

Energy performance certificate (EPC)

THE ROPE WALK INN
5 NELSON PARADE
BEDMINSTER
BRISTOL
BS3 4JA

Energy rating

C

Valid until 9 December 2030

Certificate number

5624-6933-7223-7342-9436

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

351 square metres

Rules on letting this property

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

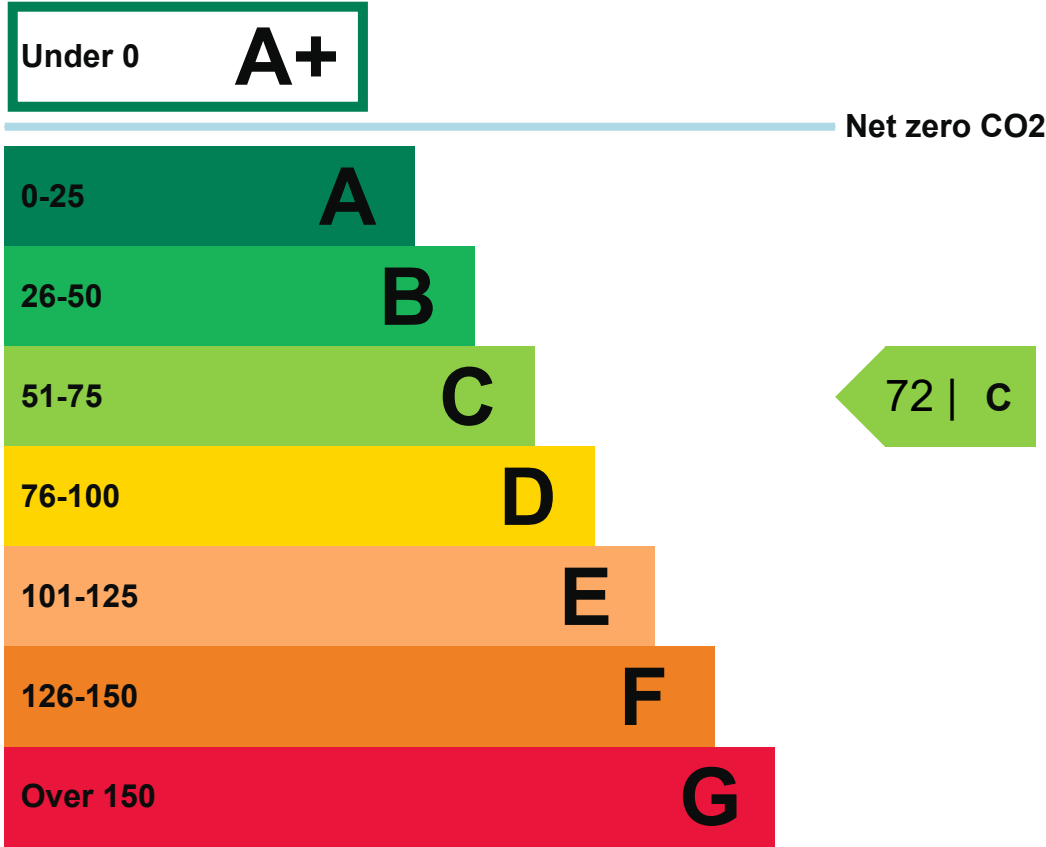
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

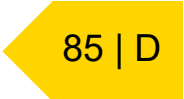
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

142.5

Primary energy use (kWh/m² per year)

819.54

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9117-8921-3444-0170-8927\)](/energy-certificate/9117-8921-3444-0170-8927).

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

Doug Whiffen

Telephone

02476 233144

Email

doug.whiffen@wensleylawz.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/007512

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

6 November 2020

Date of certificate

10 December 2020

Employer

Wensley & Lawz Ltd

Employer address

116 Walsgrave Road Coventry CV2 4ED

Assessor's declaration

The assessor is not related to the owner of the property.

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

THE ROPE WALK INN
5 NELSON PARADE
BEDMINSTER
BRISTOL
BS3 4JA

Certificate number
9117-8921-3444-0170-8927

Valid until
9 December 2030

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5624-6933-7223-7342-9436\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Consider replacing heating boiler plant with high efficiency type.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	High
Some loft spaces are poorly insulated - install/improve insulation.	High
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Replace all remaining fluorescent and tungsten lighting with LED	Medium

Property and report details

Report issued on
10 December 2020

Total useful floor area
351 square metres

Building environment
Heating and Natural Ventilation

Calculation tool
DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details

Assessor's name
Doug Whiffen

Telephone
02476 233144

Email

doug.whiffen@wensleylawz.com

Employer's name

Wensley & Lawz Ltd

Employer's address

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