Energy performance certificate (EPC)			
Eastwood Coach House Greetwell Road LINCOLN LN2 4AQ	Energy rating	Valid until: 6 September 2032 Certificate number: 5632-9121-8200-0313-0206	
Property type		Detached house	
Total floor area		163 square metres	

## Rules on letting this property

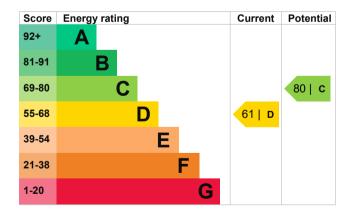
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 267 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	7.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	3.8 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.9 tonnes per year. This will help to protect the environment.	
Properties with an A rating pr	oduce less CO2		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live	e occupancy and reflect how energy is
An average household produces	6 tonnes of CO2	1	reflect how energ

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to C (80).

Step	Typical installation cost	Typical yearly saving	
1. Increase loft insulation to 270 mm	£100 - £350	£41	
2. Room-in-roof insulation	£1,500 - £2,700	£167	
3. Internal or external wall insulation	£4,000 - £14,000	£203	
4. Floor insulation (solid floor)	£4,000 - £6,000	£88	
5. Solar photovoltaic panels	£3,500 - £5,500	£353	

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1473
Potential saving	£499

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

#### 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	27197 kWh per year	
Water heating2327 kWh per year		
Potential energy insulation	savings by installing	
Type of insulation Amount of energy sav		
Loft insulation	1000 kWh per year	
Solid wall insulation	4594 kWh per year	

### 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		
Telephone		
Email		

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

David Handley 07801 845934 <u>handleyenergyassessors@sky.com</u>

Elmhurst Energy Systems Ltd EES/005310 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 7 September 2022 7 September 2022 RdSAP