

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 13, Crompton Way Ogmore-by-Sea BRIDGEND CF32 0QF | Energy rating B | Valid until: 16 August 2026 |
| | | Certificate number: 8016-7138-4590-3303-7992 |

Property type

Semi-detached house

Total floor area

80 square metres

Rules on letting this property

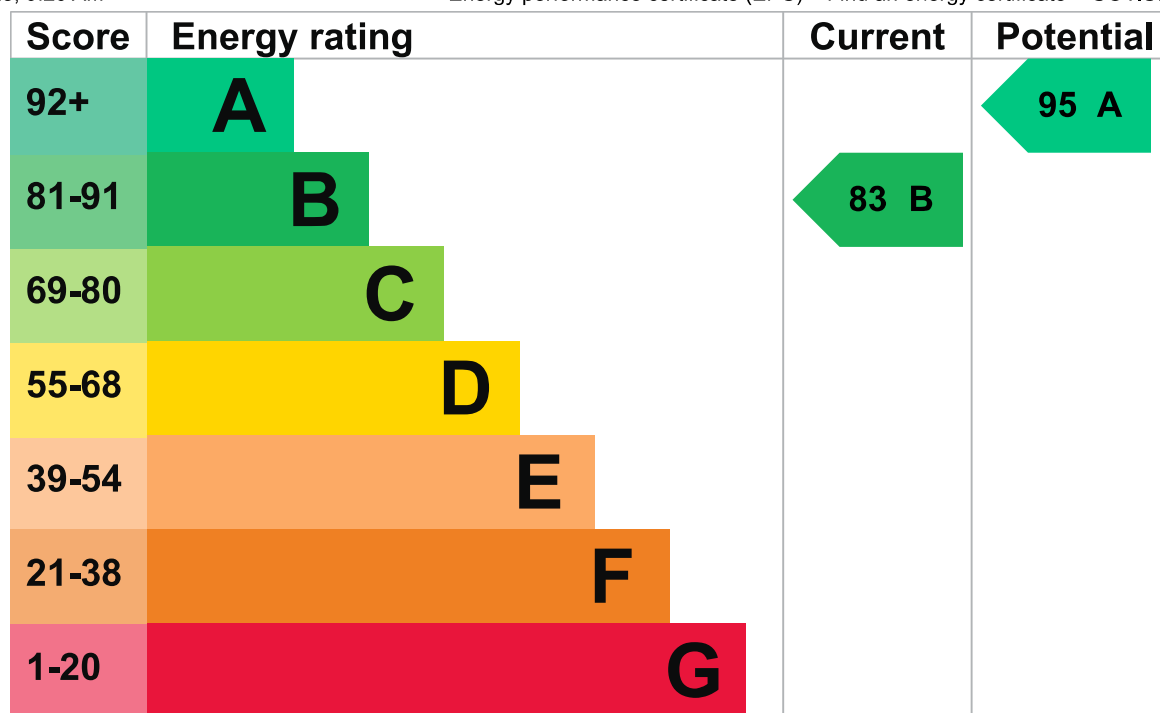
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be A.

[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

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 |
|----------------------|---|-----------|
| Walls | Average thermal transmittance 0.27 W/m ² K | Very good |
| Roof | Average thermal transmittance 0.11 W/m ² K | Very good |
| Floor | Average thermal transmittance 0.17 W/m ² K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Good |

| Feature | Description | Rating |
|-------------------|---|-----------|
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 7.6 m ³ /h.m ² (as tested) | Average |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 96 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

How this affects your energy bills

An average household would need to spend **£382 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 £34 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,864 kWh per year for heating
- 1,763 kWh per year for hot water

More ways to save energy

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

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be A.

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

An average household produces

6 tonnes of CO₂

This property produces

1.4 tonnes of CO₂

This property's potential production

0.2 tonnes of CO₂

You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make

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

Step 1: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£35

Potential rating after completing step 1

85 B

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£295

Potential rating after completing steps 1 and 2

95 A

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

Joseph Goode

Telephone02920 851111

Emailjoseph@bepltd.co.uk

Contacting the accreditation scheme

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

Accreditation schemeElmhurst Energy Systems Ltd

Assessor's IDEES/009195

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment**Assessor's declaration**No related party

Date of assessment17 August 2016

Date of certificate17 August 2016

Type of assessment▶ [SAP](#)

Other certificates for this property

5/27/23, 9:20 AM

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If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.