

# Energy performance certificate (EPC)

7 South Parade  
LINCOLN  
LN1 1QN

Energy rating

C

Valid until: 24 May 2033

Certificate number: 0214-3027-0205-1767-0200

Property type

Mid-terrace house

Total floor area

101 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](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>).

## Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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                 | Solid brick, as built, no insulation (assumed) | Poor      |
| Wall                 | Cavity wall, as built, insulated (assumed)     | Good      |
| Roof                 | Pitched, 150 mm loft insulation                | Good      |
| Window               | Fully double glazed                            | Good      |
| 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 all fixed outlets       | Very good |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Secondary heating    | None   | N/A       |

## Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

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# How this affects your energy bills

An average household would need to spend **£2,002 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 £577 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 13,440 kWh per year for heating
- 2,086 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 366 kWh per year from loft insulation
- 3,726 kWh per year from solid wall insulation

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

## Environmental impact of this property

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

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 | 4.0 tonnes of CO2 |
|------------------------|-------------------|

|                                      |                   |
|--------------------------------------|-------------------|
| This property's potential production | 1.8 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.

## Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £399                  |

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 2. Floor insulation (solid floor) | £4,000 - £6,000           | £101                  |
| 3. Solar water heating            | £4,000 - £6,000           | £78                   |
| 4. Solar photovoltaic panels      | £3,500 - £5,500           | £670                  |

## Paying for energy improvements

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

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## 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 | Andrew Rees  |
| Telephone       | 01400 261881   |
| Email           | <a href="mailto:andrewcrees@aol.com">andrewcrees@aol.com</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor ID          | EES/019286   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 9 May 2023            |
| Date of certificate    | 25 May 2023           |
| Type of assessment     | <a href="#">RdSAP</a> |

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