Energy performance certificate (EPC)

21 Birchington Close BEXLEYHEATH DA7 5ED Energy rating

Valid until: 24 November 2033

Certificate number:

2637-3529-8309-0857-2226

Property type

Semi-detached house

Total floor area

94 square metres

Rules on letting this property

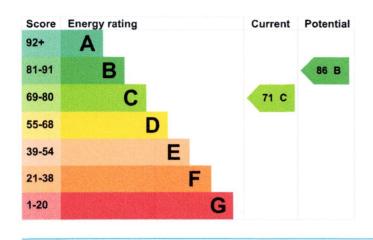
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

	produces	
This property's current environmental impact rating is D. It has the potential to be B.	This property's potential production	1.3 tonnes of CO2

I nis property

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

impact on the environment

Carbon emissions

An average	
household produce	S

6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

3.0 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£66
2. Condensing boiler	£2,200 - £3,000	£165
3. Solar water heating	£4,000 - £6,000	£110
4. Solar photovoltaic panels	£3,500 - £5,500	£671

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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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	Kazi Islam	
Telephone	0203 397 8220	
Email	support@propcert.co.uk	

Contacting the accreditation schemeIf 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/007747	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	23 November 2023	
Date of certificate	25 November 2023	
Type of assessment	RdSAP	