

# Energy performance certificate (EPC)

13 King Street LUTON LU1 2DW	Energy rating	Valid until: 20 December 2033
	<b>C</b>	Certificate number: 7901-6518-3924-6649-1887

Property type	Retail/Financial and Professional Services
Total floor area	249 square metres

## Rules on letting this property

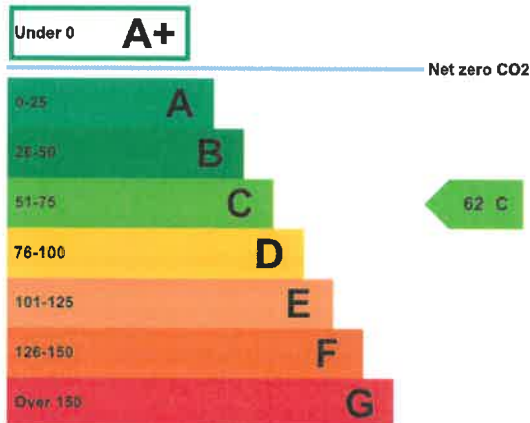
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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	13 <b>A</b>
If typical of the existing stock	50 <b>B</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	21.81
Primary energy use (kWh/m <sup>2</sup> per year)	179

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9629-3632-4190-1765-4263\)](/energy-certificate/9629-3632-4190-1765-4263).

## 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	Juan Garcia Ortega
Telephone	07526 615 460
Email	<a href="mailto:jgenergyconsulting@gmail.com">jgenergyconsulting@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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019615
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	JG ENERGY
Employer address	29 Old School Drive
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 November 2023
Date of certificate	21 December 2023