

# Energy Performance Certificate (EPC)

Dwellings

# Scotland

FLAT 1, 8B GAYFIELD SQUARE, EDINBURGH, EH1 3NT

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 12 January 2016  
**Date of certificate:** 14 January 2016  
**Total floor area:** 61 m<sup>2</sup>  
**Primary Energy Indicator:** 339 kWh/m<sup>2</sup>/year

**Reference number:** 1700-0824-0629-8091-1963  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

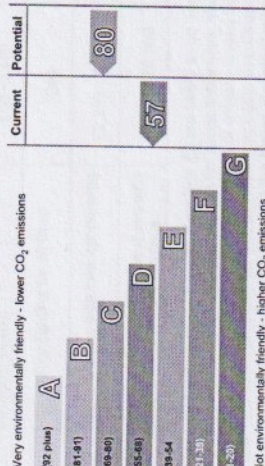
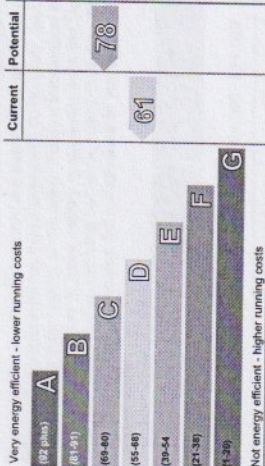
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

**Estimated energy costs for your home for 3 years\***  
**Over 3 years you could save\***

**£2,571**  
**£1,215**

See your recommendations report for more information

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



## 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 Internal or external wall insulation	£4,000 - £14,000	£660.00	✓
2 Draughtproofing	£80 - £120	£108.00	✓
3 Low energy lighting	£40	£57.00	

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**

## Recommendations Report

### Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology: 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. '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	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★ ★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆ ☆
Roof	Solid brick, as built, no insulation (assumed)	★ ★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆ ☆
Floor	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Single glazed	★ ☆ ☆ ☆ ☆ ☆	★ ☆ ☆ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆ ☆	★ ★ ★ ★ ☆ ☆
Main heating controls	Programmer, TRVs and bypass	★ ★ ★ ☆ ☆ ☆	★ ★ ★ ☆ ☆ ☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★ ★ ★ ★ ☆ ☆	★ ★ ★ ★ ☆ ☆
Lighting	Low energy lighting in 43% of fixed outlets	★ ★ ★ ☆ ☆ ☆	★ ★ ★ ☆ ☆ ☆

### The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

### The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 60 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.7 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.