

# Energy performance certificate (EPC)

128 The Highway New Inn PONTYPOOL NP4 0PH	Energy rating <b>E</b>	Valid until: <b>30 July 2033</b>
		Certificate number: <b>7497-3028-6203-2197-9204</b>

Property type	Detached house
Total floor area	133 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 energy rating is E. It has the potential to be C.

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

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

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 24% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 463 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£5,421 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 £3,109 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:

- 24,271 kWh per year for heating
- 5,019 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

**An average household produces**

6 tonnes of CO<sub>2</sub>

**This property produces**

11.0 tonnes of CO<sub>2</sub>

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**This property's potential production**

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3.6 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?](#)

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## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £108

Potential rating after completing step 1 **40 E**

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## Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £969

Potential rating after completing steps 1 and 2 **51 E**

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## Step 3: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £359

Potential rating after completing steps 1 to 3 **54 E**

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## Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £147

Potential rating after completing steps 1 to 4 **56 D**

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## Step 5: Low energy lighting

Typical installation cost £65

Typical yearly saving £109

Potential rating after completing steps 1 to 5 **57 D**

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## Step 6: Hot water cylinder thermostat

Typical installation cost £200 - £400

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Typical yearly saving	£308
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Potential rating after completing steps 1 to 6	<b>61 D</b>
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## Step 7: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost	£350 - £450
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Typical yearly saving	£236
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Potential rating after completing steps 1 to 7	<b>63 D</b>
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## Step 8: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£756
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Potential rating after completing steps 1 to 8	<b>71 C</b>
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## Step 9: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£118
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Potential rating after completing steps 1 to 9	<b>72 C</b>
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## Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£677
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Potential rating after completing steps 1 to 10	<b>80 C</b>
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## 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.

<b>Assessor's name</b>	Simon Clements
<b>Telephone</b>	07913 395333
<b>Email</b>	<a href="mailto:simon@ecenass.co.uk">simon@ecenass.co.uk</a>

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/002714
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	31 July 2023
<b>Date of certificate</b>	31 July 2023
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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](mailto:mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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