


# Energy performance certificate (EPC)

BECK HOUSE BACK LANE OLD BOLINGBROKE PE23 4EU	Energy rating	Valid until: 20 April 2031
	<b>D</b>	Certificate number: 4239-0827-7000  -0702-0296

Property type	Detached house
Total floor area	154 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 energy rating is D. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		 99 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	 55 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

## Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£2,202 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 £1,156 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 31,920 kWh per year for heating
- 2,979 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces

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

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<b>This property produces</b>	6.0 tonnes of CO2
<b>This property's potential production</b>	0.0 tonnes of CO2

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

► [Do I need to follow these steps in order?](#)

## Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £686

Potential rating after completing step 1 **69 C**

## Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £110

Potential rating after completing steps 1 and 2 **71 C**

## Step 3: Low energy lighting

Typical installation cost £25

Typical yearly saving £28

Potential rating after completing steps 1 to 3 **72 C**

## Step 4: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost £350 - £450

Typical yearly saving £135

Potential rating after completing steps 1 to 4 **75 C**

## Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £91

Potential rating after completing steps 1 to 5 **76 C**

## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£107
Potential rating after completing steps 1 to 6	79 C

## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£359
Potential rating after completing steps 1 to 7	85 B

## Step 8: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£676
Potential rating after completing steps 1 to 8	99 A

## Help 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.


## More ways to save energy

[Find ways to save energy in your home](#)

## 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	Siobhan Shannon
Telephone	07958409107 
Email	<a href="mailto:siobhanshannon@live.co.uk">siobhanshannon@live.co.uk</a>

### 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/023001
Telephone	01455 883 250 
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	12 March 2021
Date of certificate	21 April 2021
Type of assessment	▶ <a href="#">RdSAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748  (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">9370-2479-0000-2820-7015 (/energy-certificate/9370-2479-0000-2820-7015)</a> 
Valid until	21 October 2030

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