

Energy Performance Certificate

Address of dwelling and other details

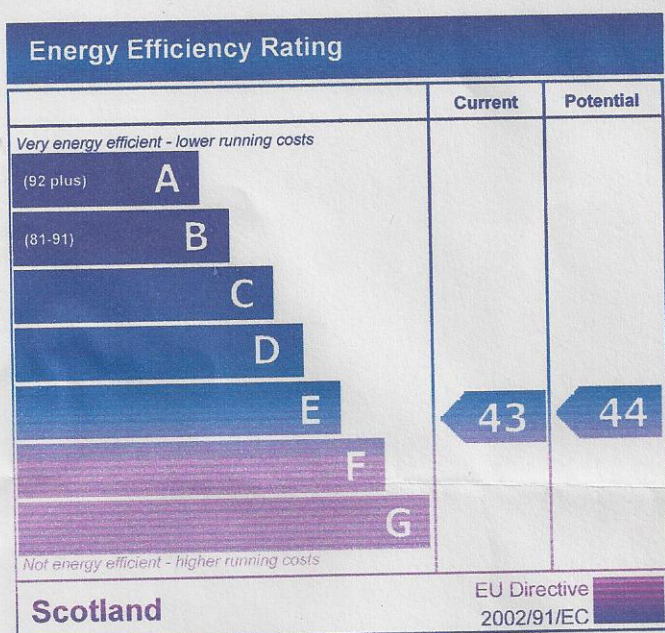
61 PINKIE ROAD,
PINKIE,
MUSSELBURGH,
EH21 7EY

Dwelling type:
Name of approved organisation:
Membership number:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:
Main type of heating and fuel:

Ground-floor flat
RICS Protocol for Scotland
RICS082597
15 September 2010
2635-1006-3208-4620-6900
RdSAP, existing dwelling
49 m²
Electric storage heaters

This dwelling's performance ratings

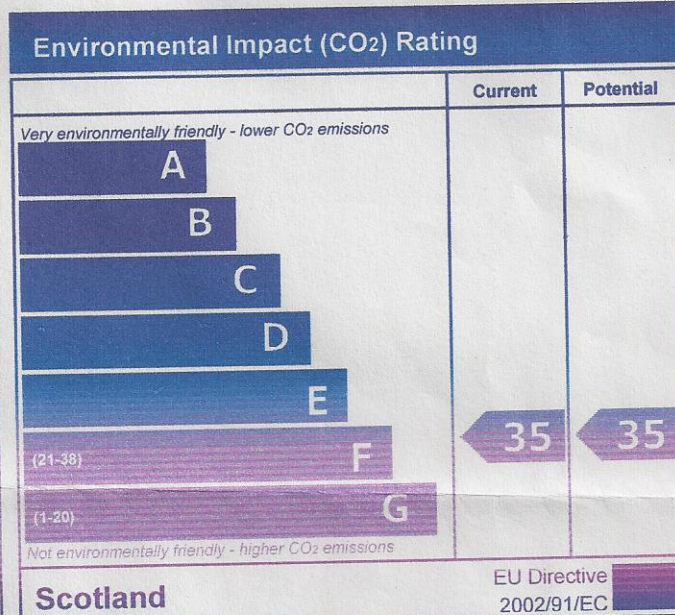
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate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

Approximate current energy use per square metre of floor area: 693 kWh/m² per year

Approximate current CO₂ emissions: 104 kg/m² per year



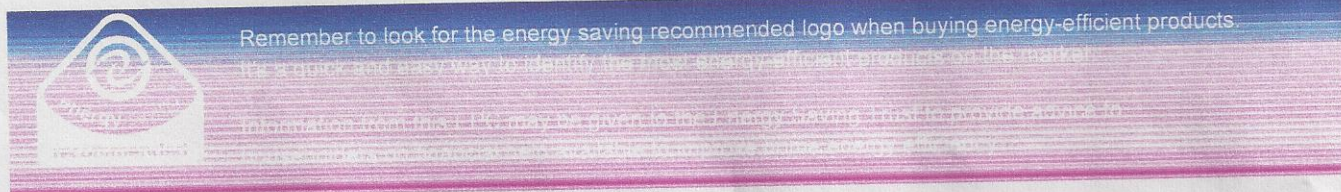
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate



N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION