



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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## ENERGY PERFORMANCE CERTIFICATE

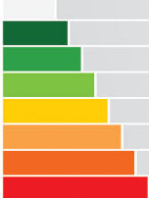
Unit 9  
Finway  
Luton  
W1 1TR

20 October 2022

### UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
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# Energy performance certificate (EPC)

Unit 9 Finway LUTON LU1 1TR	Energy rating  C	Valid until: 19 October 2032  Certificate number: 9918-0132-1002-0390-8092
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Property type

Storage or Distribution

Total floor area

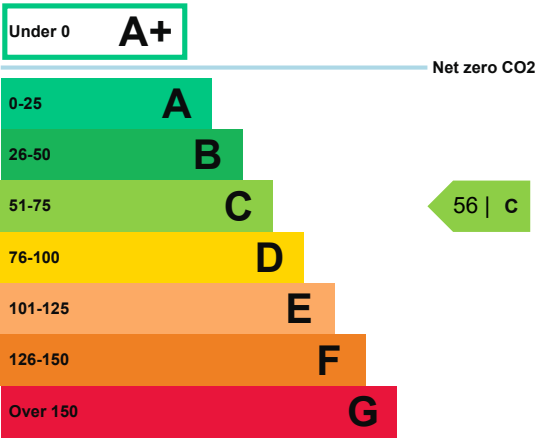
1902 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 | A

If typical of the existing stock

95 | D

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

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	14.35
Primary energy use (kWh/m2 per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9820-9101-0340-9090-1283\)](#).

## 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	Robert Sims
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID206427
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 October 2022
Date of certificate	20 October 2022

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Energy performance certificate (EPC) recommendation report

Unit 9 Finway LUTON LU1 1TR	Report number 9820-9101-0340-9090-1283
	Valid until 19 October 2032

Energy rating and EPC

This property’s current energy rating is C.

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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium
Improve insulation on HWS storage.	Low

## Property and report details

Report issued on	20 October 2022
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Total useful floor area	1902 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0
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## Assessor's details

Assessor's name	Robert Sims
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Telephone	0203 397 8220
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Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>
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Employer's name	
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Employer's address	<insert Employer/Trading Address>
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Assessor ID	QUID206427
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Quidos Limited
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