

PX00231

Energy Performance Certificate			
Address of dwelling and other details			
Dwelling type:	Ground floor flat		
Name of approved organisation:	EPCFORYOU.COM		
Membership number:	BES 005898		
Date of certificate:	13 August 2009		
Reference number:			
Total floor area:	66 m ²		
Main type of heating and fuel:	Radiator 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

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.

Approximate current energy use per square metre of floor area: 139 kWh/m² per year

Approximate current CO₂ emissions: 23 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 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate

Information from this EPC may be given to Energy Saving Trust to provide advice to households on financial help available to improve home energy efficiency.

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