Energy performance certificate (EPC)			
Hazel Gill Farm Welton CARLISLE CA5 7HJ	Energy rating	Valid until: 1 May 2032 Certificate number: 2961-7221-3190-9117-1087	
Property type	Detached house		
Total floor area		147 square metres	

Rules on letting this property



You may not be able to let this property

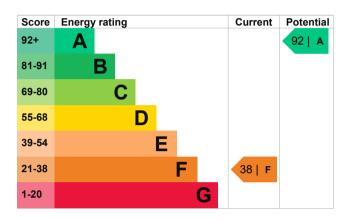
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be rented if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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



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, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	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:

• Biomass main heating

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.7 tonnes of CO2
This property's current environmental impact rating is B. It has the potential to be A.		This property's potential production	-1.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating pro than G rated properties.	Dauce less CO2	En in an the line of the time	
An average household produces	6 tonnes of CO2	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.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (38) to A (92).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£110
2. Internal or external wall insulation	£4,000 - £14,000	£1,015
3. Floor insulation (solid floor)	£4,000 - £6,000	£135
4. Low energy lighting	£25	£39
5. Solar water heating	£4,000 - £6,000	£116
6. Solar photovoltaic panels	£3,500 - £5,500	£327
7. Wind turbine	£15,000 - £25,000	£695

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		Heating use in this property	
Estimated yearly energy cost for this property	£2654	Heating a property usually makes up the majority of energy costs. Estimated energy used to heat this property	
Potential saving	£1415	Space heating	27699 kWh per year
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 potential saving shows how much money you could save if you <u>complete each</u>		Water heating	2601 kWh per year
		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
recommended step in order.		Loft insulation	1384 kWh per year
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/)</u> .		Solid wall insulation	12789 kWh per year

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	Andrew Dugdale
Telephone	07495470554
Email	lilywhiteps@gmail.

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

lilywhiteps@gmail.com

ECMK ECMK304582 0333 123 1418 info@ecmk.co.uk

No related party 28 April 2022 2 May 2022 RdSAP