

Energy Performance Certificate



Address of dwelling and other details

3F1	Dwelling type:	Top-floor flat
2 TRINITY COURT	Name of approved organisation:	RICS Protocol for Scotland
EDINBURGH	Membership number:	RICS077869
EH5 3LE	Date of certificate:	22 July 2011
	Reference number:	0130-2672-7130-9229-7281
	Type of assessment:	RdSAP, existing dwelling
	Total floor area:	71 m ²
	Main type of heating and fuel:	Electric storage heaters

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2009 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			
(55-68) D			
(39-54) E		40	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
B			
C			
D			
E			
(21-38) F		26	35
(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: 633 kWh/m² per year

Approximate current CO₂ emissions: 112 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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- | | |
|--|---|
| 1 Cavity wall insulation | 3 Low energy lighting for all fixed outlets |
| 2 Increase hot water cylinder insulation | |

A full energy report is appended to this certificate



Remember to look for the Energy Saving Trust 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