

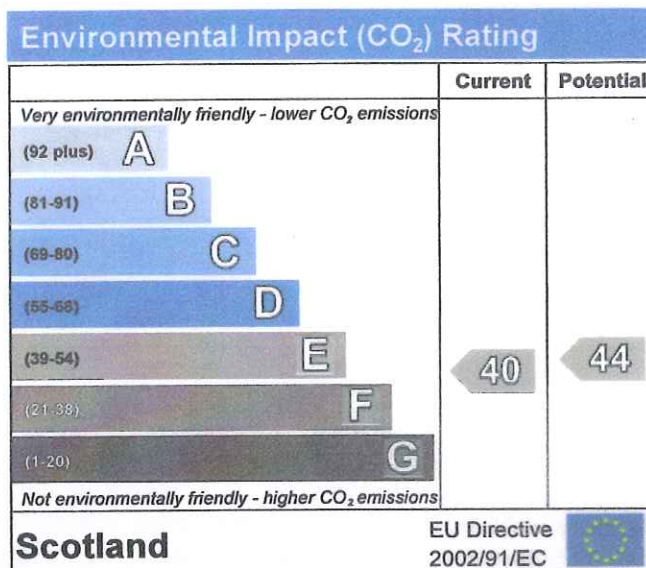
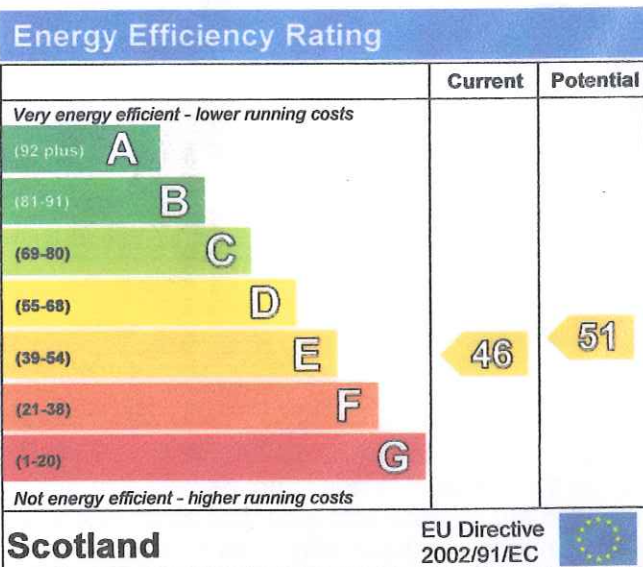
Energy Performance Certificate

Address of dwelling and other details

FLAT 2/1, 80 CLIFFORD STREET Dwelling type: Top-floor flat
 GLASGOW Name of approved organisation: Northgate Land & Property Solutions
 G51 1QH Membership number: NGIS800605
 Date of certificate: 02/07/2009
 Reference number: 6511-9423-2000-0332-3002
 Total floor area: 64 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.

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: 491 kWh/m² per year

Approximate current CO₂ emissions: 82 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. Higher cost measures could be considered and these are recommended in the attached energy report.

- 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 help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk