

Energy performance certificate (EPC)

4 Covent Garden Close
LUTON
LU4 8QB

Energy rating

B

Valid until:

15 June 2035

Certificate number:

4419-0228-8309-0533-2432

Property type

General Industrial and Special Industrial Groups

Total floor area

1,728 square metres

Rules on letting this property

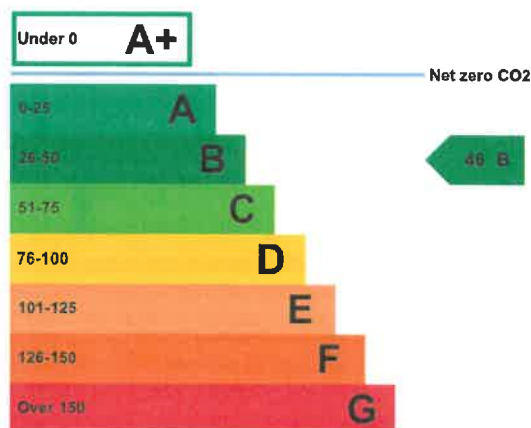
Properties can be let if they have an energy rating from A+ to E.

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

6 A

If typical of the existing stock

26 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.48
Primary energy use (kWh/m ² per year)	107

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9483-3635-6376-0237-8437\)](#).

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	Martin Zambrano
Telephone	01335 300928
Email	surveyors@luisandbell.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022871
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Luis and Bell Surveyors
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2025
Date of certificate	16 June 2025

Energy performance certificate (EPC) recommendation report

4 Covent Garden Close
LUTON
LU4 8QB

Report number
9483-3635-6376-0237-8437

Valid until
15 June 2035

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.

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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low

Property and report details

Report issued on	16 June 2025
Total useful floor area	1,728 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

Assessor's details

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Employer's name	Luis and Bell Surveyors
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