Energy performance certificate (EPC)				
21, Felton Close LUTON LU2 9TD	Energy rating	Valid until: 13 June 2025 Certificate number: 8885-7726-3380-0610-0996		
Property type	perty type Top-floor flat			
Total floor area	:	51 square metres		

Rules on letting this property

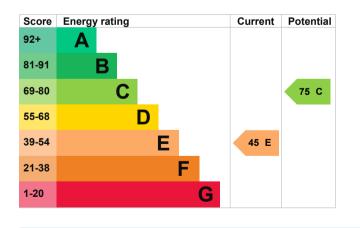
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 640 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 **£1,014 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 £554 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 8,099 kWh per year for heating
- 2,062 kWh per year for hot water

This property produces	5.5 tonnes of CO2
This property's potential production	3.0 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
	This property's potential production You could improve this prop emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may u

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£257
2. Increase hot water cylinder insulation	£15 - £30	£35
3. Low energy lighting	£45	£29
4. High heat retention storage heaters	£800 - £1,200	£195
5. Replacement glazing units	£1,000 - £1,400	£39

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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

James Devero 0800 093 1306 servicedesk@instagroup.co.uk

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 NHER NHER007122 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 10 June 2015 14 June 2015 RdSAP