

Energy performance certificate (EPC)

7 Dumfries Place Brynmawr EBBW VALE NP23 4RA	Energy rating E	Valid until: 7 November 2033
		Certificate number: 8537-7020-7309-0228-2226

Property type	End-terrace house
Total floor area	130 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 E. 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		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	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, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good
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 404 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£4,584 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 £2,704 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 28,372 kWh per year for heating
- 2,303 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	9.3 tonnes of CO ₂
This property's potential production	2.6 tonnes of CO ₂

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.

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £577

Potential rating after completing step 1 **55 D**

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £478

Potential rating after completing steps 1 and 2 **60 D**

Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £329

Potential rating after completing steps 1 to 3 **63 D**

Step 4: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £542

Potential rating after completing steps 1 to 4 **69 C**

Step 5: Floor insulation (solid floor)

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

Typical yearly saving £150

Potential rating after completing steps 1 to 5 **71 C**

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £325

Potential rating after completing steps 1 to 6

74 C

Step 7: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £213

Potential rating after completing steps 1 to 7

76 C

Step 8: Solar water heating

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

Typical yearly saving £89

Potential rating after completing steps 1 to 8

77 C

Step 9: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £657

Potential rating after completing steps 1 to 9

85 B

Help 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.

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 Heidi Wangemann

Telephone 07525152144

Email hwenergy@outlook.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/024207
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 October 2023
Date of certificate	8 November 2023
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 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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