

Energy Performance Certificate

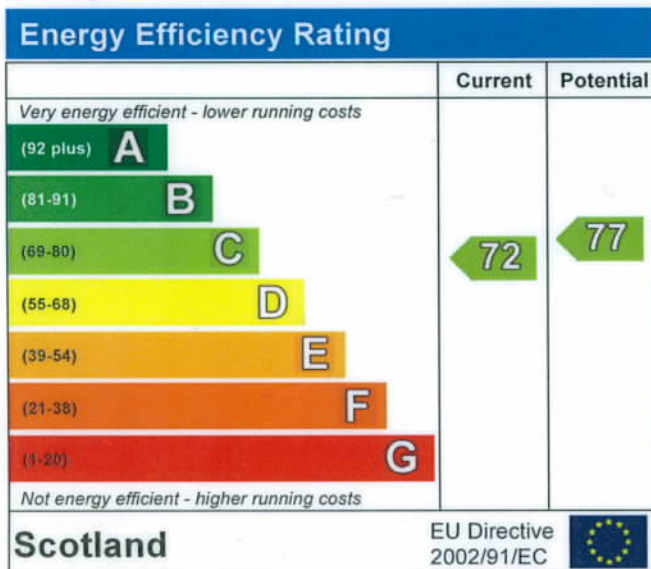
Address of dwelling and other details

8 Burnbrae Avenue
Bonnyrigg
EH19 3FN

Dwelling type: Mid-terrace house
Name of approved organisation: Northgate Information Solutions
Membership number: NGIS800745
Date of certificate: 30 April 2010
Reference number: 4910-4824-4200-0470-0972
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²
Main type of heating and fuel: Boiler and radiators, mains gas

This dwelling's performance ratings

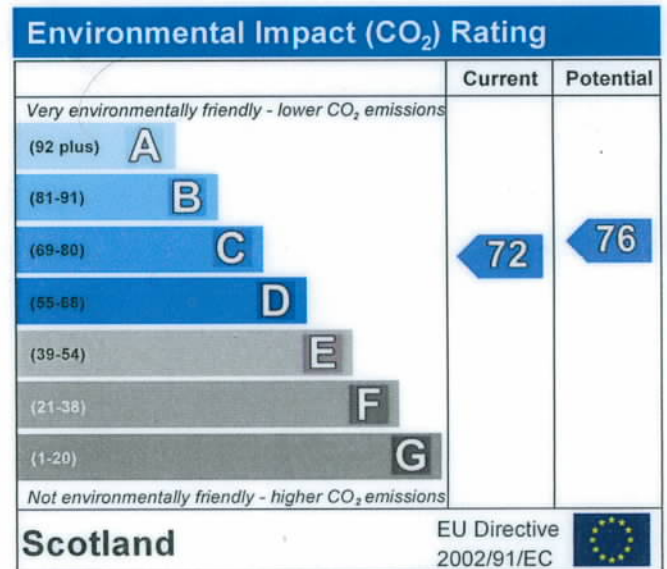
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on the carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to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

Approximate current energy use per square metre of floor area: 200 kWh/m² per year

Approximate current CO₂ emissions: 33 kg/m² per year



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.

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 Hot water cylinder thermostat

A full energy report is appended to this certificate



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.