Energy Performance Certificate

Address of dwelling and other details

202 Leyland Road

Bathgate EH48 2TL Dwelling type:

Top-floor flat

Name of approved organisation: RICS

Membership number:
Date of certificate:

RICS119061 03 March 2009

Date of certificate: 03 March 2009

Reference number: 0120-2752-7070-0201-5335

Total floor area:

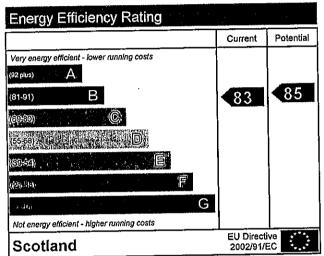
64 m²

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.



Environmental Impact (CO2) Rating Current Potential Very environmentally friendly - lower CO₂ emissions (92 plus) 4 4 4 4 A (Fib*4f) 83 (₹2±₹0): Ď. 屋 (EF-62) (21-38)(1-20)Not environmentally friendly - higher CO1 emissions EU Directive 2002/91/EC Scotland

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 133 kWh/m² per year

Approximate CO2 emissions: 22 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 tables above.

1 Low energy lighting for all fixed outlets

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