

Energy performance certificate (EPC)

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Meadow Cottage New Road Rangeworthy Bristol BS37 7QH		Energy rating C
Valid until 8 May 2033	Certificate number 2038-3727-7819-9121-5018	

Property type	Detached house
Total floor area	159 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](#).

Energy rating and score

This property's energy rating is C. 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		91 B
69-80	C	79 C	
55-68	D		
39-54	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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Air source heat pump, radiators, electric	Very good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 97 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,689 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 £1,126 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:

- 27,983 kWh per year for heating
- 2,982 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.6 tonnes of CO2
This property's potential production	1.0 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?](#)

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£145
Potential rating after completing step 1	81 B

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£222
Potential rating after completing steps 1 and 2	83 B

Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£416
Potential rating after completing steps 1 to 3	88 B

Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£121
Potential rating after completing steps 1 to 4	89 B

Step 5: Low energy lighting

Typical installation cost	£55
Typical yearly saving	£117
Potential rating after completing steps 1 to 5	90 B

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£105
Potential rating after completing steps 1 to 6	91 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

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	Peter Cartlidge
Telephone	07496913624
Email	p.cartlidge66@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK303456
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 May 2023
Date of certificate	9 May 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 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.

