

# Energy performance certificate (EPC)

41, Plymouth Place LEAMINGTON SPA CV31 1HN	Energy rating	Valid until:	17 December 2028
	<b>D</b>	Certificate number:	9362-2813-7320-9998-2971

**Property type** Semi-detached house

**Total floor area** 84 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 D. It has the potential to be C.

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

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,025 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 £278 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 15,136 kWh per year for heating
- 2,689 kWh per year for hot water

## Impact on the environment

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

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>

# Steps you could take to save energy

► Do I need to follow these steps in order?

## Step 1: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £198

Potential rating after completing step 1 65 D

## Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £35

Potential rating after completing steps 1 and 2 66 D

## Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £45

Potential rating after completing steps 1 to 3 68 D

## Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £314

Potential rating after completing steps 1 to 4 79 C

Date of assessment	17 December 2018
Date of certificate	18 December 2018
Type of assessment	▶ <a href="#">RdSAP</a>

## 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](mailto: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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