

Energy performance certificate (EPC)

1 BLENDON DRIVE
BEXLEY
DA5 3AA

Energy rating

D

Valid until 1 October 2030

Certificate number

9190-2919-4000-2000-4251

Property type

Detached house

Total floor area

170 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
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
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 278 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO₂ emissions.

Compared to an average household	6 tonnes of CO ₂
CO ₂ produced by this property	8.3 tonnes of CO ₂
Potential CO ₂ reduction for this property	3.0 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (55) to B (82).

[What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£158

Potential rating after carrying out recommendation 1

59 | D

Recommendation 2: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£285

Potential rating after carrying out recommendations 1 and 2

66 | D

Recommendation 3: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£37

Potential rating after carrying out recommendations 1 to 3

67 | D

Recommendation 4: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£182

Potential rating after carrying out recommendations 1 to 4

72 | C

Recommendation 5: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£55

Potential rating after carrying out recommendations 1 to 5

74 | C

Recommendation 6: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£37

Potential rating after carrying out recommendations 1 to 6

75 | C

Recommendation 7: Solar water heating

lar water heating

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

ypical yearly saving £48

**otential rating after carrying out
ommendations 1 to 7**

76 | C

ecommendation 8: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost £3,500 - £5,500

ypical yearly saving £343

**otential rating after carrying out
ommendations 1 to 8**

82 | B

aying for energy improvements

[nd energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

he estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

he estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

heating use in this property

Heating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Roof insulation	862 kWh per year
Party wall insulation	772 kWh per year
Solid wall insulation	3620 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

Your EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Graham Miller
Telephone	07702034818

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032272
Telephone	0330 124 9660

Assessment details

Assessor's declaration	No related party
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ate of assessment

1 October 2020

ate of certificate

1 October 2020

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.

There are no related certificates for this property.