## Energy Performance Certificate

#### Address of dwelling and other details

Ashley Lodge 253 Great Western Road Aberdeen AB10 6PP

Dwelling type: Name of protocol:

Name of protocol: Membership number:

Date of certificate: Total floor area: Top-floor flat

CIBSE

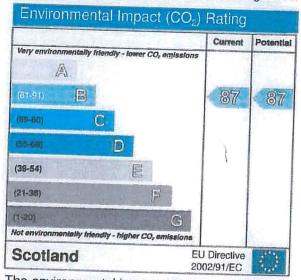
LCEA025106 27 July 2012

68 m<sup>2</sup>

Main type of heating and fuel: Boiler and radiators, mains gas

### This dwelling's performance rating

This dwelling has been assessed using the SAP 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. Carbon dioxide is a greenhouse gas that contributes to climate change.



The environmental impact rating is a measure of a Home's impact 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.

Approximate current energy use per square metre of floor area: 86 kWh/m² per year Approximate current CO₂ emissions: 16 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 table above

Not applicable

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

#### Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of CIBSE. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006.

Assessor's name:

Mr Ian McAlister

Company name/trading name:

CCDP

Address:

Peregrine Road, Westhill Business Park, Westhill, Aberdeenshire,

Phone number:

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01224744999

E-mail address:

ccdp@ccdp.co.uk

Related party disclosure:

No related party

# Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

	Current	Potential	
Energy use	86 kWh/m² per year		
Carbon dioxide emissions	1.1 tonnes per year	86 kWh/m² per year	
Lighting		1.1 tonnes per year	
Heating	£42 per year	£42 per year	
THE PARTY OF THE P	£232 per year	£232 per year	
Hot water	£56 per year	£56 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

#### About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

# Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient).

Element	Description	Current per	Current performance	
Walls		Energy Efficiency	Environmental	
walls	Average thermal transmittance 0.17 W/m²K	****	****	
Roof	Average thermal transmittance 0.16 W/m²K	****	****	
Floor	(other premises below)	1 -		
Windows	High performance glazing	****		
Main heating	Boiler and radiators, mains gas	*****	****	
Main heating controls	Programmer, room thermostat and TRVs	****	未会会会	
Secondary heating	None	NA A A A	***	
Hot water	From main system		10	
Lighting	Low energy lighting in all fixed outlets	****	****	
Air tightness	Air permeability 7.0 m³/h.m² (assumed)	****	****	

## Current energy efficiency rating

B 83

#### Current environmental impact (CO2) rating

B 87

Thermal transmittance is a measure of the rate of heat loss through a building fabric; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

### Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

Recommended measures to improve this home's energy performance

None.

Further measures to achieve even higher standards

None.