

CERTIFICATE OF COMPLETION
The Building Act 1984
The Building Regulations 2010 (As Amended)

Building Control Department **Tel: 01656 643408** buildingcontrol@bridgend.gov.uk

Reference No.: **2020/5689/BN**

1 **Details of work:**
Internal Alterations

2 **Location of building:**
8A High Street Ogmore Vale BRIDGEND CF32 7AD

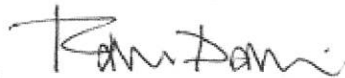
3 **Deposit of Particulars under the Building Regulations made under Section 1(3) of the Building Act on:**
18 November 2020

4 **Completion date:**
27 February 2023

5 **Compliance with the Building Regulations**
It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements of the Building Regulations are satisfied. On request, a list of all inspections carried out by this authority, can be provided.

6 **Authority**
This certificate has been authorised by:
Rhodri Davies – Development & Building Control Manager

Signature:



Date: 27 February 2023



Note: This certificate relates only to the work described in 1 above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion, for example to the existing building not affected by any extension work or the work of repair or the replacement of fittings etc.

BUILDING REGULATIONS COMPLIANCE

This is your Building Regulations Compliance Certificate:

It confirms the work detailed below has been carried out by a Gas Safe registered business and that the work:

- was carried out in accordance with the Gas Safety (Installation and Use) Regulations and Rules of Registration, and also;
- has been self-certified by the registered business as being compliant with Section 4 and 7 of the Building Regulations in England, Wales and the Isle of Man.

This certificate is a statement, but not conclusive evidence, that the requirements of the Building Regulations have been complied with and that the work has been carried out by tradespersons with appropriate qualifications and competence, covering all aspects of the work being certified by the business.

It is a legal requirement for anyone carrying out gas work on your behalf to be Gas Safe registered, please remember to check your engineer's licence card before you have any work carried out.

Receipt of this certificate confirms that notification has been made to the relevant local authority for you.

Further information relating to Building Regulation compliance can be found on our website at:

<https://www.gassaferegister.co.uk/help-and-advice/gas-safety-certificates-records/building-regulations-certificate/>

Property Address:

8A HIGH STREET
OGMORE VALE
BRIDGEND
MID GLAMORGAN
CF32 7AD

Certificate No. 26580788

Gas Safe Register has been notified that the work detailed below has been undertaken.

Work completed by:

Jonathan Cater

On behalf of:

HarlJay

Registration Number:

627926

Date of work:

16-12-2022

Install a gas-fired boiler
Ideal Boilers Vogue Combination 40

Gas Safe Register®
PO Box 6804
Basingstoke RG24 4NB

www.GasSafeRegister.co.uk

Gas Safe Register has notified your local authority building control of the work detailed on this certificate.

Gas Safe Register inspects the work of registered businesses to ensure safety and standards are maintained.

Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Please note that the contract for the work carried out is between yourself and the named business. Gas Safe Register can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety please contact your engineer.



Registered office: Capita Gas Registration and Ancillary Services Ltd
65 Gresham Street, London EC2V 7NQ
Registered in England No. 05078781

Gas Safe Register
PO Box 6804
Basingstoke RG24 4NB T 0800 408 5500
W www.GasSafeRegister.co.uk

Stay safe. Get your gas appliances safety checked every year by a Gas Safe registered engineer. Set a reminder for your check and find out about gas safety in your area at www.staygassafe.co.uk

Jonathan Samuel, Managing Director.



Yours faithfully

If you require further assistance please contact the Service Centre on 0800 408 5500.



Please check that the details on the certificate are correct and if they are not please contact your engineer to request another certificate.

This certificate confirms that the work recently undertaken at your property has been carried out by a Gas Safe registered business. The installing business has declared to Gas Safe Register that the work carried out complies with the Gas Safety (Installation and Use) Regulations and meets the relevant building regulations.
It is a Government requirement for home owners in England, Wales and Isle of Man to notify their local authority building control of any relevant building work carried out at their property. Your engineer has told Gas Safe Register about the work carried out and we have told your local authority building control on your behalf.

This is your Buildings Regulation Compliance Gas Safety Certificate, please keep it safe.

Important Gas Safety Information

Dear Sir/Madam

Gas Safe Register/26580788

05/01/2023

The Occupier
8A HIGH STREET
OGMORE VALE
BRIDGEND
MID GLAMORGAN CF32 7AD

97185-00277201/01-1H0



Domestic Landlord / Homeowner Gas Safety Record



Date:	16th December 2022	Ref:	
Gas Safe Reg No:	627926	Serial no:	GAUK00685285

Details of Registered Business			
Name:	J Cater plumbing and heating		
Address:	Ty Uchaf Bryna Pontyclun RCT		
Postcode:	CF729qs		
Contact Number:	07979353226		

Details of Landlord / Homeowner (or agent where appropriate)			
Name:	Antony Smith		
Address:	P D Morgan Ltd Wyndham Street Bridgend Mid Glamorgan		
Postcode:	CF32 7EU		
Contact Number:			

Details of Site			
Name:			
Address:	8a High street Ogmore Vale Bridgend		
Postcode:	CF32 7ad		
Contact Number:			

Appliance Details						
Location	Type	Manufacturer	Model	Owned by Landlord	Appliance Inspected?	Flue Type
1 Airing Cupboard	Boiler	Ideal	Vogue max 40	Yes	Yes	Room sealed fan flue

Inspection Details			
Operating Pressure (mbars) or heat input (kW/h)	Safety devices operating correctly?	Satisfactory Ventilation?	Visual condition of flue & termination.
1 40 kW/h	Yes	Yes	Pass

Final check results			
Outcome of gas tightness test	Is the main protective equipotential bonding satisfactory?	Is the emergency control accessible?	Pass
Pass	Yes	Yes	Yes

Notes			
Satisfactory visual inspection of gas installation pipework?	CO alarm fitted and working?	Was appliance serviced?	Is appliance safe to use?
Yes	Yes	No	Yes

Remedial Work Details			
Label & Warning Notice	CO	CO ²	Ratio
No	155	10	0.0016

Combustion Performance Readings			
CO	CO ²	Ratio	CO ² Ratio
155	10	0.0016	22
			8.3
			0.0002

Next Inspection Is Due Before:
16th December 2023

Signature:	
Gas Engineer	Jonathan cater
Gas Safe Licence	4674019
Date	16th December 2022

Signature:	
Name	Antony Smith
Position	Owner
Date	16th December 2022

This record can be used to document the outcome of checks and tests required by The Gas Safety (Installation and Use) Regulations 1998 as amended by the Gas Safety (Installation and Use) (Amendment) Regulations 2018. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business / engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.

Energy performance certificate (EPC)

8a High Street
Ogmore Vale
BRIDGEND
CF32 7AD

Energy rating

C

Valid until: 8 November 2032

Certificate number: 2419-2020-1814-2111-5224

Property type

Mid-terrace house

Total floor area

131 square metres

Rules on letting this property

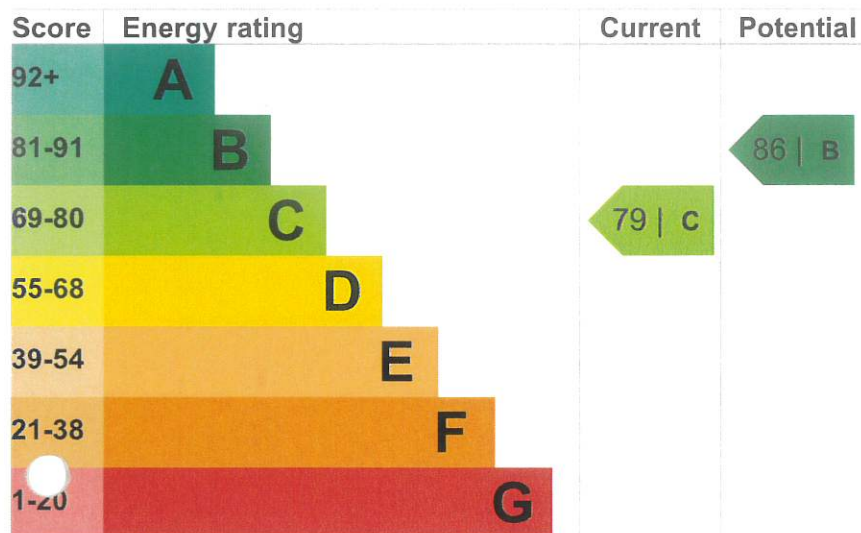
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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 the number the lower your fuel 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

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)

Feature	Description	Rating
Wall	Granite or whinstone, with external insulation	Very good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Good
Tain heating	Boiler and radiators, mains gas	Good
Tain 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	Solid, insulated	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 136 kilowatt hours per square metre (kWh/m²).

What is primary energy use?

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.1 tonnes of CO₂

This property's potential production

2.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 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.

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (79) to B (86).

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



Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£391

Potential rating after completing step 1

86 | B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022) (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£711

Potential saving

£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

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

Estimated energy used to heat this property

type of heating	Estimated energy used
space heating	9654 kWh per year
water heating	1983 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This 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

Christopher Dixon

Telephone

07885637443

Email

cm_dixon@hotmail.co.uk

Accreditation scheme

ECMK

Assessor ID

ECMK302497

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

9 November 2022

Date of certificate

9 November 2022

Type of assessment

▶ RdsAP

Other certificates for this property

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 20 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

This certificate is not valid if the serial number has been defaced or altered

26506443

DCN18C

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 043148000
Trading Title: RJE Electrical
Address: 26 Meadow Street, Ogmore Vale, Bridgend, Mid Glamorgan
Postcode: CF32 7DG Tel No: 01656842644

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: A smith
Address: 8a High Street, Ogmore Vale, Ogmore Vale, Bridgend, Mid Glamorgan
Postcode: CF32 7AD Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: A smith
Address: 8a High Street, Ogmore Vale, Ogmore Vale, Bridgend, Mid Glamorgan
Postcode: CF32 7AD Tel No: N/A

PART 2 : DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date works completed: 02/11/2022

The installation is -

- New: ()
- An addition: (N/A)
- An alteration: (N/A)
- Replacement of a consumer unit: (N/A)

Description and extent of the installation covered by this certificate:

full rewrite of all circuits

Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 3 : NEXT INSPECTION OF THE ELECTRICAL INSTALLATION

I RECOMMEND that this installation is further inspected and tested after an interval of not more than:

10

years/months* (delete as appropriate)

PART 4 : DECLARATION FOR THE ELECTRICAL INSTALLATION WORK

DESIGN, CONSTRUCTION, INSPECTION & TESTING

I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design and additionally where this certificate applies to an addition or alteration, having confirmed that the safety of the existing installation is not impaired, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2018, amended to 2022. (date) except for the following departures, if any, identified: None

details on attached page(s) (N/A) (Regulations 120.3, 133.1.3 and 133.5). * Where selectivity is required, details of the verification appended (536.4): (N/A) Page No(s) (N/A)

Name (capital(s)): JASON ELWARD

Signature:

Date: 22/12/2022

REVIEWED BY QUALIFIED SUPERVISOR

Name (capital(s)): JASON ELWARD

Signature:

Date: 22/12/2022

*The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

Please see the 'Notes for Recipient'

Original (to the person ordering the work)



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PART 5 : COMMENTS ON THE EXISTING INSTALLATION (in the case of an addition or alteration see Regulation 644.1.2)

new

PART 6 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements TN-C-S: (N/A) TN-S: (N/A) TT: (.....)		Number and type of live conductors AC 1-phase, 2-wire: (.....)	
Other (state): N/A		Other (state): N/A	
Supply protective device (BS (EN) 1361)		Confirmation of supply polarity: (.....)	
Type: II		Other sources of supply (as detailed on attached schedule) Page No: (N/A)	
Rated current: (60) A		Nature of supply parameters	
		Nominal line voltage to Earth, U_0 : (230) V	
		Nominal frequency, f : (50) Hz	
		Prospective fault current, I_{pf} (1)*: (0.41) kA	
		External loop impedance, Z_e (1)*: (13) Ω	

PART 7 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS CERTIFICATE

Maximum demand (load): (N/A) A	Main protective conductors Earthing conductor: (material) Copper Connection / continuity verified: (.....)	Main protective bonding connections Water installation pipes: (.....)	Main switch / Switch-fuse / Circuit-breaker / RCD Type: (BS (EN) 60947-2)
Means of Earthing Distributor's facility: (N/A)	(16) mm ²	Gas installation pipes: (.....)	Location: (board)
Installation earth electrode: (.....)	Main protective bonding conductors: (material) Copper Connection / continuity verified: (.....)	Structural steel: (N/A)	No. of poles: (2)
Where an earth electrode is used insert Type – rod(s), tape, etc.: (Earth Rod)	(10) mm ²	Oil installation pipes: (.....)	Rating / setting of device: (100) A
Location: (front)	(10) mm ²	Lightning protection: (N/A)	Voltage rating: (230) V
Electrode resistance to Earth: (21) Ω	Connection / continuity verified: (.....)	Other (state): (N/A)	Where an RCD is used as the main switch RCD rated residual operating current, $I_{\Delta n}$: (30) mA
			Measured operating time: (N/A) ms Rated time delay: (N/A) ms

PART 8 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections Page No(s): (3 & 4)	Schedule of Circuit Details and Test Results for the installation Page No(s): (5)	Additional pages, including data sheets for additional sources Page No(s): (None)	Special installations or locations (indicated in item 11.1 on page 4) Page No(s): (None)	Continuation sheets Page No(s): (None)
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The pages identified are an essential part of this certificate.

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.



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DCN18C

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

PART 10 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing :

Circuit number	Circuit description <small>*Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.</small>	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served		Max. disconnection time (BS 7671) (s)	Protective device			RCD Operating current, $I_{\Delta n}$ (mA)	Maximum permitted Z_s for installed protective device** (Ω)	Circuit impedances (Ω)			Insulation resistance		Polarity	Max. measured earth fault loop impedance, Z_s (Ω)	RCD operating time (ms)	Test buttons					
				Live conductor csa (mm ²)	CPC (mm ²)		BS (EN)	Type	Rating (A)			Short-circuit capacity (kA)	(Line) r_1	(Neutral) r_n	(CPC) r_2	(R ₁ + R ₂) (complete at least one column)				R ₂	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)	RCD (✓)	AFDD (✓)
1	cooker	A	100	1	6	50	0.4	60898	B	40	6	30	1.09								✓	13.1	21	✓	N/A
2	kitchen sockets	A	100	11	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.42	0.44	0.50	0.19				✓	13.3	22	✓	N/A
3	sockets	A	100	12	2.5	1.5	0.4	60898	B	16	6	30	2.73			0.27					✓	13.3	22	✓	N/A
4	sockets	A	100	12	2.5	1.5	0.4	60898	B	16	6	30	2.73			0.31					✓	13.3	22	✓	N/A
5	alarm	A	100	1	2.5	1.5	0.4	60898	B	16	6	30	2.73			0.40					✓	13.1	22	✓	N/A
6	lights kitchen	A	100	20	1.5	1	0.4	60898	B	6	6	30	7.28			0.09					✓	13.4	19	✓	N/A
7	lights middle floor	A	100	7	1.5	1	0.4	60898	B	6	6	30	7.28			0.52					✓	13.3	19	✓	N/A
8	lights top floors	A	100	20	1.5	1	0.4	60898	B	6	6	30	7.28			0.44					✓	13.4	22	✓	N/A
																0.57					✓			✓	N/A

Location of consumer unit: front door
 Designation: house
 Prospective fault current at consumer unit (where applicable): (0.41) kA

TESTED BY: JASON ELWARD
 Name (capital): JASON ELWARD
 Position: OS
 Signature:

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function: Continuity: N/A Insulation resistance: N/A Earth fault loop impedance: N/A Earth electrode resistance: N/A RCD: N/A
 8091397 N/A N/A N/A N/A

Original (to the person ordering the work)

NOTES FOR RECIPIENT

THIS CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The recipient of this certificate should retain a copy of this certificate, together with schedules, in the project health and safety documentation.

Page 1 of this certificate provides details of the electrical installation, together with the names and signatures of the persons certifying the installation work and reviewing the results of inspection and testing.

Certification provides an assurance that the electrical installation work has been fully inspected and tested, and that the work has been carried out in accordance with the requirements of BS 7671: 2018 (except for any departures appended to the certificate).

Where the electrical work to which this certificate relates includes the provision of a mains powered fire detection and alarm system (such as one or more smoke or heat detectors), this electrical safety certificate must be accompanied by a separate certificate for that system in accordance with British Standard BS 5839-6.

Where a number of sources are available to supply the installation, and where the data given for the primary source may differ from other sources, an additional page should have been provided which gives the relevant information relating to each additional source, and to the associated earthing arrangements and main switchgear.

Should the person ordering the work (e.g. the client, as identified on Page 1 of this certificate) have reason to believe that any element of the electrical work for which the contractor has accepted responsibility (as indicated by the signatures on this certificate) does not comply with the requirements of BS 7671: 2018, the person should in the first instance raise the specific concerns in writing with the contractor. If the concerns remain unresolved, the client may make a formal complaint to NICEIC, for which purpose a standard complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application and from the website. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

Only an NICEIC Approved Contractor is authorised to issue this NICEIC Domestic Electrical Installation Certificate.

The Domestic Electrical Installation Certificate consists of at least five pages, and is only valid if accompanied by the *Schedule of Items Inspected* and the *Schedule of Circuit Details and Test Results*. The certificate has a printed serial number which is traceable to the contractor to which it was supplied.

For installations having more than one consumer unit or more circuits than can be recorded on Page 5, one or more additional *Schedule of Circuit Details and Test Results*, should form part of the certificate.

This certificate is intended to be issued for either the initial certification of a new electrical installation, or for new work associated with an addition or alteration to an existing electrical installation, including the replacement of a consumer unit, in a domestic or similar premises.

This certificate should not have been issued for reporting on the condition of an existing electrical installation. An Electrical Installation Condition Report should be issued for such an inspection.

You should have received the certificate marked 'Original' and the contractor should have retained the certificate marked 'Duplicate'.

The 'Original' certificate should be kept in a safe place and shown to any person inspecting or undertaking work on the electrical installation in the future. If you later vacate the property, this certificate will demonstrate to the new owner or user that the electrical installation work complied with the requirements of BS 7671: 2018 at the time the certificate was issued.

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com