

# Energy Performance Certificate

## Address of dwelling and other details

Flat 3 19 Stead's Place  
Edinburgh  
EH6 5DY

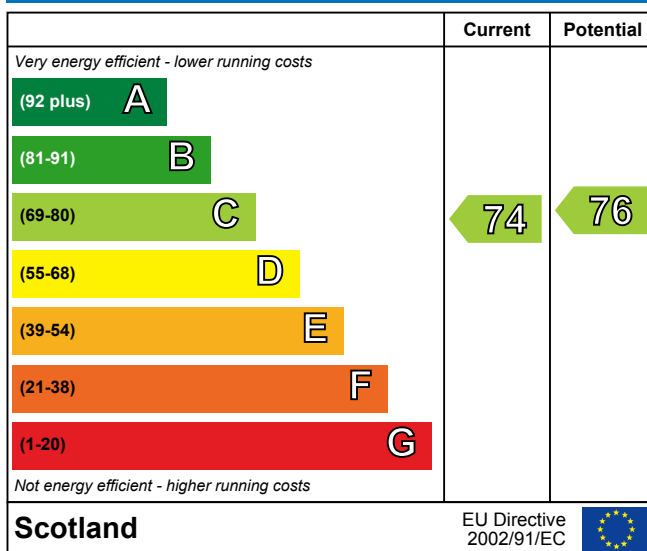
Dwelling type:  
Name of protocol organisation:  
Membership number:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:  
Main type of heating and fuel:

Ground-floor flat  
RICS  
RICS101976  
07 April 2011  
0319-5024-3000-0289-3902  
RdSAP, existing dwelling  
52 m<sup>2</sup>  
Boiler and radiators, mains gas

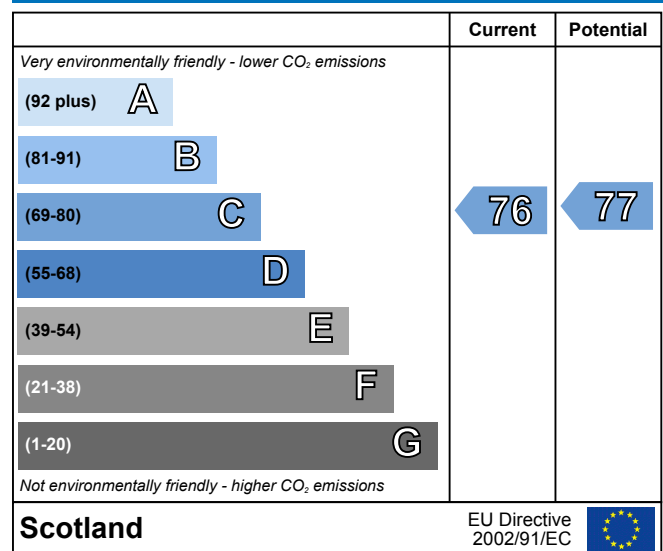
## This dwelling's performance ratings

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



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



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 208 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 34 kg/m<sup>2</sup> 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 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**