

Energy Performance Certificate


Address of dwelling and other details

FLAT 1/1 39 BT JAMES ROAD FORFAR DD8 1LN	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	Top-floor flat NHER Accreditation Scheme NHER002831 13 May 2012 0120-2227-5150-9492-5781 RdSAP, existing dwelling 49 m ² Boiler and radiators, mains gas
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This dwelling's performance ratings

This dwelling 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	66	69
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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: 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 in the tables above.

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

A full energy report is appended to this certificate

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(68 - 80) C	69	72
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.



Remember to look for the Energy Saving Trust 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 and 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