Energy performance certificate (EPC)		
25 Lodge Lane Nettleham LINCOLN LN2 2RS	Energy rating	Valid until: 28 January 2034 Certificate number: 7134-2229-2300-0831-4226
Property type	Detached house	
Total floor area	149 square metres	

Rules on letting this property

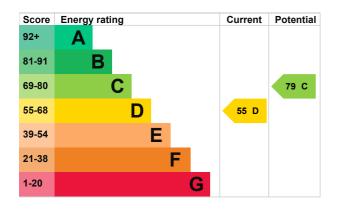
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), ceiling insulated	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 46% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 312 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,131 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,233 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 24,950 kWh per year for heating
- 2,319 kWh per year for hot water

Impact on the environment		This property produces	8.2 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.		This property's potential production	3.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£108
2. Room-in-roof insulation	£1,500 - £2,700	£267
3. Cavity wall insulation	£500 - £1,500	£236
4. Floor insulation (suspended floor)	£800 - £1,200	£90
5. Floor insulation (solid floor)	£4,000 - £6,000	£149

Step	Typical installation cost	Typical yearly saving
6. Draught proofing	£80 - £120	£33
7. Low energy lighting	£35	£73
8. Heating controls (TRVs)	£350 - £450	£101
9. Solar water heating	£4,000 - £6,000	£70
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£105
11. Solar photovoltaic panels	£3,500 - £5,500	£564
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Help 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.

More ways to save energy

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	David Handley
Telephone	07801 845934
Email	handleyenergyassessors@sky.com

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/005310
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Date of assessment29 January 2024Date of certificate29 January 2024Type of assessmentRdSAP	Assessor's declaration	No related party
	Date of assessment	29 January 2024
Type of assessment RdSAP	Date of certificate	29 January 2024
	Type of assessment	RdSAP