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# Energy Performance Certificate (EPC)



Flat 5 , 38 Torwood Crescent, EDINBURGH, EH12 9GJ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 26 March 2015  
**Date of certificate:** 12 April 2015  
**Total floor area:** 60 m<sup>2</sup>

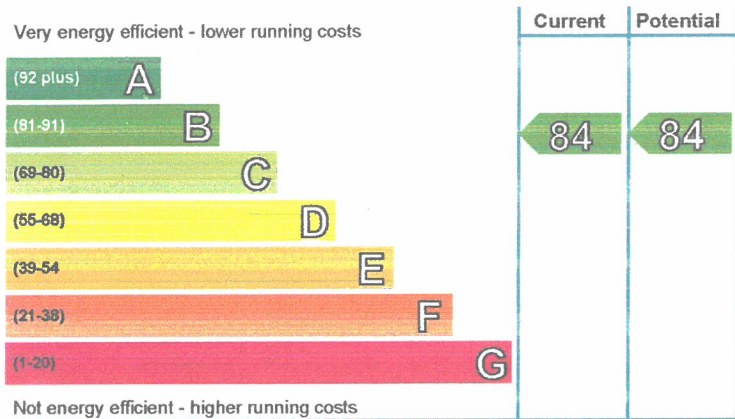
**Reference number:** 0182-3126-7473-9825-7865  
**Type of assessment:** SAP, new dwelling  
**Primary Energy Indicator:** 72 kWh/m<sup>2</sup>/year  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

|  |             |
|--|-------------|
| <b>Estimated energy costs for your home for 3 years*</b> | <b>£900</b> |
|--|-------------|

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

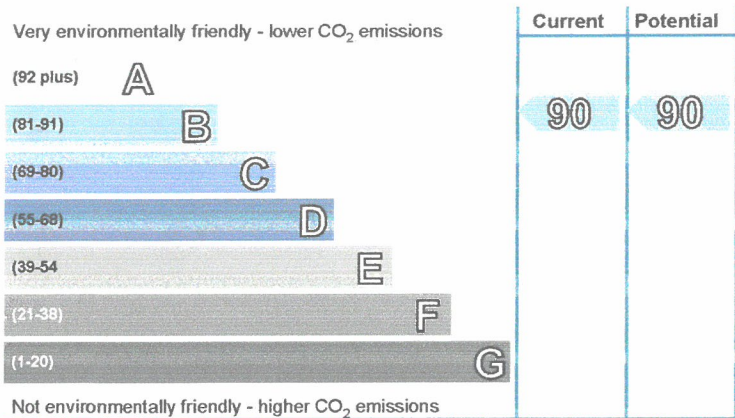


## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Based on calculated energy use of **72 kWh/m<sup>2</sup>/yr**, Your current rating is **band B (84)**. The average rating for a home in Scotland is **band D (60)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Based on calculated emissions of **0 kg CO<sub>2</sub>/m<sup>2</sup>/yr**, Your current rating is **band B (90)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Actions you can take to save money and make your home more efficient

There are currently no improvement measures recommended for your home.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**



## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). See the addendum section on the last page of this report for further information relating to items in the table.

| Element               | Description   | Energy Efficiency | Environmental |
|-----------------------|---|-------------------|---------------|
| Walls                 | Average thermal transmittance 0.23 W/m <sup>2</sup> K             | ★★★★★             | ★★★★★         |
| Roof                  | (other premises above)  | —                 | —             |
| Floor                 | (other premises below)  | —                 | —             |
| Windows               | High performance glazing  | ★★★★★             | ★★★★★         |
| Main heating          | Boiler and radiators, mains gas                                   | ★★★★☆             | ★★★★☆         |
| Main heating controls | Time and temperature zone control                                 | ★★★★★             | ★★★★★         |
| Secondary heating     | None  | —                 | —             |
| Hot water             | From main system  | ★★★★☆             | ★★★★☆         |
| Lighting              | Low energy lighting in all fixed outlets                          | ★★★★★             | ★★★★★         |
| Air tightness         | Air permeability 5.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | ★★★★☆             | ★★★★☆         |

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, SAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland.

## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 0.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



**Estimated energy costs for this home**

|                  | <b>Current energy costs</b> | <b>Potential energy costs</b> |
|------------------|-----------------------------|-------------------------------|
| <b>Heating</b>   | £546 over 3 years           | £546 over 3 years             |
| <b>Hot water</b> | £219 over 3 years           | £219 over 3 years             |
| <b>Lighting</b>  | £135 over 3 years           | £135 over 3 years             |
| <b>Totals</b>    | <b>£900</b>                 | <b>£900</b>                   |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels).

**Recommendations for improvement**

None



## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

### Heat demand

|                              |       |
|------------------------------|-------|
| Space heating (kWh per year) | 1,219 |
| Water heating (kWh per year) | 1,547 |

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Stroma ([www.stroma.com](http://www.stroma.com)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

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|-----------------------------|--|
| Assessor's name:            | Philip Lindsay   |
| Assessor membership number: | STRO006659   |
| Company name/trading name:  | Moda Scotland Ltd  |
| Address:                    | 42 London Street<br>Larkhall<br>ML9 1AG                          |
| Phone number:               | 01698 884360   |
| Email address:              | <a href="mailto:fil.lindsay@gmail.com">fil.lindsay@gmail.com</a> |
| Related party disclosure:   | No related party   |

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

### Use of this energy performance information

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

