

Energy Performance Certificate

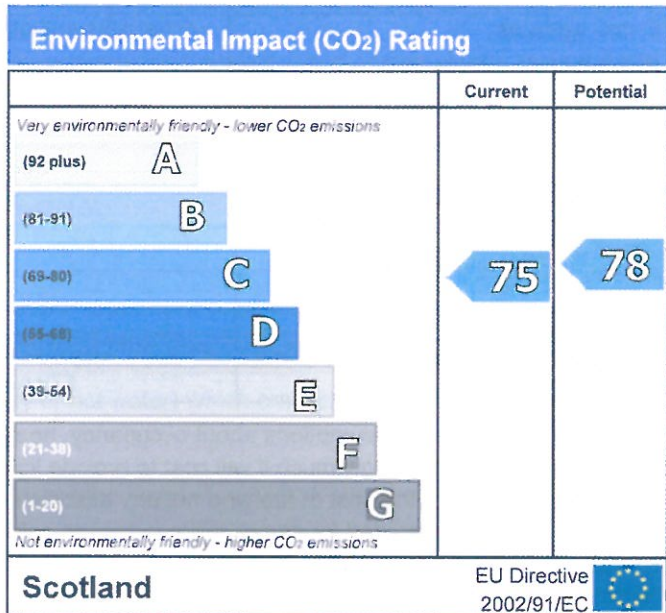
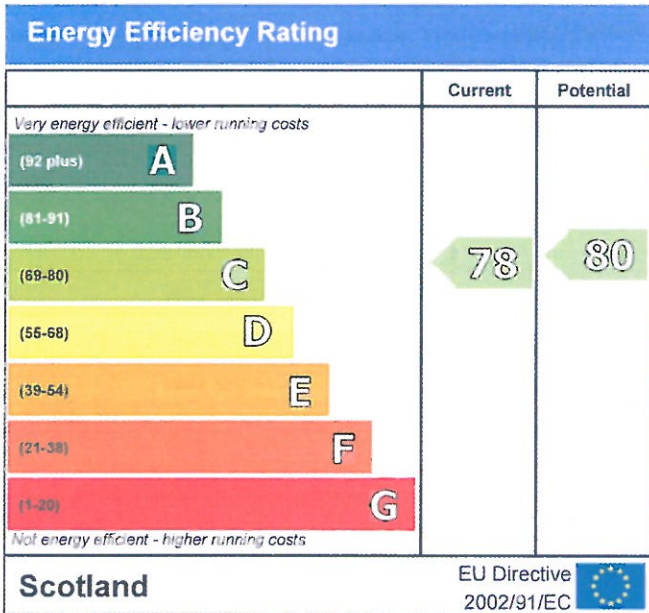
Address of dwelling and other details

1F2,
13 WARDLAW STREET,
EDINBURGH,
EH11 1TN

Dwelling type: Mid-floor flat
Name of approved organisation: Symington Mackell
Membership number: RICS853415
Date of certificate: 21 August 2009
Reference number: 9111-1000-8208-0771-3000
Total floor area: 40 m²
Main type of heating and fuel: 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 (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.

Approximate current energy use per square metre of floor area: 236 kWh/m² per year

Approximate current CO₂ emissions: 39 kg/m² per year

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.

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 | 2 Upgrade heating controls |
|---|----------------------------|

A full energy report is appended to this certificate



Information from this EPC may be given to Energy Saving Trust to provide advice to householders 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

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£11	C 79	C 76
2 Upgrade heating controls	£18	C 80	C 78
Sub-total	£29		
Higher cost measures (over £500)			
3 Replace boiler with Band A condensing boiler	£25	B 82	C 80
Total	£54		
Potential energy efficiency rating		B 82	
Potential environmental impact (CO₂) rating		C 80	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

4 50 mm internal or external wall insulation	£33	B 85	B 84
Enhanced energy efficiency rating		B 85	
Enhanced environmental impact (CO₂) rating		B 84	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's energy ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work. -----

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

Higher cost measures (typically over £500 each)

3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

4 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required and that building standards may apply to this work.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Close your curtains at night to reduce heat escaping through the windows.



Date 03/07/2018 Gas Safe Register No

300862

Gas Safe Register Licence Number

4283981

Serial No

90667955

NAC Plumbing & Heating Ltd LANDLORD/HOMEOWNER GAS SAFETY RECORD

DETAILS OF LANDLORD/HOMEOWNER (or agent where appropriate)

Arden Property Management
43 Morningside Road
Edinburgh

EH104DR

ADDRESS OF THE INSTALLATION

13/7 Wardlaw Streets
Edinburgh

EH111TN

DETAILS OF REGISTERED BUSINESS

NAC Plumbing & Heating Ltd
9
Arnott Gardens
Edinburgh

EH14 2LB

DETAILS OF WORK CARRIED OUT

DEFECTS IDENTIFIED

1	No Fsd On Hob Type	
2	Supply And Fit New Carbon Monoxide Detector To Curren Standards	
3		
4		
5		

ANY REMEDIAL ACTION TAKEN

Numbers should correspond to defects above

GAS INSTALLATION PIPEWORK

Pipework visual inspection	Outcome of gas supply pipework visual inspection	Is the Emergency Control Valve access satisfactory?	Outcome of gas tightness test?	Is protective equipotential bonding satisfactory?
Yes	✓	Yes	✓	Yes

Record issued by:

Signature

Name (Capitals)

Nicholas Cull

Record received by: Signature

Name (Capitals)

Deebika

Record received by: (tenant/landlord/homeowner/agent)

ATTENTION

Next safety check due by:

03/07/2019

This record can be used to document the outcomes of the checks and tests required by The Gas Safety (Installation and Use) Regulations. Some of the outcomes are as a result of visual inspection only and are recorded as appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed

APPLIANCE DETAILS										APPLIANCE RESULTS					
Appliance Number	Location	Type	Manufacturer	Model	Covered by Landlord Insurance?	Inspected Yes/No?	Type of Flue	Operating pressure in flue at 1Mbar hot water/1Mbar hot air/Boiler	Operation of safety devices/Pass/Fail or N/A	Ventilation Satisfactory Yes/No	Visual conditions of flue & test/Pass/Fail/N/A	Flue operation checks Pass/Fail/N/A	Combustion analyser reading (if applicable)	Serviced Yes/No?	Safe to use Yes/No?
1	Cupboard	Boiler	De'Longhi dural	Thermomaster F246	Yes	Yes	RS	11 Mbar	Pass	Yes	Pass	N/A	0.0004	No	✓
Audible CO Alarm															
Approved CO alarm fitted in Date? Is CO alarm in Date? Is CO alarm test satisfactory?															
Yes Yes Yes															
2	Kitchen	Hob	Nuff	4	Yes	Yes	FL	20 Mbar	N/A	Yes	N/A	N/A	N/A	No	✓
Audible CO Alarm															
Approved CO alarm fitted in Date? Is CO alarm in Date? Is CO alarm test satisfactory?															
Yes Yes Yes															
Audible CO Alarm															
Approved CO alarm fitted in Date? Is CO alarm in Date? Is CO alarm test satisfactory?															
Yes Yes Yes															
Audible CO Alarm															
Approved CO alarm fitted in Date? Is CO alarm in Date? Is CO alarm test satisfactory?															
Yes Yes Yes															