

Energy Performance Certificate

Address of dwelling and other details

Flat 2/1 35 Plean Street
Glasgow
G14 0YH

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

Mid-floor flat
RICS
RICS052844
14 May 2010
0400-4372-0629-3193 1533
RdSAP, existing dwelling
45 m²
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 (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	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - high running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	65	67
(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 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.

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.

Approximate current energy use per square metre of floor area: 317 kWh/m² per year

Approximate current CO₂ emissions: 53 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 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 householders 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

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: L M Brown
 Company name/trading name: Barr Brady
 Address: Local Surveyor Inspection, Packaged At, 5, Cameron Court, Cameron Court, Glasgow, G52 4JH
 Phone number: 0141 810 1812
 Fax number: 0141 880 1140
 E-mail address: les.brown@barrbrady.co.uk
 Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	317 kWh/m ² per year	298 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.2 tonnes per year
Lighting	£27 per year	£27 per year
Heating	£391 per year	£372 per year
Hot Water	£86 per year	£80 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current Performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	Poor	Poor
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good	Very good
Current energy efficiency rating		C 69	
Current environmental impact (CO₂) rating		D 65	

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

Recommended measures to improve this home's energy performance

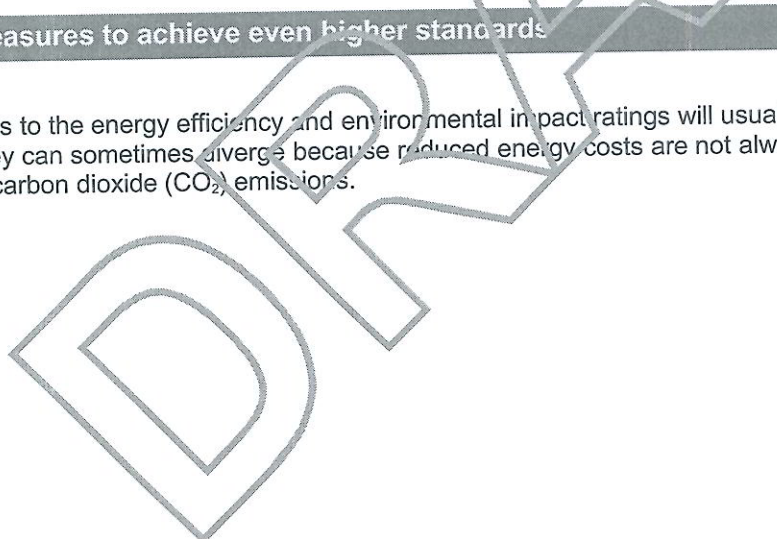
The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower Cost Measures (up to £500)	Typical Savings Per Year	Performance Ratings After Improvement	
		Energy Efficiency	Environmental Impact
1 Upgrade heating controls	£25	C 71	D 67
Sub-total	£25		
Higher Cost Measures			
2 Replace boiler with new condensing boiler	£37	C 74	C 70
Total	£62		
Potential energy efficiency rating		C 74	
Potential environmental impact (CO₂) rating			C 70

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.



About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

Higher cost measures (typically over £500 each)

2 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.

Reduced Data SAP 2005 Input Data Summary

Flat 2/1 35 Pleian Street
Glasgow
G14 0YH

Located in: Scotland
Date of assessment: 13 May 2010
Date of certificate: 14 May 2010
UPRN: 1001436230
Reference number: 0400-4372-0629-3193-1503

Country and Language

Scotland , ENGLISH

Note: Includes energy report. Includes cost ratings.

Property Overview

Dwelling type: Flat
Built form: End Terrace
Habitable rooms: 2
Heated habitable rooms: 2
Terrain type: Dense Urban
Related party disclosure: No related party
Transaction type: Marketed Sale
Basis of certificate: Full survey by you
Sampling approach: None (full survey)
Visited property: Yes

Main property age: Before 1919
Perimeters and areas: internal

Main property construction

Lowest floor area = 44.50 room height = 2.90 perimeter = 23.04
Wall construction Sandstone with unknown insulation
Roof construction Dwelling above,

Windows

Area of windows: Typical
Multiple glazing: 100% installed before 2002
Measured windows: None

Conservatory

There is no conservatory

Shelter factors (flats and maisonettes only)

Floor number: 2 Flat corridor: Unheated
Floors in block: 4 Heat loss floor: Other flat below
Sheltered wall length: 3.80m

Space heating and controls

Database Reference No: 9803
Main heating fuel: -
Heat emitter: Radiators
Boiler flue type: Balanced flue
Boiler fan type: Fan assisted
Main heating controls: 2107 - BOILER SYSTEM WITH RADIATORS OR UNDERFLOOR HEATING,
Programmer, TRVs and bypass
Secondary heating: 603 - Gas (including LPG) room heater, Gas fire, open flue, 1980 or later (open
fronted), sitting proud of, and sealed to, fireplace
Secondary heating fuel: 1 - Gas, mains gas

Water heating and cylinder

Water heating: 901 - From main heating system
Water heating fuel: 1 - Gas, mains gas
Solar panel: No Immersion type: -
Cylinder present:
Cylinder size:
Cylinder insulation:

Miscellaneous

Open fireplaces: 0 Photovoltaic cells: 0%
Ventilation type: Natural Low energy lights: 83%
Electricity meter: Single Main gas supply: Yes
Wind turbines: 0

Measures

Selected:
Heating controls for wet central heating
system (G)
Upgrade boiler, same fuel (I)

Cancelled:

DRAFT