

# Energy performance certificate (EPC)

25 Freiston Road  
BOSTON  
PE21 0JG

Energy rating

E

Valid until: 28 April 2035

Certificate number: 0900-3719-0922-2424-3453

Property type Detached house

Total floor area 89 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 E. It has the potential to be B.

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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      |
| Roof                 | Pitched, 200 mm loft insulation                | Good      |
| Roof                 | Pitched, no insulation (assumed)               | Very poor |
| Roof                 | Pitched, no insulation                         | Very poor |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Room thermostat only                           | Poor      |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in 86% of fixed outlets    | Very good |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | Portable electric heaters (assumed)            | N/A       |

### Primary energy use

The primary energy use for this property per year is 345 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,773 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 £786 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 17,325 kWh per year for heating
- 1,908 kWh per year for hot water

## Impact on the environment

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

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>

This property produces 5.4 tonnes of CO<sub>2</sub>

This property's potential production 1.8 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

## Steps you could take to save energy

| Step                                       | Typical installation cost | Typical yearly saving |
|--------------------------------------------|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500             | £113                  |
| 2. Internal or external wall insulation    | £4,000 - £14,000          | £456                  |
| 3. Floor insulation (solid floor)          | £4,000 - £6,000           | £128                  |
| 4. Heating controls (programmer and TRVs)  | £350 - £450               | £45                   |
| 5. Solar water heating                     | £4,000 - £6,000           | £44                   |
| 6. Solar photovoltaic panels               | £3,500 - £5,500           | £458                  |

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

## 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 | David Lofthouse                                                            |
| Telephone       | 07779026734                                                                |
| Email           | <a href="mailto:david.lofthouse@lhbs.co.uk">david.lofthouse@lhbs.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/024196                                                                         |
| 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     | 29 April 2025         |
| Date of certificate    | 29 April 2025         |
| Type of assessment     | <a href="#">RdSAP</a> |