Energy performance certificate (EPC)			
42, Summer Street Slip End LUTON LU1 4BN	Energy rating	Valid until: 14 September 2026 Certificate number: 0160-2825-6512-9896-4535	
Property type	Detached house		
Total floor area		99 square metres	

Rules on letting this property

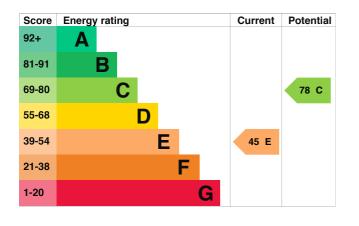
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
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	Very good
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 377 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,503 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 £648 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 19,558 kWh per year for heating
- 2,464 kWh per year for hot water

This property produces

7.9 tonnes of CO2

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	3.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£34
2. Internal or external wall insulation	£4,000 - £14,000	£447
3. Floor insulation (suspended floor)	£800 - £1,200	£60
4. Draught proofing	£80 - £120	£37
5. Low energy lighting	£45	£40
6. Solar water heating	£4,000 - £6,000	£32
7. Solar photovoltaic panels	£5,000 - £8,000	£298

Help paying for energy 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.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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
Telephone
Email

Douglas Lacey 07595 396887 bedshertsepcs@me.com

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO004083 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 15 September 2016 15 September 2016 RdSAP