

## Energy performance certificate (EPC)

32 Chapel Street LUTON LU1 2SE	Energy rating <b>B</b>	Valid until: 15 August 2034
		Certificate number: 1114-1134-9002-0108-8406

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

70 square metres

### Rules on letting this property

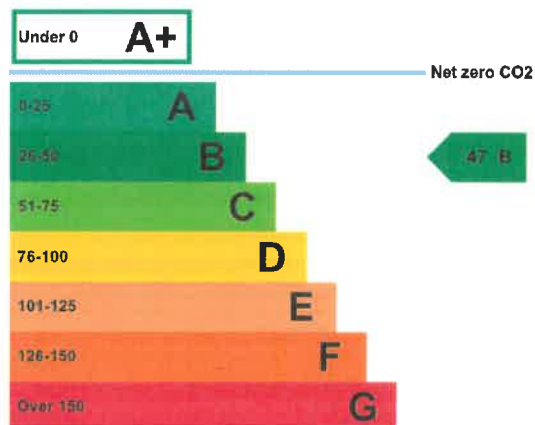
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built	17 A
If typical of the existing stock	68 C

### Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	42.92
Primary energy use (kWh/m2 per year)	358

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0081-1208-1404-9114-1400\)](#).

## 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	<a href="mailto:aneesfarooq87@gmail.com">aneesfarooq87@gmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210148
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	EPCSPECIALIST
Employer address	5 CULVERHOUSE ROAD, LUTON, LU3 1PX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 August 2024
Date of certificate	16 August 2024



## Energy performance certificate (EPC) recommendation report

32 Chapel Street  
LUTON  
LU1 2SE

Report number  
**0081-1208-1404-9114-1400**

Valid until  
**15 August 2034**

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### Energy rating and EPC

This property's energy rating is B.

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

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 heating boiler plant with high efficiency type.	High

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

Recommendation	Potential impact on carbon emissions
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.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

## Property and report details

Report issued on	16 August 2024
Total useful floor area	70 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Anees Farooq
Telephone	07898232710
Email	<a href="mailto:aneesfarooq87@gmail.com">aneesfarooq87@gmail.com</a>
Employer's name	EPCSPECIALIST
Employer's address	5 CULVERHOUSE ROAD, LUTON, LU3 1PX
Assessor ID	QUID210148
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

