Energy Performance Certificate

Address of dwelling and other details

1-1,

33 VICTORIA STREET, RUTHERGLEN, GLASGOW, G73 1DU 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: Mid-floor flat

RICS Protocol for Scotland

RICS060960

07 September 2010

0100-2563-3110-9300-0971

RdSAP, existing dwelling

33 m²

Room heaters, 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.

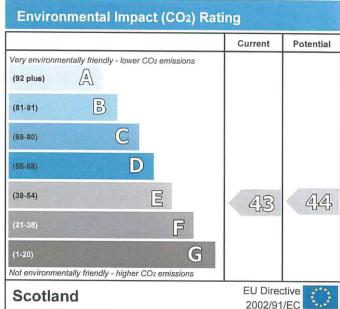
			Current	Potential
/ery energy efficient - lo	wer running costs			
(92 plus)				
(81-91)	В			
(69-80)	C			
(55-68)	D			
(39-54)	2		39	41
(21-38)		F		
(1-20)		G		
Not energy efficient - hig	ther running costs			

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.



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: 646 kWh/m² per year Approximate current CO2 emissions: 105 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 Add additional 80 mm jacket to hot water cylinder

2 Low energy lighting for all fixed outlets

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