77 Wordsworth Road
LUTON
LU4 0LH

Energy rating

D

Valid until
10 June 2033

Certificate number
0917-7826-6080-0651-1206

Property type
Semi-detached house

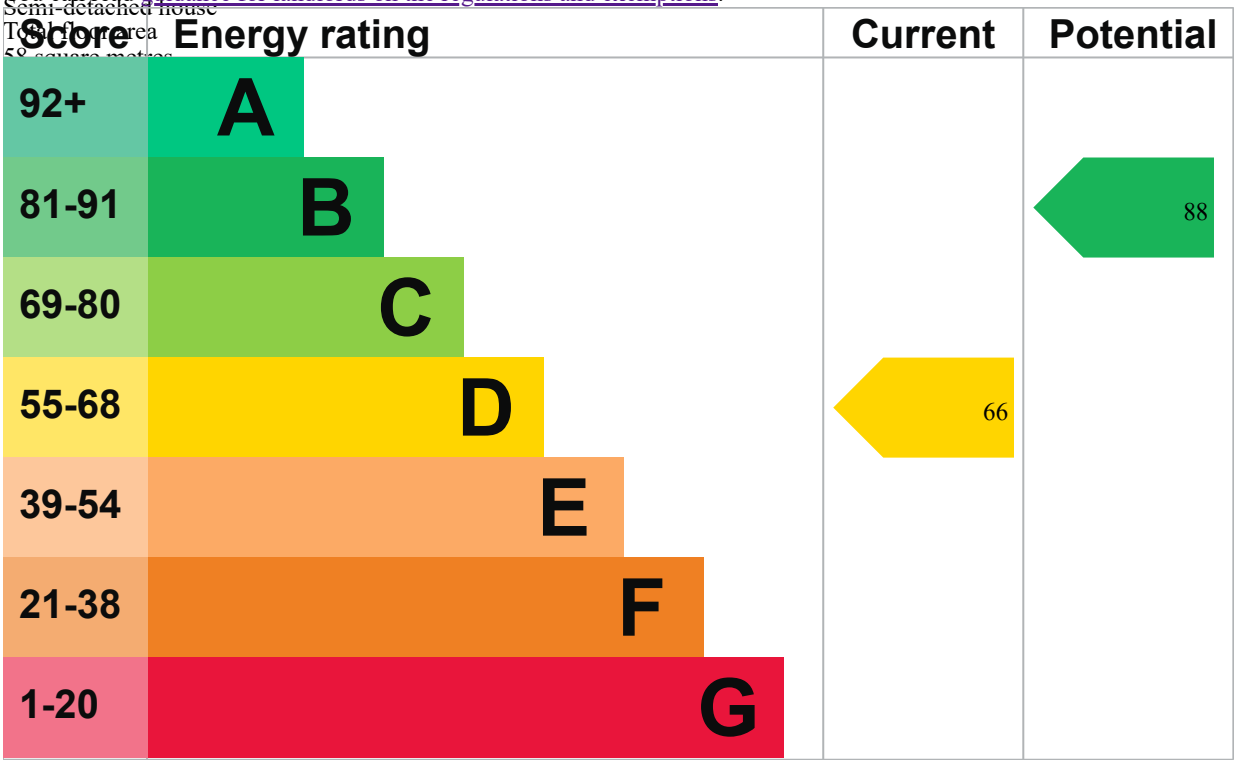
Total floor area
58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
See how to improve this property's energy efficiency.
You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

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



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, 50 mm loft insulation	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 all fixed outlets	Very 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 272 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £623 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 £168 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:

8,673 kWh per year for heating

1,822 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

2.8 tonnes of CO2

This property's potential production

1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£27
2. Cavity wall insulation	£500 - £1,500	£87
3. Floor insulation (solid floor)	£4,000 - £6,000	£29
4. Solar water heating	£4,000 - £6,000	£25
5. Solar photovoltaic panels	£3,500 - £5,500	£374

▶ Do I need to follow these steps in order?

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](). 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

Anees Farooq

Telephone

07898232710

Email

aneesfarooq87@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO030233

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

9 June 2023

Date of certificate

11 June 2023

Type of assessment

▶ Show information about the RdSAP