

# Energy Performance Certificate


## Address of dwelling and other details

**Ashley Lodge**  
**253 Great Western Road**  
**Aberdeen**  
**AB10 6PP**

**Dwelling type:** Top-floor flat  
**Name of protocol:** CIBSE  
**Membership number:** LCEA025106  
**Date of certificate:** 27 July 2012  
**Total floor area:** 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.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |  |
|---|----------------------------|--|
|   | Current                    | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |  |
| A   |                            |  |
| (81-91) B   | 87                         | 87   |
| (69-80) C   |                            |  |
| (55-68) D   |                            |  |
| (39-54) E   |                            |  |
| (21-38) F   |                            |  |
| (1-20) G  |                            |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |  |
| <b>Scotland</b>   | EU Directive<br>2002/91/EC |  |

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/m<sup>2</sup> per year  
 Approximate current CO<sub>2</sub> emissions: 16 kg/m<sup>2</sup> 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](http://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**



## 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, AB32 6JL  
Phone number: 01224 744555  
Fax number: 01224744999  
E-mail address: ccdp@ccdp.co.uk  
Related party disclosure: No related party

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                        | Potential                      |
|--------------------------|--------------------------------|--------------------------------|
| Energy use               | 86 kWh/m <sup>2</sup> per year | 86 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 1.1 tonnes per year            | 1.1 tonnes per year            |
| Lighting                 | £42 per year                   | £42 per year                   |
| Heating                  | £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 performance |               |
|-----------------------|---|---------------------|---------------|
|                       |   | Energy Efficiency   | Environmental |
| Walls                 | Average thermal transmittance 0.17 W/m <sup>2</sup> K           | ★★★★★               | ★★★★★         |
| Roof                  | Average thermal transmittance 0.16 W/m <sup>2</sup> K           | ★★★★★               | ★★★★★         |
| Floor                 | (other premises below)  | -                   | -             |
| Windows               | High performance glazing  | ★★★★★               | ★★★★★         |
| Main heating          | Boiler and radiators, mains gas                                 | ★★★★☆               | ★★★★☆         |
| Main heating controls | Programmer, room thermostat and TRVs                            | ★★★★☆               | ★★★★☆         |
| Secondary heating     | None  | -                   | -             |
| Hot water             | From main system  | ★★★★☆               | ★★★★☆         |
| Lighting              | Low energy lighting in all fixed outlets                        | ★★★★★               | ★★★★★         |
| Air tightness         | Air permeability 7.0 m <sup>3</sup> /h.m <sup>2</sup> (assumed) | ★★★★☆               | ★★★★☆         |

Current energy efficiency rating

B 83

Current environmental impact (CO<sub>2</sub>) 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.