

# Energy performance certificate (EPC) recommendation report

7 Mutley Plain  
PLYMOUTH  
PL4 6JG

Report number  
9152-8263-0767-9184-2446

Valid until  
18 February 2036

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

## Recommendations

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	19 February 2026
Total useful floor area	95 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Philip Aston
Telephone	07966298014
Email	<a href="mailto:phil@astonenergysw.com">phil@astonenergysw.com</a>
Employer's name	Aston Energy South West
Employer's address	31 Dean Hill Plymouth PL9 9AF
Assessor ID	EES/028138
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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