Energy performance certificate (EPC)			
91, Crosslands Caddington LUTON LU1 4EP	Energy rating	Valid until: 3 April 2028 Certificate number: 0545-2847-6342-9708-8955	
Property type	Detached house		
Total floor area		156 square metres	

Rules on letting this property

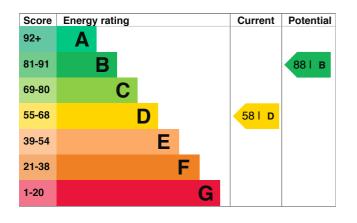
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
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 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	7.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 4.8 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2			
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratings are based assumptions about average occupancy a energy use. They may not reflect how en consumed by the people living at the pro	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (58) to B (88).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£107
2. Floor insulation (suspended floor)	£800 - £1,200	£106
3. Low energy lighting	£60	£56
4. Heating controls (TRVs)	£350 - £450	£62
5. Solar water heating	£4,000 - £6,000	£48
6. Solar photovoltaic panels	£5,000 - £8,000	£295
7. Wind turbine	£15,000 - £25,000	£576

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1573
Potential saving	£378

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	19713 kWh per year	
Water heating	2995 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	2182 kWh per year	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Kelty Peat 0203 397 8220 help@epconline.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID206746 01225 667 570 info@guidos.co.uk

No related party 3 April 2018 4 April 2018 RdSAP