





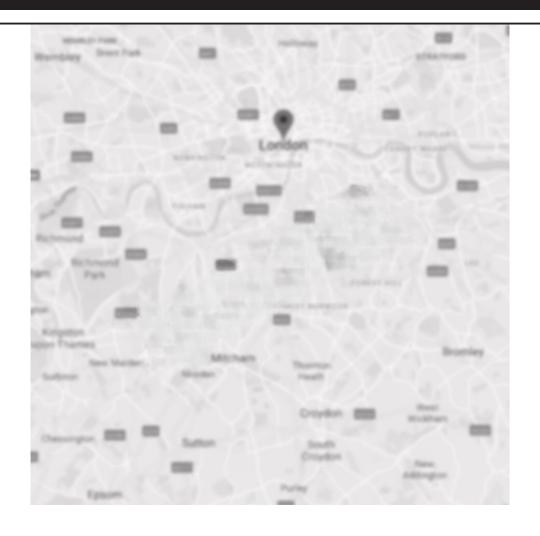




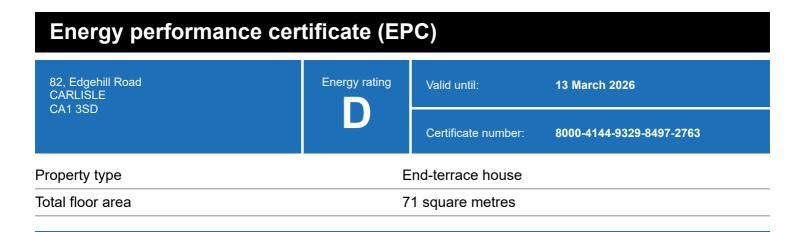


**Property Description:** A newly refurbished, end terrace property new to the rental market. The property is located in the Harraby area of Carlisle, next to the secondary school. Harraby is a popular residential area with lots of local amenities on the doorstep including shops, food outlets, schools, and community centre. Close to the city centre and easy access to a variety of main road links and bus route nearby. The property has been decorated throughout with new carpets.. The accommodation briefly comprises: entrance hall, spacious living room, kitchen with oven and hob. Utility room. To the first floor are two double bedrooms and a bathroom. Externally there is driveway parking and a large rear garden with patio and raised lawn. The EPC rating here is D and the council tax band is A









# Rules on letting this property

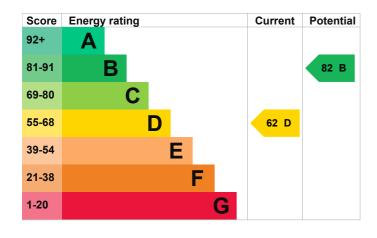
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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	Cavity wall, filled cavity	Good
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 62% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 297 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £865 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 £212 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 9,600 kWh per year for heating
- 3,109 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

# This property produces 3.7 tonnes of CO2 This property's potential production 1.8 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.

### **Carbon emissions**

An average household produces

6 tonnes of CO2

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£78
2. Floor insulation (solid floor)	£4,000 - £6,000	£54
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
4. Low energy lighting	£15	£15
5. Solar water heating	£4,000 - £6,000	£46
6. Solar photovoltaic panels	£5,000 - £8,000	£257

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### **Contacting the assessor**

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Christopher Nuttall
Telephone	08450945192
Email	enquiries@vibrantenergymatters.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	ECMK	
Assessor's ID	ECMK300246	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	14 March 2016	
Date of certificate	14 March 2016	

**RdSAP**