


Energy performance certificate (EPC)

Criffel Cottage Thimbleby HORNCastle LN9 5RE	Energy rating F	Valid until: 11 August 2031
		Certificate number: 0350-2751-7030  -2629-8805

Property type: Detached house

Total floor area: 61 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 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	Solid brick, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 429 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,093 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 £571 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:

- 14,191 kWh per year for heating
- 2,530 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

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 CO2
This property produces	6.7 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

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: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £362

Potential rating after completing step 1

56 D

Step 2: Internal or external wall insulation

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

Typical yearly saving £60

Potential rating after completing steps 1 and 2

60 D

Step 3: Floor insulation (solid floor)

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

Typical yearly saving £76

Potential rating after completing steps 1 to 3

65 D

Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £28

Potential rating after completing steps 1 to 4

66 D

Step 5: Solar water heating

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

Typical yearly saving £29

Potential rating after completing steps 1 to 5

69 C

Step 6: High performance external doors

Typical installation cost £1,000

Typical yearly saving £15

Potential rating after completing steps 1 to 6

70 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£367

Potential rating after completing steps 1 to 7

83 B

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

Lee Jones

Telephone

07709790625 

Email

lee@jdivinephotography.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/018446

Telephone

01455 883 250 

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

29 July 2021

Date of certificate

12 August 2021

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](tel:02038290748) (Monday to Friday, 9am to 5pm).

Certificate number

[2058-1963-6259-5148-8064 \(/energy-certificate/2058-1963-6259-5148-8064\)](#)

Expired on

24 November 2018

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