

Energy Performance Certificate (EPC)

29 Loch Maree Way, Whitburn, Bathgate, EH47 0RW

Dwelling type: Ground-floor flat
Date of assessment: 06 May 2013
Date of certificate: 07 May 2013
Total floor area: 47 m²

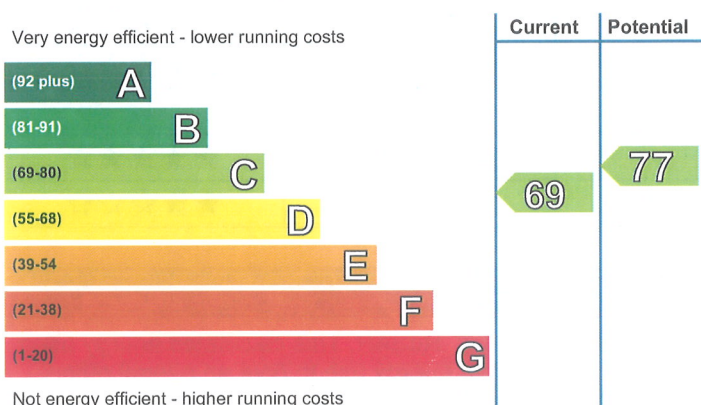
Reference number: 1100-6768-0829-6006-1573
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 234 kWh/m²/year
Main heating and fuel: Boiler and radiators, mains gas

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£1,542	See your recommendations report for more information
Over 3 years you could save*	£372	

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

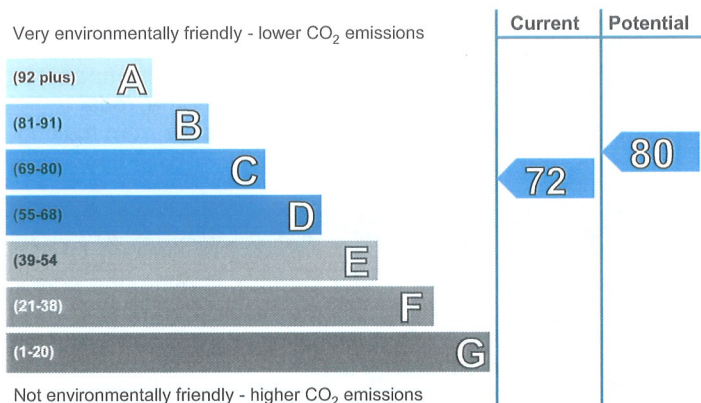


Energy Efficiency Rating

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 C (69)**. 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.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

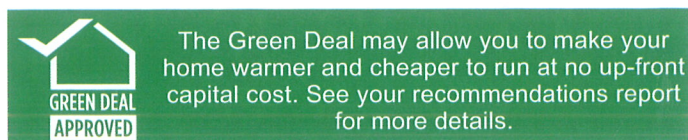
Your current rating is **band C (72)**. The average rating for a home in Scotland is **band D (59)**.

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 Floor insulation	£800 - £1,200	£172.62	✓
2 Low energy lighting	£35	£64.08	
3 Heating controls (room thermostat)	£350 - £450	£49.71	✓

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.



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

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,149 over 3 years	£879 over 3 years	
Hot water	£231 over 3 years	£204 over 3 years	
Lighting	£162 over 3 years	£87 over 3 years	
Totals	£1,542	£1,170	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from your local Energy Saving Scotland advice centre which can be contacted on 0800 512 012. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement		Green Deal
			Energy	Environment	
1 Floor insulation	£800 - £1,200	£57.54	C 73	C 76	✓
2 Low energy lighting for all fixed outlets	£35	£21.36	C 74	C 77	
3 Upgrade heating controls	£350 - £450	£16.57	C 75	C 78	✓
4 Replace boiler with new condensing boiler	£2,200 - £3,000	£29.5	C 77	C 80	✓

Measures which have a green deal tick (✓) are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick (✓) may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.energysavingtrust.org.uk/scotland or contact the Scottish Green Deal advice service at your local Energy Saving Scotland advice centre on 0800 512 012.

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Air or ground source heat pump

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact your local Energy Saving Scotland advice centre on 0800 512 012 or go to www.energysavingtrust.org.uk/scotland.

About this document

The Energy Performance Certificate and Recommendations Report for this dwelling were produced following an energy assessment undertaken by an assessor accredited by Stroma, an Approved Organisation appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register.

Assessor's name:	Mr John Smith DEA GDA
Assessor membership number:	STRO010561
Company name/trading name:	Direct Savings
Address:	6 Old Deans Road Bathgate West Lothian EH48 1JU
Phone number:	07429254034
Email address:	info@directsavings.org.uk
Related party disclosure:	No related party

This Certificate and report will be available to view online by any party with access to the report reference number and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be shared with third parties for purposes other than the sale or rental of the property, please notify the assessor listed above and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at www.scotland.gov.uk.

Opportunity to benefit from a Green Deal on this property

When the Green Deal launches, it may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.greenerscotland.org or call 0800 512 012.

**Authorised
home energy
assessment**

**Finance at
no upfront
cost**

**Choose from
authorised
installers**

**May be paid
from savings
in energy bills**

**Repayments
stay with the
electricity bill
payer**



Tuesday, 07 may 2013

Attention: Mr Mark McKenzie

Direct Savings Reference No: 00477

Dear Mr Mark McKenzie

I am pleased to inform you that your Energy Performance Certificate (EPC) is now ready and is attached with this letter.

If you wish to retrieve your EPC online, then:-

- Navigate to www.scottishepcregister.org.uk
- Click on 'RRN Search'
- Type in the 'RRN' number which is displayed at the top right hand side of your printed EPC and the text displayed in the image
- Click on 'Retrieve PDF' and save the file to your computer

Current Property Performance:

The energy rating band is an C, with an overall rating number of 69. This is out of 100, and the UK average is 60. Rating E and below is usually poor, which means that you may want to take a course of action to have this addressed.

The government standard says that each property should be brought to a band D or better, which will help improve the energy efficiency of your home and reduce your energy bills.

More information on current performance is broken down on page 2, which takes the features such as heating, lighting, walls, etc and gives it a rating out of 5 stars. 5 Stars is excellent whereas one or less stars is very poor. This usually gives a clue at which parts of the property need immediate address.

Recommendations:

You will see on page 1, some of the potential savings you can make by installing some of the top 1-3 measures highlighted in the "Top Actions" section at the bottom of the page. More of the recommendations are laid out on page 3 in the "Recommendations" section. Any recommendation measure that has a green tick means it is available for Green Deal finance.

Complaints procedure:

Hopefully you will have been pleased with our service so far, which is why we are always looking for feedback. However if you were dissatisfied with our services, we run an open and transparent complaints procedure, which you can find more about overleaf. You are within your right to raise a complaint within 365 days of the conduct of this service. We will respond to that complaint within 7 working days.

