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Energy performance certificate (EPC)

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71 Albert Road
BEXLEY
DA5 1NT

Energy rating

D

Valid until

29 October 2034

Certificate number

**9034-3420-3409-
0540-3276**

Property type

End-terrace house

Total floor area

65 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	58 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
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

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 310 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend

£1,144 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 £336 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 11,749 kWh per year for heating
- 1,936 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

3.6 tonnes of CO2

This property's potential production

1.4 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: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£241

Potential rating after completing step 1

67 D

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£49

Potential rating after completing steps 1 and 2

69 C

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

Typical yearly saving

£45

Potential rating after completing steps 1 to 3

70 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£459

Potential rating after completing steps 1 to 4

82 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

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

Michael Embleton

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

Assessor's ID

EES/017137

Telephone

[01455 883 250](tel:01455883250)

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

30 October 2024

Date of certificate

30 October 2024

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

[8922-6525-9080-4898-8996](tel:8922-6525-9080-4898-8996)

Expired on

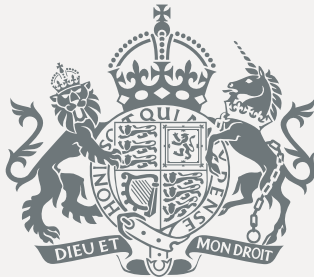
20 May 2022

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