Energy Performance Certificate

Address of dwelling and other details

FLAT 1/1 39 ST JAMES ROAD FORFAR DON ILN

Top-floor flat

Name of approved organisation: NHER Accreditation Scheme

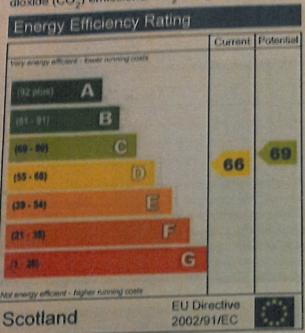
NHER002831 Membership number 13 May 2012 Date of certificate:

6126-2227-5150-9492-5781 Preference number RdSAP, existing dwelling Type of assessment:

49 m² Total floor area:

Boiler and radiators, mains gas Main type of heating and fuel:

This dwelling's performance ratings This dwalling has been assessed using the RdSAP 2009 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 ary am/mnmentally triendly - lower CO, emissions (92 plus) (39 - 54)G Vot environmentally friendly - higher CO, emissions **EU Directive** Scotland 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carb 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: 234 kWh/m² per year Approximate current CO₂ emissions: 44 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 the tables above.

- Increase loft insulation to 270 mm
- Low energy lighting for all fixed outlets

A full energy report is appended to this certificate



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient produ 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 financial help available to improve home energy efficiency.

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