

# Energy Performance Certificate

## Address of dwelling and other details

41G Osborne Place  
Dundee  
DD2 1BE

Dwelling type: Top-floor flat  
Name of protocol organisation: RICS  
Membership number: RICS066764  
Date of certificate: 01 June 2010  
Reference number: 0191-1001-5008-7480-0904  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 m<sup>2</sup>  
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 carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower energy costs</p> <p>(95-100) <b>A</b></p> <p>(85-95) <b>B</b></p> <p>(75-85) <b>C</b></p> <p>(65-75) <b>D</b></p> <p>(55-65) <b>E</b></p> <p>(45-55) <b>F</b></p> <p>(35-45) <b>G</b></p> <p>Not energy efficient - higher energy costs</p>	70	76
Scotland	RdSAP 2008-10-01	

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: 343 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 40 kg/m<sup>2</sup> per year

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

	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(95-100) <b>A</b></p> <p>(85-95) <b>B</b></p> <p>(75-85) <b>C</b></p> <p>(65-75) <b>D</b></p> <p>(55-65) <b>E</b></p> <p>(45-55) <b>F</b></p> <p>(35-45) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	67	73
Scotland	RdSAP 2008-10-01	

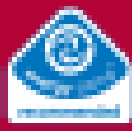
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## 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
- 3 Upgrade heating controls

*A full energy report is appended to this certificate*



Remember to look for the energy saving 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 households on 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**