

# Energy Performance Certificate



## Address of dwelling and other details

29 CADZOW BRIDGE  
SQUARE  
HAMILTON  
ML3 7GZ

Dwelling type: Mid-floor flat  
Name of approved organisation: RICS Protocol for Scotland  
Membership number: RICS028523  
Date of certificate: 28 May 2011  
Reference number: 2400-6286-0629-1228-1593  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 62 m<sup>2</sup>  
Main type of heating and fuel: Boiler and radiators, mains gas

## This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2009 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A		
(92-100) B		
(81-91) C	75	76
(55-68) D		
E		
F		
G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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.

Approximate current energy use per square metre of floor area: 152 kWh/m<sup>2</sup>per year

Approximate current CO<sub>2</sub> emissions: 29 kg/m<sup>2</sup>per year

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
C	78	79
D		
E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 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.

## 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 appended to this certificate*



Remember to look for the Energy Saving Trust 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 further information, EPC may be sent to the Energy Saving Trust to provide a free of charge, detailed energy efficiency report.

**N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION**