



Property Description

A spacious 3 bedroom period property in the countryside. Located to the south of Carlisle, in Raughtonhead, near the popular village of Dalston. A great area for walking and close to the Lake District National Park.

Set in a shared courtyard, the accomodation briefly comprises: entrance door to sitting room, cloakroom, spacious living room with open fire, fitted kitchen with pantry. To the first floor there is a large landing with storage cupboard, bathroom and 3 double bedrooms. Outside: open garage and outhouse. There are new carpets to the ground floor.





Energy performance certificate (EPC)		
The Mews Raughton Head CARLISLE CA5 7DE	Energy rating	Valid until: 23 August 2031 Certificate number: 2843-3008-3208-8439-0204
Property type	Semi-detached house	
Total floor area		136 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

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

Score	Energy rating		Current	Potential
92+	Α			96 A
81-91	В			
69-80	С			
55-68	l	D		
39-54		E	40 E	
21-38		F		
1-20		G		

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)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	From secondary system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, 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 653 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	16.0 tonnes of CO2	

This property's potential 4.1 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 11.9 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (40) to A (96).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£791
2. Floor insulation (suspended floor)	£800 - £1,200	£297
3. Floor insulation (solid floor)	£4,000 - £6,000	£51
4. Draught proofing	£80 - £120	£62
5. Hot water cylinder thermostat	£200 - £400	£35
6. Solar water heating	£4,000 - £6,000	£102
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£206
8. Solar photovoltaic panels	£3,500 - £5,500	£338
9. Wind turbine	£15,000 - £25,000	£733

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2825	
Potential saving	£1543	

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 estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy used to heat this property		
Space heating	26729 kWh per year	
Water heating	3489 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Solid wall insulation	8870 kWh per year	
You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis		

of the payments.

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 Telephone Email Geoffrey Wilson 016977 46325 homeepc@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/008946 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 24 August 2021 24 August 2021 RdSAP