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Energy performance certificate (EPC)

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5 Vicarage
Road
BEXLEY
DA5 2AJ

Energy rating

D

Valid until

12 March 2035

Certificate number

**0360-2417-1470-
2895-8741**

Property type

Semi-detached house

Total floor area

224 square metres

Rules on letting this property

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

from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		

39-54	E		
21-38	F		
1-20	G		

Breakdown of property’s energy performance

Features in this property

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 condition.

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

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good

Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
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	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is

The primary energy use for this property per year is 224 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,556 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 £1,106 per year** if you complete the suggested steps for improving this property's energy rating.

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.

Heating this property

Estimated energy needed in this property is:

Estimated energy needed in this property is.

- 32,937 kWh per year for heating
 - 2,359 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 (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

8.9 tonnes of CO₂

This property's potential production

3.8 tonnes of CO₂

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 energy.

Steps you could take to save energy

▶ [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£81

Potential rating after completing step 1

62 D

Step 2: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£551

Potential rating after completing steps 1 and 2

70 C

Step 3: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£150

Potential rating after completing steps 1 to 3

73 C

Step 4: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

Potential rating after completing steps 1 to 4

76 C

Step 5: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£116

Potential rating after completing steps 1 to 5

78 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£443

Potential rating after completing 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: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Harley Simpson

Telephone

[07966 102 216](tel:07966102216)

Email

hello@planpix.com

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/025451

Telephone

[01455 883 250](tel:01455883250)

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

13 March 2025

Date of certificate

13 March 2025

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](tel:02038290748) (Monday to
Friday, 9am to 5pm).

Certificate number

[7798-6043-7255-0897-2900](#)

Expired on

30 May 2023

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