Energy Performance Certificate

Address of dwelling and other details

1 Albyn Cottages, Greendykes Road,

Broxburn, EH52 6PH Dwelling type:

Name of approved organisation:

Membership number: Date of certificate:

Reference number:

Total floor area:

Main type of heating and fuel:

End-terrace house

RICS Protocol for Scotland

RICS077837 27 January 2010

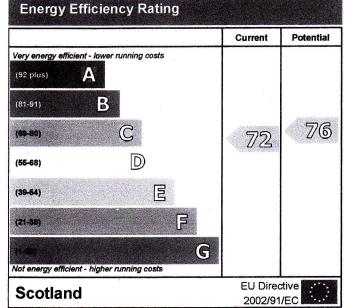
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96 m²

Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating Current **Potential** Very environmentally friendly - lower CO2 emissions (92 plus) B (81-91) 72 69 E (21-38) G (1-20) Not environmentally friendly - higher CO2 emissions EU Directive Scotland

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 203 kWh/m² per year Approximate current CO₂ emissions: 34 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

1 Low energy lighting for all fixed outlets

2 Upgrade heating controls

A full energy report is appended to this certificate



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk