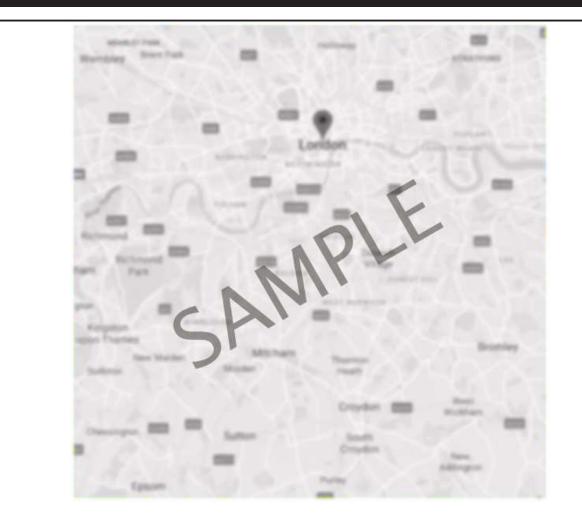
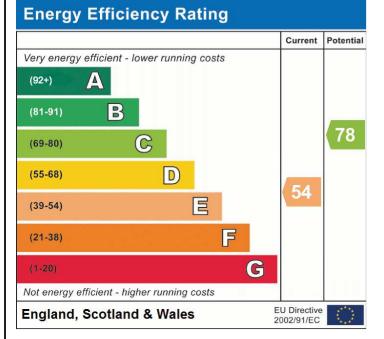




#### **Property Description**

A spacious flat a short walk from Carlisle city centre. The property accessed via a communal entrance hall with a feature stairs case. Hallway, living room, kitchen, bathroom, 2 spacious double bedrooms the master bedroom benfits from having an ensuite and study off it. There is also a parking space. Close to a range of amenities, including the university campus and doctors' surgery.







Address: Flat 13, Red Gables, CA1

# Energy performance certificate (EPC)

	Energy rating	Valid until:	30 April 2030
Flat 6 20, Chatsworth Square CARLISLE CA1 1HE	E	Certificate number:	0498-6088-6205-5430- 9250
Property type	I	Basement flat	
Total floor area	4	45 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 (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		78 C
55-68	D		
39-54	E	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	Solid brick, with internal insulation	Good
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 452 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£942 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 £474 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 4,831 kWh per year for heating
- 1,548 kWh per year for hot water

## Impact on the environment

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

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 6 tonnes of CO2 produces

This property produces 3.4 tonnes of CO2

This property's 2.3 tonnes of CO2 potential production

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.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£83
2. Floor insulation (solid floor)	£4,000 - £6,000	£112
3. Draught proofing	£80 - £120	£8
4. High heat retention storage heaters	£800 - £1,200	£183
5. Heat recovery system for mixer showers	£585 - £725	£25
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£64

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency

## 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	James Birley
Telephone	01228 541686
Email	jamie@bslsurveyors.co.uk

### 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/007998
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	1 May 2020
Date of certificate	1 May 2020
Type of assessment	RdSAP