# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 20 Manor Road<br>PLYMOUTH<br>PL9 7DP | Energy rating<br>**C** | Valid until: | **15 November 2036** |
| | | Certificate number: | **9330-2136-2690-2496-3865** |

| | |
|---|---|
| **roperty type** | Semi-detached house |
| **otal floor area** | 69 square metres |

## Rules on letting this property

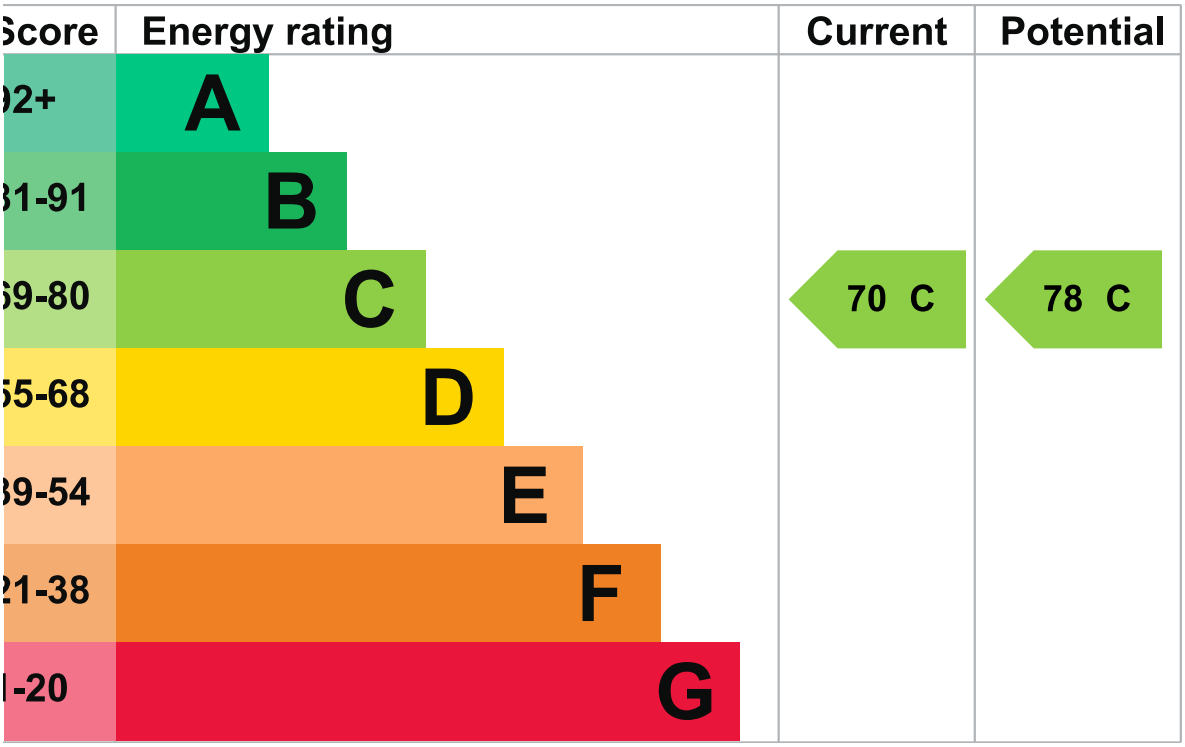
operties can be let if they have an energy rating from A to E.

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 C. 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, filled cavity | Good |
| oof | Pitched, 175 mm loft insulation | Good |
| oof | Flat, insulated | Average |
| ndow | Fully double glazed | Average |
| ain heating | Boiler and radiators, mains gas | Good |

| ature | Description | Rating |
|---|---|---|
| ain heating control | Room thermostat and TRVs | Average |
| t water | From main system | Good |
| ghting | Below average lighting efficiency | Poor |
| oor | Suspended, no insulation (assumed) | N/A |
| oor | Solid, no insulation (assumed) | N/A |
| tightness | (not tested) | N/A |
| condary heating | None | N/A |

## rimary energy use

e primary energy use for this property per year is 152 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.

# mart meters

is property had **no smart meters** 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

d out how to get a smart meter (https://www.smartenergygb.org/)

# low this affects your energy bills

average household would need to spend **£894 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £70 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:

- 6,043 kWh per year for heating
- 1,525 kWh per year for hot water

# mpact on the environment

is property's environmental impact rating is C. 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** | 1.8 tonnes of CO |
| **his property's potential production** | 1.5 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: Floor insulation (suspended floor)

| | |
|---|---|
| ypical installation cost | £5,000 - £10,0 |
| ypical yearly saving | £5 |
| otential rating after completing step 1 | 72 C |

## tep 2: Low energy lighting

| | |
|---|---|
| ypical installation cost | £90 - £1 |
| ypical yearly saving | £1 |
| otential rating after completing steps and 2 | 72 C |

## tep 3: Solar photovoltaic panels, 2.5 kWp

| | |
|---|---|
| ypical installation cost | £8,000 - £10,0 |
| ypical yearly saving | £22 |
| otential rating after completing steps to 3 | 78 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:

Heat pumps and biomass boilers: Boiler Upgrade Scheme

# 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** | Katherine Brown |
| **Telephone** | 01189770690 |
| **Email** | epc@nichecom.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/032354 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| **Assessor's declaration** | No related party |
| **Date of assessment** | 16 November 2026 |
| **Date of certificate** | 16 November 2026 |
| **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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL
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