

Energy performance certificate (EPC) recommendation report

78 Leagrave Road
LUTON
LU4 8HZ

Report number
0273-1094-7944-5450-5703

Valid until
22 August 2031

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing solar water heating.	Low

Property and report details

Report issued on	23 August 2021
Total useful floor area	72 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Bilal Khan
Telephone	07737075738
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Employer's name	Bilal Khan
Employer's address	10 Shakespeare Road, Luton, LU4 0HS
Assessor ID	EES/019649
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd