

# Energy Performance Certificate (EPC)

FLAT 1, 3 APPIN PLACE, EDINBURGH, EH14 1PW

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 07 November 2013  
**Date of certificate:** 07 November 2013  
**Total floor area:** 114 m<sup>2</sup>

**Reference number:** 9130-2543-8090-9107-7301  
**Type of assessment:** RdSAP, existing dwelling  
**Primary Energy Indicator:** 94 kWh/m<sup>2</sup>/year  
**Main heating and fuel:** Boiler and radiators, mains gas

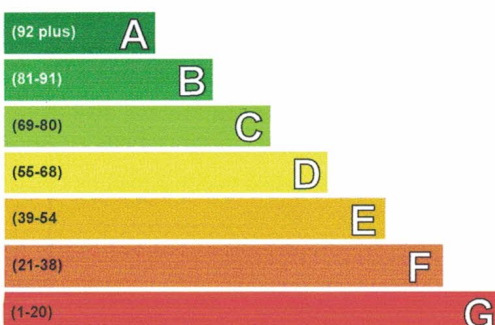
## You can use this document to:

- 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 CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£1,602	See your recommendations report for more information
Over 3 years you could save*	£303	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	85

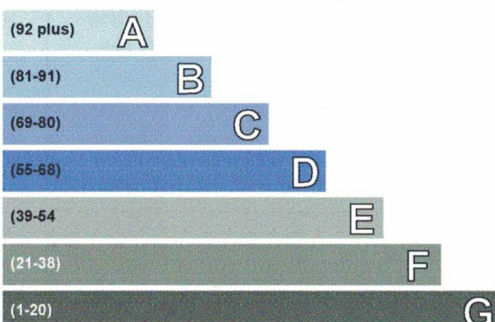
## Energy Efficiency Rating

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 B (82)**. 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 CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
84	88

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (84)**. 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 Draughtproofing	£80 - £120	£54	✓
2 Low energy lighting	£40	£150	
3 Condensing boiler	£2,200 - £3,000	£72	✓

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE



## 4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

The subject property was constructed in 2006 by Messrs Bryant Homes Ltd who are NHBC registered.

There will be a maintenance charge for the upkeep of the common fabric including the lift system however we are unaware as to the amount.

The subjects are situated in fairly close proximity to a railway line.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

We are of the opinion that the present re-instatement value of the property with due allowance for demolition, site clearance and professional fees would be fairly stated in the region of £185,000 (One Hundred and Eighty Five Thousand Pounds Sterling).

### Valuation and market comments

In forming our valuation due consideration has been given to the condition and situation of the property together with the likely demand for a property of this size and nature in this area. We are therefore of the opinion that the current market value, with the benefit of vacant possession may be fairly stated in the region of £230,000 (Two Hundred and Thirty Thousand Pounds Sterling).

**Signed**

Security Print Code [623875 = 7229 ]  
Electronically signed

**Report author**

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**Date of report**

11th November 2013