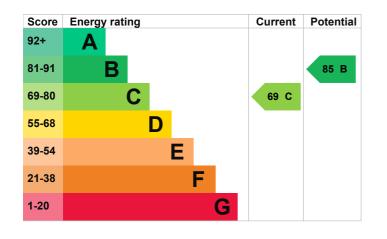
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

<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, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 209 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 £1,211 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 £276 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 11,068 kWh per year for heating
- 2,244 kWh per year for hot water

Impact on the enviro	nment	This property produces	3.8 tonnes of CO2
This property's environmenta has the potential to be B.	l impact rating is D. It	This property's potential production	1.8 tonnes of CO2
Properties get a rating from <i>A</i> how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and energies	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£173
2. Floor insulation (solid floor)	£4,000 - £6,000	£49
3. Solar water heating	£4,000 - £6,000	£54
4. Solar photovoltaic panels	£3,500 - £5,500	£491

### 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 may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

### 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	Anees Farooq
Telephone	07898232710
Email	aneesfarooq87@gmail.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID210148	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	23 October 2024
Date of certificate	18 November 2024
Type of assessment	RdSAP