Energy performance certificate (EPC)

34 Goswela Gardens PLYMOUTH PL9 9JG	Energy rating **D**	Valid until:	**15 November 2036**
		Certificate number:	**0736-5429-2609-0326-8296**

roperty type	Semi-detached house
otal floor area	178 square metres

Rules on letting this property

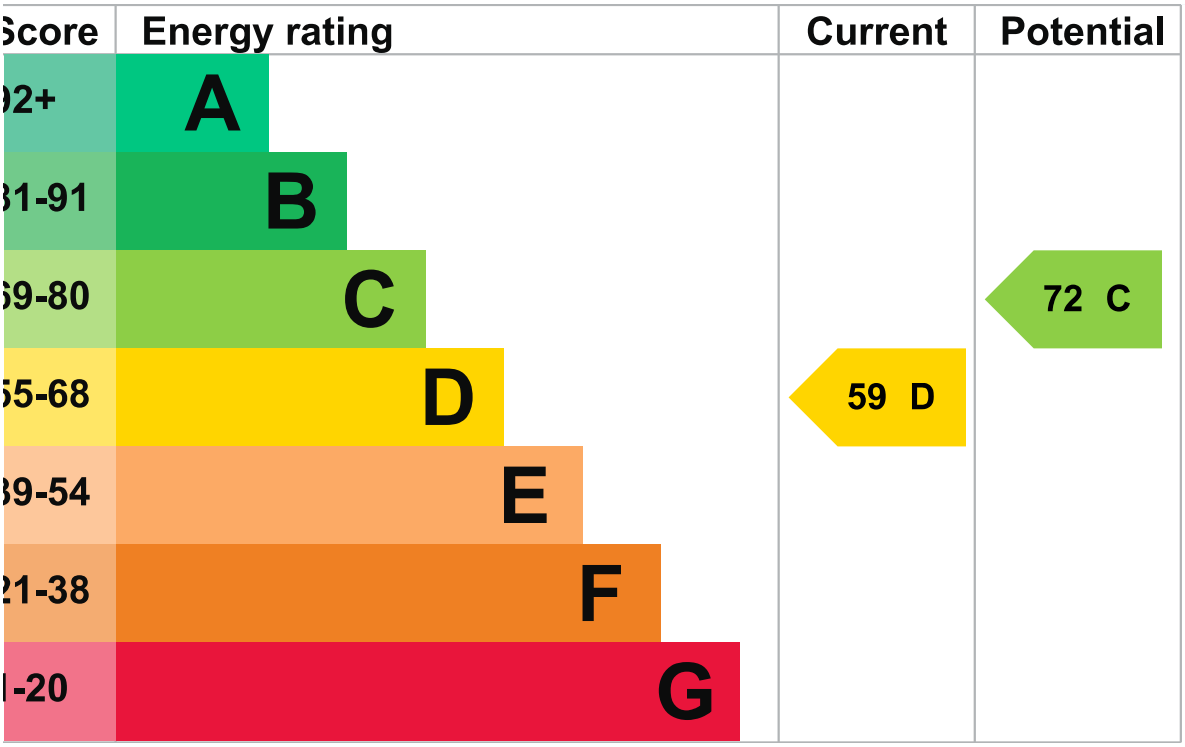
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-inimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, as built, partial insulation (assumed)	Average
oof	Pitched, insulated (assumed)	Average
oof	Flat, limited insulation	Poor
oof	Roof room(s), limited insulation (assumed)	Average
ndow	Multiple glazing throughout	Poor

ature	Description	Rating
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Below average lighting efficiency	Poor
oor	Solid, no insulation (assumed)	N/A
tightness	(not tested)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 182 kilowatt hours per square metre (kWh/m2).

About primary energy use

dditional information

ditional information about this property:

- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended

mart meters

is property had **smart meters for gas and electricity** when it was assessed.

nart meters help you understand your energy use and how you could save money. They may help you access better energy dea

nd out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

low this affects your energy bills

average household would need to spend **£2,535 per year on heating, hot water and lighting** in this property. These costs ually make up the majority of your energy bills.

u could **save £578 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

leating this property

timated energy needed in this property is:

- 21,141 kWh per year for heating
- 2,827 kWh per year for hot water

mpact on the environment

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

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CO
his property produces	5.6 tonnes of CO
his property's potential production	4.2 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
nounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Flat roof or sloping ceiling insulation

ypical installation cost	£900 - £1,20
ypical yearly saving	£5
otential rating after completing step 1	60 D

tep 2: Cavity wall insulation

ypical installation cost	£900 - £1,50
ypical yearly saving	£31
otential rating after completing steps and 2	65 D

tep 3: Floor insulation (solid floor)

ypical installation cost	£5,000 - £10,00
ypical yearly saving	£16
otential rating after completing steps to 3	68 D

tep 4: Low energy lighting

ypical installation cost	£390 - £45
ypical yearly saving	£4
otential rating after completing steps to 4	68 D

tep 5: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£8,000 - £10,0(
ypical yearly saving	£2(
otential rating after completing steps to 5	72 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Gilbert Woolley
elephone	01189770690
mail	epc@nichecom.co.uk

ontacting the accreditation scheme

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

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/036849

elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	16 November 2026
ate of certificate	16 November 2026
ype of assessment	▶ RdSAP

Other certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	9610-2850-7706-9777-3691 (/energy-certificate/9610-2850-7706-9777-3691)
xpired on	29 October 2023

OGL
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