

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| Blackmoor Farm House Blackmoor Road Aubourn LINCOLN LN5 9SX | Energy rating F | Valid until: 23 February 2025 |
| | | Certificate number: 2648-2012-7292-2475-8940 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 176 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 let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 61 D |
| 39-54 | E | | |
| 21-38 | F | 33 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 | Cavity wall, filled cavity | Good |
| Roof | Pitched, 75 mm loft insulation | Average |
| Roof | Pitched, no insulation | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, wood pellets | Poor |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Poor |
| Lighting | Low energy lighting in 82% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. 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:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,731 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 £923 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 25,342 kWh per year for heating
- 3,102 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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.

Carbon emissions

| | |
|---|-------------------------------|
| An average household produces | 6 tonnes of CO ₂ |
| This property produces | 3.8 tonnes of CO ₂ |
| This property's potential production | 1.7 tonnes of CO ₂ |

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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £637

Potential rating after completing step 1

47 E

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £82

Potential rating after completing steps 1 and 2

49 E

Step 3: Floor insulation (solid floor)

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

Typical yearly saving £52

Potential rating after completing steps 1 to 3

51 E

Step 4: Solar water heating

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

Typical yearly saving £102

Potential rating after completing steps 1 to 4

53 E

Step 5: High performance external doors

Typical installation cost £2,000

Typical yearly saving £51

Potential rating after completing steps 1 to 5

55 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £271

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 | Stephen Turner |
| Telephone | 08001072750 |
| Email | greendealaccountmanagers@britishgas.co.uk |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|-----------------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO012805 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 24 February 2015 |
| Date of certificate | 24 February 2015 |
| Type of assessment | ▶ RdSAP |

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

| | |
|---------------------------|--|
| Certificate number | 8294-9852-9729-4107-2943 (/energy-certificate/8294-9852-9729-4107-2943) |
| Valid until | 4 November 2024 |

| | |
|---------------------------|--|
| Certificate number | 8924-7821-2190-4754-2992 (/energy-certificate/8924-7821-2190-4754-2992) |
| Valid until | 28 October 2024 |

| | |
|---------------------------|--|
| Certificate number | 9978-2012-7291-2474-8944 (/energy-certificate/9978-2012-7291-2474-8944) |
| Valid until | 13 September 2024 |

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](/service-performance)

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