# Energy performance certificate (EPC) Wargate Lodge Wargate Field Lane Gosberton SPALDING PE11 4HJ Property type Detached house Total floor area

# Rules on letting this property

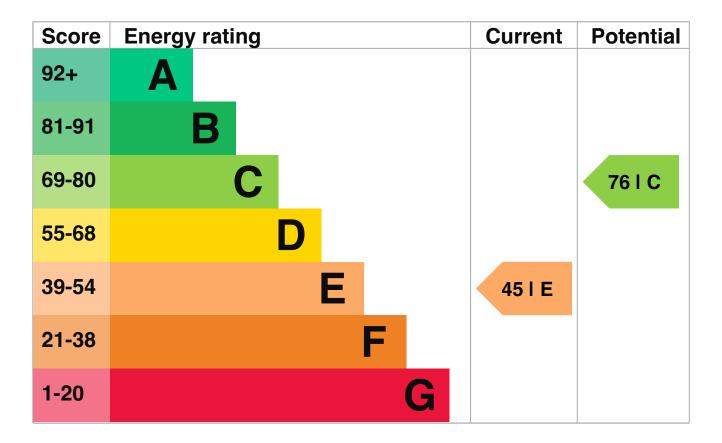
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

# Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), ceiling insulated	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Very poor
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 231 kilowatt hours per square metre (kWh/m2).

# Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

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

An average household produces	6 tonnes of CO2
This property produces	11.0 tonnes of CO2
This property's potential production	4.8 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

# Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£193
2. Floor insulation (solid floor)	£4,000 - £6,000	£119
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
4. Hot water cylinder thermostat	£200 - £400	£108
5. Condensing boiler	£2,200 - £3,000	£259
6. Solar water heating	£4,000 - £6,000	£47
7. Solar photovoltaic panels	£3,500 - £5,500	£380

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1698
Potential saving if you complete every step in order	£744

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

# Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property		
Type of heating	Estimated energy used	
Space heating	19140 kWh per year	
Water heating	3905 kWh per year	
Potential energy savings by installing insulation		
Type of insulation Amount of energy saved		
Loft insulation	435 kWh per year	
Saving energy in this property		
Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.		

# 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	Daniel Collis
Telephone	07432157154
Email	danielcollis@rocketmail.com

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd	
Assessor ID	STRO018514	
Telephone	0330 124 9660	
Email	certification@stroma.com	

# Assessment details

Assessor's declaration	No related party
Date of assessment	10 March 2023
Date of certificate	10 March 2023
Type of assessment	RdSAP