

Energy Performance Certificate (EPC)

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26 Queen Street, Coupar Angus, Blairgowrie, PH13 9DE

Dwelling type: Ground-floor flat
Date of assessment: 29 November 2012
Date of certificate: 04 December 2012
Total floor area: 69 m²

Reference number: 2512-1916-7209-5372-3904
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 253 kWh/m²/year
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2 165
Over 3 years you could save*	£783

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs

	Current	Potential
A		
B		
(83-89) C		77
(65-69) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is band D (65). The average rating for a home in Scotland is band D (61).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

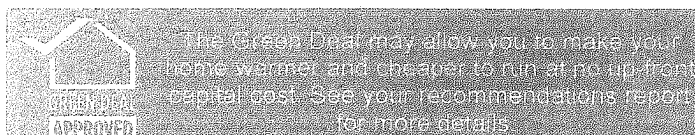
Your current rating is band D (63). The average rating for a home in Scotland is band D (59).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£216	
2 Floor insulation	£800 - £1,200	£279	
3 Heating controls (room thermostat)	£350 - £450	£69	

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



THIS PAGE IS THE ENERGY EFFICIENCY CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED. IT WILL BE REPLACED WITH AN IMPROVED CERTIFICATE.