

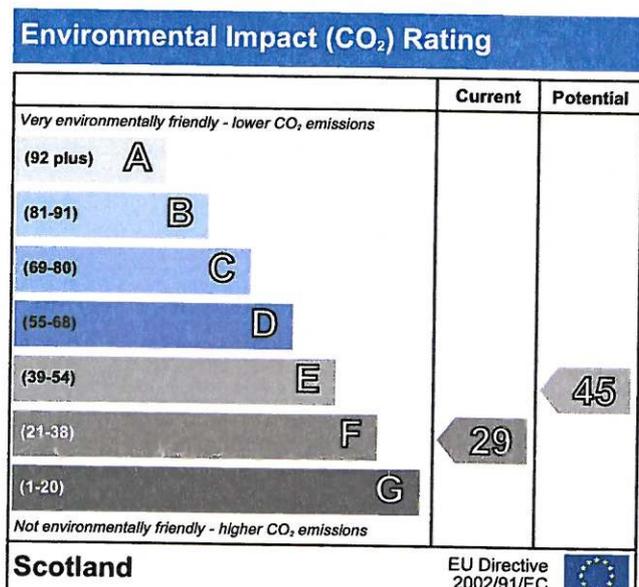
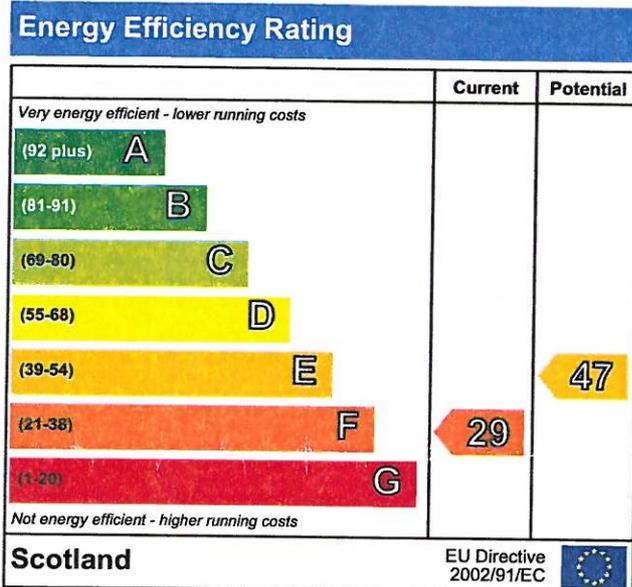
Energy Performance Certificate

Address of dwelling and other details

1 ST ANDREWS SQUARE ELGIN IV30 6HX	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:	Detached house BRE Certification BREC000148 25 January 2011 2619-9529-8000-0005-9926 RdSAP, existing dwelling 84 m ² Electric storage heaters
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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.



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: 643 kWh/m² per year

Approximate current CO₂ emissions: 97 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.

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|--|---|
| 1 Increase loft insulation to 270 mm | 4 Low energy lighting for all fixed outlets |
| 2 Cavity wall insulation | |
| 3 Increase hot water cylinder insulation | |

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