## **Energy Performance Certificate**

## Address of dwelling and other details

Flat 3 66 Craighouse Gardens Dwelling type: Mid-floor flat

Edinburgh Name of approved organisation: RICS

EH10 5UN Membership number: RICS047505
Date of certificate: 22 December 2009

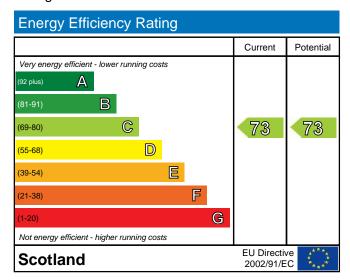
Reference number: 0890-0491-0920-2092-1213

Total floor area: 72 m<sup>2</sup>

Main type of heating and fuel: Electric storage heaters

## 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 (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.



Environmental Impact (CO<sub>2</sub>) Rating Current Potential Very environmentally friendly - lower CO2 emissions (92 plus)  $\mathbb{A}$ B (81-91)  $\mathbb{C}$ (69-80)66 66 (55-68)匡 (39-54) 厚 G Not environmentally friendly - higher CO2 emissions **FU Directive** Scotland 2002/91/EC

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 (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: 275 kWh/m² per year

Approximate CO<sub>2</sub> emissions: 42 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 tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

Not applicable

A full energy report is attached 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 help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk