Energy performance certificate (EPC)			
Trecarne Church Road Studham DUNSTABLE LU6 2QA	Energy rating	Valid until:	13 April 2033
		Certificate number:	2131-1477-7341-0516-1455
Property type	C	Detached bung	alow
Total floor area	196 square metres		

Rules on letting this property

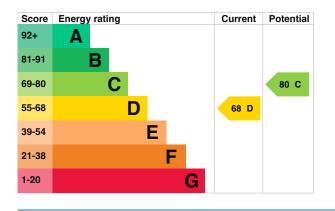
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 48% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling has a swimming pool The energy assessment for the dwelling does not include energy used to heat the swimming pool.

How this affects your energy bills

An average household would need to spend £3,377 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 £632 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 23,430 kWh per year for heating
- 2,998 kWh per year for hot water

Impact on the enviro	onment	This property produces	6.9 tonnes of CO2	
This property's environmental impact rating is D. It has the potential to be C. Properties get a rating from A (best) to G	This property's 4.6 tonnes of CO2 potential production			
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based o average occupancy and e	-	
An average household produces	6 tonnes of CO2	living at the property may use different an of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£270
2. Low energy lighting	£75	£105
3. Heating controls (TRVs)	£350 - £450	£141
4. Solar water heating	£4,000 - £6,000	£118
5. Solar photovoltaic panels	£3,500 - £5,500	£706

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	Lee Langton
Telephone	07903948752
Email	lee@inventoryoutline.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK300875	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	12 April 2023	
Date of certificate	14 April 2023	
Type of assessment	RdSAP	