

Energy Performance Certificate (EPC)

Property Address:

17 Sausthorpe Street,
LINCOLN,
Lincolnshire,
LN5 7XL

Energy Rating

D

Property Details

Property Type	House
Total floor area	71.0 square metres

Energy rating and score.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	N/A
Main heating control	Programmer, room thermostat and TRVs	Good
Hot Water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary Heating	From main system	Good

Primary energy use

The primary energy use for this property per year is 273 kilowatt hours per square metre (kWh/m2).

Energy Costs (per year):

Heating	£576
Hot Water	£75
Lighting	£82

Impact on the environment

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

Changes you could make

Item	Estimated cost
Step 1: Solid wall insulation	£4,000 - £14,000
Step 2: Floor insulation (solid ground floor)	£4,000 - £6,000
Step 3: Low energy lights	£15
Step 4: Solar water heating	£4,000 - £6,000
Step 5: Photovoltaics	£3,500 - £5,500

Important Note:

This assessment was carried out on 2022-07-22. The certificate was lodged on 2022-07-22 and is valid for 10 years.

