

Energy performance certificate (EPC)

5b The Terrace SPILSBY PE23 5JR	Energy rating C	Valid until: 15 July 2035
		Certificate number: 1684-0585-9355-1568-1770

Property type

Retail/Financial and Professional Services

Total floor area

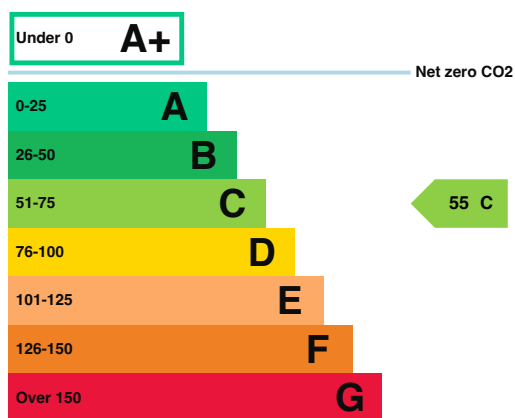
65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

1 A

If typical of the existing stock

6 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.87
Primary energy use (kWh/m ² per year)	280

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2731-1507-7554-7956-2753\)](/energy-certificate/2731-1507-7554-7956-2753).

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	david.lofthouse@lhbs.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024196
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Loft House Building Solutions Ltd
Employer address	The Old Masonic Lodge, Unit 11 31 Rutland Road, Skegness, Lincolnshire, PE25 2AY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 July 2025
Date of certificate	16 July 2025