HPC23

Energy Performance Certificate

Address of dweling and other details

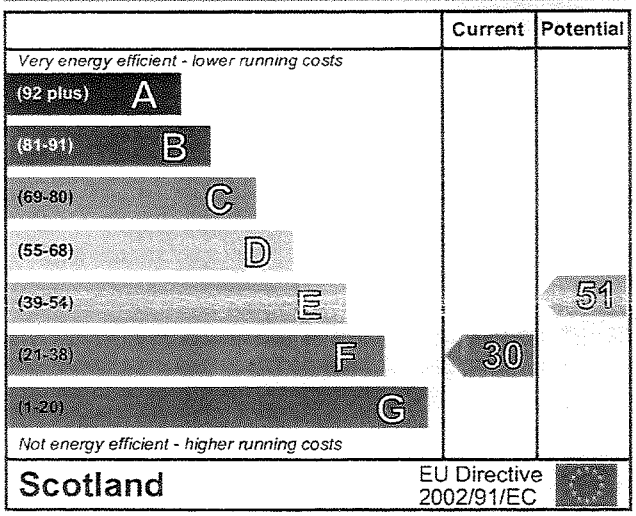
8 BERTRAM STREET
HAMILTON
HAMILTON
ML3 0QS

Dwelling type:	Top-floor flat
Name of approved organisation:	Ecmk Ltd
Membership number:	ECMK201417
Date of certficate:	10 February 2010
Reference Number:	9610-8822-4000-0148-3902
Type of assessment:	RdSAP, existing dwelling
Total floor area:	69 m²
Main type of heating and fuel:	Room heaters, electric

This dwelling's performance ratings

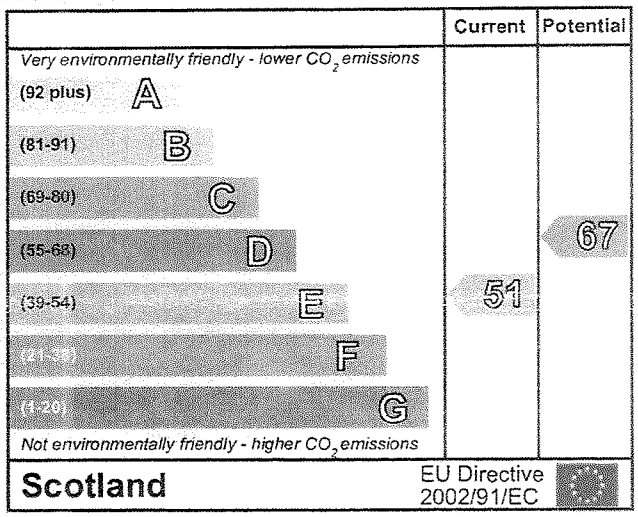
This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions. CO_2 is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating



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.

Environment Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 408 kWh/m² per year

Approximate current CO_2 emissions: 61 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. Higher cost measures could also be considered and these are recommended in the attached energy report.

1 Increase loft insulation to 270 mm	3 Add additional 80 mm jacket to hot water cylinder
2 Cavity wall insulation	4 Low energy lighting for all fixed outlets

energy saving recommended
Certification mark

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.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

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 Ecmk Ltd. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name:	Miss Barbara McLaughlin
Company name/trading name:	Miss Barbara McLaughlin
Address:	31, Loancroft Avenue, Baillieston Glasgow, G69 7RN
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Fax number:	
E-mail address:	barbara.mac1@ntlworld.com
Related party disclosure:	No related party

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	408 kWh/m² per year	270 kWh/m² per year
Carbon dioxide emissions	4.2 tonnes per year	2.8 tonnes per year
Lighting	£72 per year	£36 per year
Heating	£702 per year	£426 per year
Hot water	£372 per year	£296 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 practise. 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 table below is an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, 75 mm loft insulation	Average	Average
Floor	(other premises below)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Room heaters, electric	Very poor	Poor
Main heating controls	Appliance thermostats	Good	Good
Secondary heating	Portable electric heaters	-	-
Hot water	Electric immersion, standard tariff	Very poor	Poor
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		F 30	
Current environmental impact (CO_2) rating			E 51

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

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy Efficiency	Environmental
1 Increase loft insulation to 270 mm	£133	F 36	D 56
2 Cavity wall insulation	£180	E 46	D 64
3 Add additional 80 mm jacket to hot water cylinder	£56	E 50	D 66
4 Low energy lighting for all fixed outlets	£19	E 51	D 67
Sub-total	£388		
Higher cost measures (over £500)			
5 Fan assisted storage heaters and dual immersion cylinder	£330	C 74	D 65
Total	£718		
Potential Energy efficiency rating		C 74	
Potential environmental impact (CO_2) rating			D 67

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.