







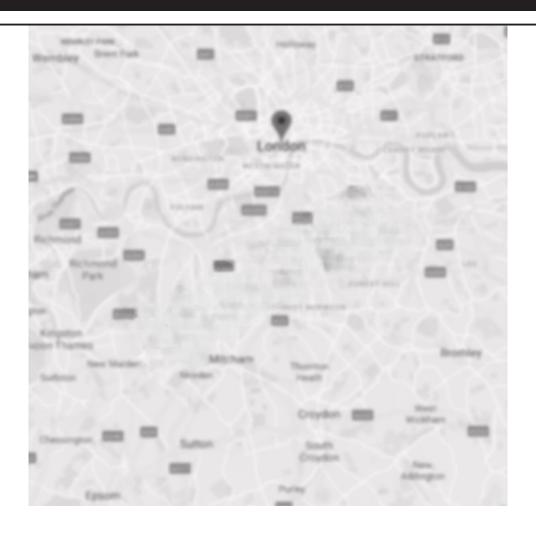




## **Property Description**

A freshly refurbished one bedroom ground floor flat located in the centre of Carlisle. The flat is in a converted house in Chatsworth Square which is within short walking distance of all the amenities of Carlisle City Centre with Carlisle College across the road and bus and train stations close by. New carpets, kitchen and bathroom. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen with oven, hob, fridge and washing machine, single bedroom, Bathroom with shower enclosure and useful box room. Outside there is a shared rear yard with pedestrian access. Council Tax Band 'A'.







# **Energy performance certificate (EPC)**

Flat 2 20, Chatsworth Square Energy rating Valid until: 30 April 2030 **CARLISLE** CA1 1HE Certificate number: 0798-7078-6295-5830-9230 Ground-floor flat

Property type

Total floor area 41 square metres

## Rules on letting this property

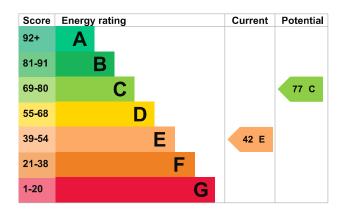
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## **Energy rating and score**

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 892 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,250 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 £779 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:

- 10,134 kWh per year for heating
- 1,504 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is F. 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 produces

6 tonnes of CO2

This property produces	6.1 tonnes of CO2
This property's potential production	2.3 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

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£459
2. Floor insulation (suspended floor)	£800 - £1,200	£124
3. Draught proofing	£80 - £120	£9
4. High heat retention storage heaters	£1,200 - £1,800	£110
5. Heat recovery system for mixer showers	£585 - £725	£23
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£54

#### 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:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- 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**

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.

Elmhurst Energy Systems Ltd
EES/007998
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
1 May 2020
1 May 2020
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