

# Energy performance certificate (EPC)

The Manor  
West Street  
Timberland  
LINCOLN  
LN4 3RX

Energy rating

**F**

Valid until: **25 May 2026**

Certificate number: **8305-0804-3429 -6697-2563**

## Property type

Semi-detached house

## Total floor area

399 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   c
55-68	D		
39-54	E		
21-38	F	22   F	
1-20	G		

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)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Poor
Main heating control	Room thermostat only	Poor
Hot water	From main system	Poor
Lighting	Low energy lighting in 45% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

## Primary energy use

The primary energy use for this property per year is 338 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

39.0 tonnes of CO<sub>2</sub>

### This property's potential production

14.0 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 25.0 tonnes per year. This will help to protect the environment.

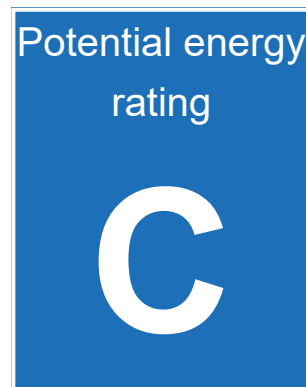
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (22) to C (70).

► [What is an energy rating?](#)



### Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

**Typical installation cost**

£100 - £350

**Typical yearly saving**

£120

**Potential rating after carrying out recommendation 1**

23 | F

### Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£2,323

**Potential rating after carrying out recommendations 1 and 2**

49 | E

### Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£215

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Potential rating after carrying out recommendations 1 to 3

52 | E

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## Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£90

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Typical yearly saving

£55

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Potential rating after carrying out recommendations 1 to 4

53 | E

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## Recommendation 5: Heating controls (programmer and TRVs)

Heating controls (programmer and TRVs)

Typical installation cost

£350 - £450

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Typical yearly saving

£174

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Potential rating after carrying out recommendations 1 to 5

55 | D

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## Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

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Typical yearly saving

£604

Potential rating after carrying out recommendations 1 to 6

64 | D

## Recommendation 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£222

Potential rating after carrying out recommendations 1 to 7

67 | D

## Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£280

Potential rating after carrying out recommendations 1 to 8

70 | C

## Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

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## Potential saving

£3713

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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

#### Space heating

73179 kWh per year

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#### Water heating

3120 kWh per year

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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1565 kWh per year
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Solid wall insulation	30233 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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

Jack Walter

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**Telephone**

01507 526877 

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**Email**

[jack@walters-woodhallspa.co.uk](mailto:jack@walters-woodhallspa.co.uk)

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**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Assessor ID**

EES/018027

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**Telephone**

01455 883 250 

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Assessor's declaration**

Employed by the professional dealing with the property transaction

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**Date of assessment**

10 May 2016

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**Date of certificate**

26 May 2016


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**Type of assessment**

▶ [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on [020 3829 0748](tel:02038290748) .



There are no related certificates for this property.