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Energy performance certificate (EPC)

51 Underhill Road

Rules on letting this property Energy rating and score

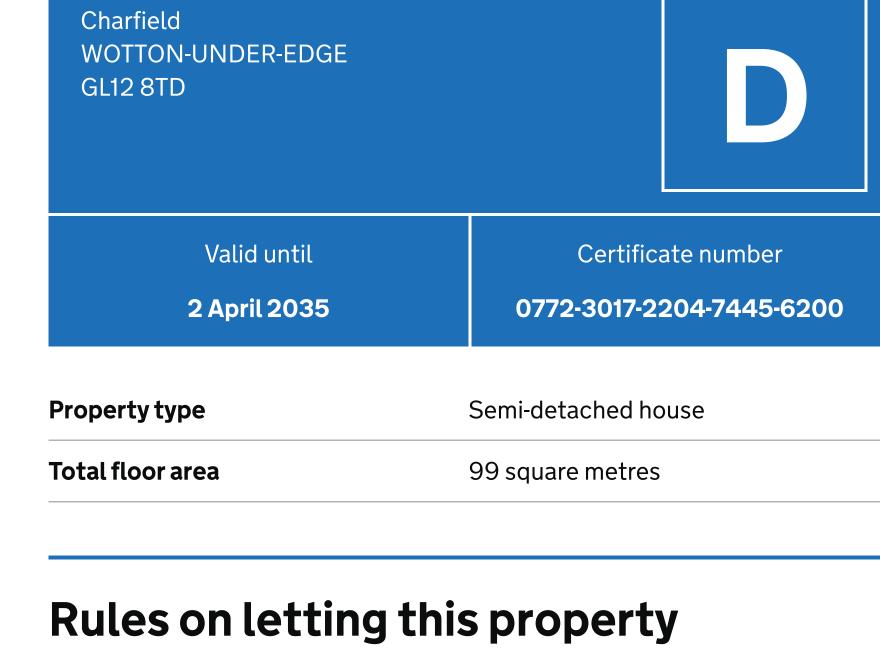
Certificate contents

 Breakdown of property's energy performance How this affects your energy bills — Impact on the environment Steps you could take to save energy Who to contact about this certificate Other certificates for this property

Share this certificate

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You can read guidance for landlords on the regulations and exemptions.

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

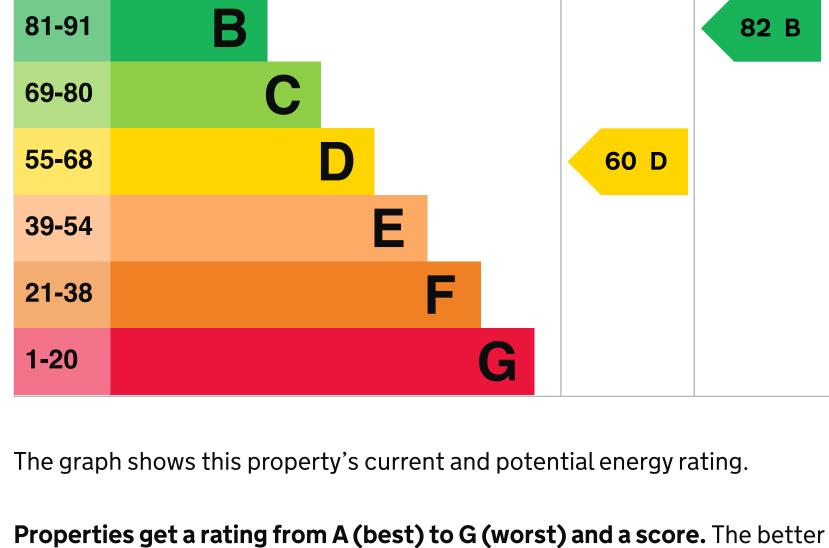
Energy rating and score

See how to improve this property's energy efficiency.

Score | Energy rating Current

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

92+



For properties in England and Wales:

the rating and score, the lower your energy bills are likely to be.

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

Breakdown of property's energy

performance

Assumed ratings are based on the property's age and type. They are used for

condition.

Features in this property

features the assessor could not inspect. **Description Rating Feature** Wall Cavity wall, as built, no insulation Poor

Features get a rating from very good to very poor, based on how energy

efficient they are. Ratings are not based on how well features work or their

(assumed) Wall Very poor Solid brick, as built, no insulation

	(assumed)	
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A
Primary energy use The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).		

• Wall type does not correspond to options available in RdSAP The dwelling has a type of wall that is not included in the available

About primary energy use

Additional information

Additional information about this property:

improving this property's energy rating.

Heating this property

options. The nearest equivalent type was used for the assessment. Cavity fill is recommended

- How this affects your energy bills An average household would need to spend £1,223 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.
- This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

You could **save £378 per year** if you complete the suggested steps for

Estimated energy needed in this property is: • 10,528 kWh per year for heating • 2,232 kWh per year for hot water

Impact on the environment

Properties get a rating from A (best) to G (worst) on how much carbon

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

6 tonnes of CO2

4.8 tonnes of CO2

2.3 tonnes of CO2

65 D

£80

68 D

£800 - £1,200

£4,000 - £6,000

£3,500 - £5,500

£50

73 C

£448

£4,000 - £14,000

An average household produces This property produces This property's potential

Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Potential rating after completing

Potential rating after completing

Typical installation cost

Typical installation cost

Typical yearly saving

steps 1 and 2

dioxide (CO2) they produce each year.

Carbon emissions

production

energy.

step1

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. These ratings are based on assumptions about average occupancy and

energy use. People living at the property may use different amounts of

Steps you could take to save energy

Typical installation cost £500 - £1,500 £142 **Typical yearly saving**

Step 2: Internal or external wall insulation

Step 3: Floor insulation (suspended floor)

Typical yearly saving £76 Potential rating after completing 70 C steps 1 to 3 **Step 4: Low energy lighting** £25 Typical installation cost £29 **Typical yearly saving** Potential rating after completing 71 C steps 1 to 4

Step 6: Solar photovoltaic panels, 2.5 kWp Typical installation cost

Step 5: Solar water heating

Potential rating after completing

Typical installation cost

Typical yearly saving

Typical yearly saving

steps 1 to 5

Potential rating after completing 82 B steps 1 to 6 Advice on making energy saving improvements Get detailed recommendations and cost estimates Help paying for energy saving improvements You may be eligible for help with the cost of improvements: • Insulation: <u>Great British Insulation Scheme</u> • Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

If you're unhappy about your property's energy assessment or certificate, you

Joseph Pearce

• Help from your energy supplier: Energy Company Obligation

07817853038 **Telephone** joepenergyplus@gmail.com **Email**

Contacting the accreditation scheme

assessor's accreditation scheme.

Contacting the assessor

Assessor's name

Email

can complain to the assessor who created it.

Accreditation scheme Elmhurst Energy Systems Ltd Assessor's ID EES/010151 01455 883 250 **Telephone**

enquiries@elmhurstenergy.co.uk

If you're still unhappy after contacting the assessor, you should contact the

About this assessment Assessor's declaration No related party **Date of assessment** 3 April 2025 **Date of certificate** 3 April 2025

Type of assessment RdSAP

Certificate number 2105-3741-2787-1205-3513

Other certificates for this property

If you are aware of previous certificates for this property and they are not

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

listed here, please contact us at mhclg.digital-services@communities.gov.uk

Valid until	18 December 2030
Certificate number	8807-1060-2329-9727-4753
Expired on	25 March 2025
Certificate number	9407-2831-7792-9002-6881
Expired on	8 November 2022



Potential

English Cymraeg

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