

Energy performance certificate (EPC)

23, Gregories Close
LUTON
LU3 1DL

Energy rating

D

Valid until: **27 August 2024**

Certificate number: **0621-2858-7082-9124-4765**

Property type

Mid-floor flat

Total floor area

43 square metres

Rules on letting this property

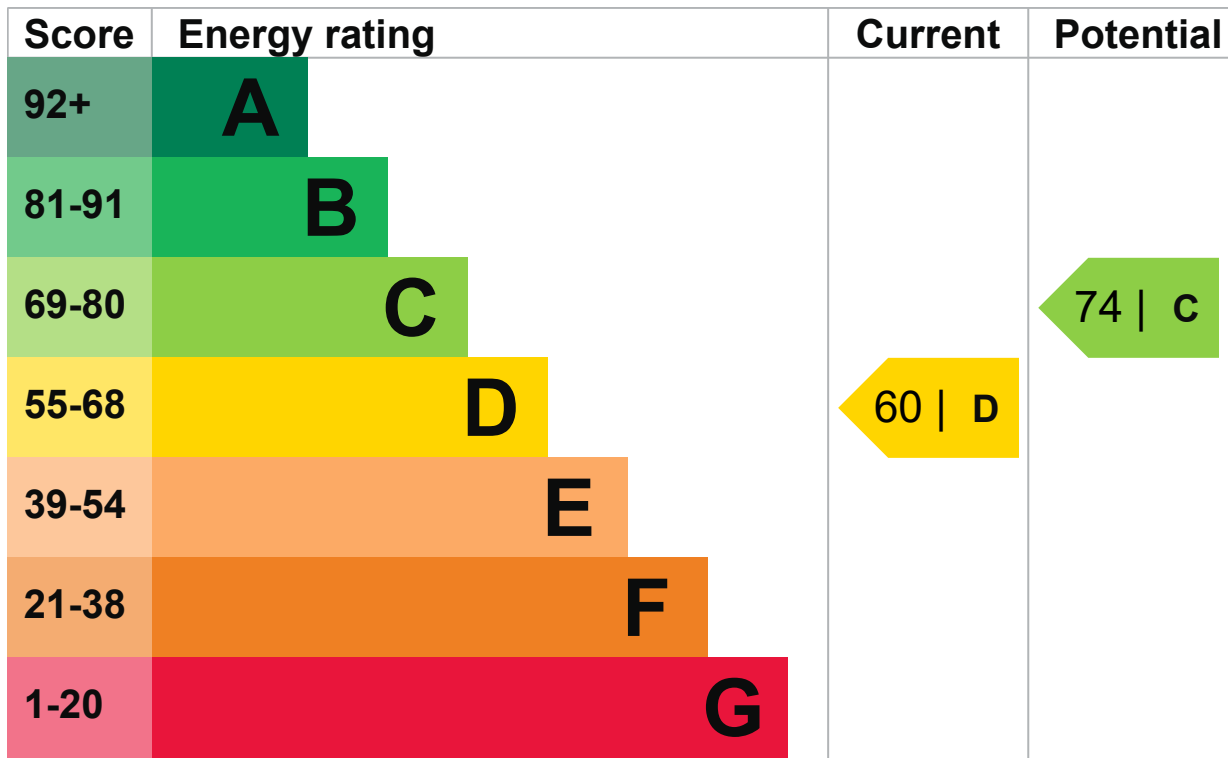
Properties can be rented if they have an energy rating from A to E.

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) (<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 C.

[See how to improve this property's energy 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, as built, no insulation (assumed) | Poor |
| Window | Fully double glazed | Good |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|----------------------|---------------------------------------------|---------|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in 40% of fixed outlets | Average |
| Roof | (another dwelling above) | N/A |
| Floor | (other premises below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 583 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

4.4 tonnes of CO₂

This property's potential production

3.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (60) to C (74).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£191.44

Potential rating after carrying out recommendation 1

71 | C

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£15

Typical yearly saving

£15.90

Potential rating after carrying out recommendations 1 and 2

72 | C

Recommendation 3: Fan assisted storage heaters

Fan assisted storage heaters

Typical installation cost

£600 - £800

Typical yearly saving

Potential rating after carrying out recommendations 1 to 3

74 | C

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£661

Potential saving

£231

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

4194 kWh per year

Water heating

4053 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Cavity wall insulation

2429 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Stephen Thom

Telephone

07921635995

Email

stephen.thom@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO013710

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

28 August 2014

Date of certificate

28 August 2014

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[0428-6007-7223-2054-1910 \(/energy-certificate/0428-6007-7223-2054-1910\)](/energy-certificate/0428-6007-7223-2054-1910)

Valid until

1 July 2024
