

Energy Performance Certificate

Address of dwelling and other details

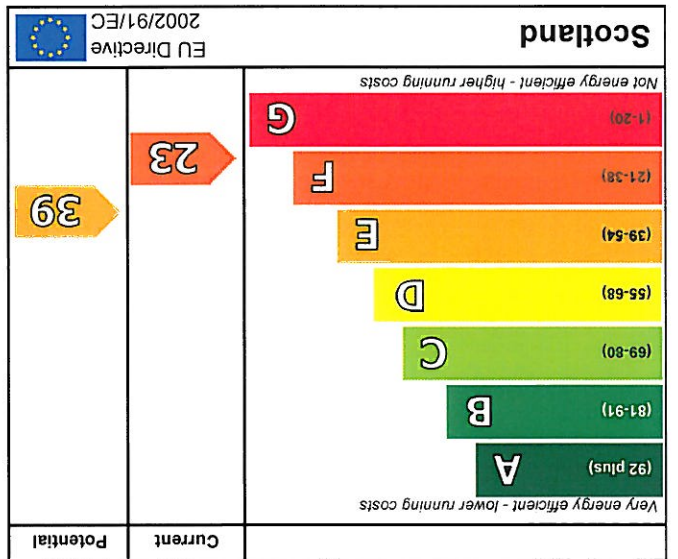
8 SEAFIELD COURT,
SEAFIELD,
ABERDEEN,
AB15 7YW

Dwelling type:
Top-floor flat
Name of approved organisation:
RICS Protocol for Scotland
RICS044375
Date of certificate:
11 January 2011
Reference number:
2719-7029-7100-0419-2992
Type of assessment:
RdSAP, existing dwelling
Total floor area:
62 m²
Main type of heating and fuel:
Electric storage heaters

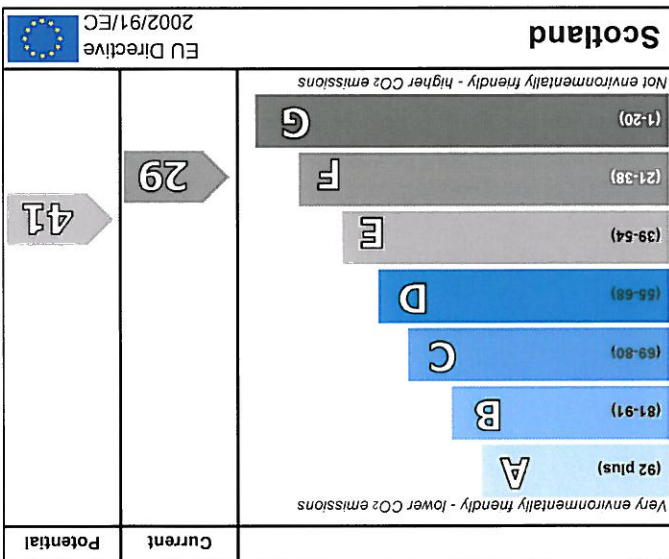
This dwelling's performance ratings

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.

Energy Efficiency Rating



Environmental Impact (CO₂) 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.

Approximate current energy use per square metre of floor area: 722 kWh/m² per year
Approximate current CO₂ emissions: 109 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.

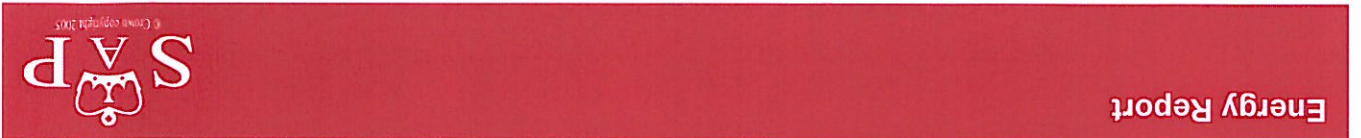
- 1 Cavity wall insulation
- 2 Increase hot water cylinder insulation
- 3 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate



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



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS Protocol for Scotland. 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: Mr. Alastair Walker
 Company name/trading name: Atholl Associates LLP
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 E-mail address: alastair.walker@atholls.com
 Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	722 kWh/m ² per year	534 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	5.0 tonnes per year
Lighting	£73 per year	£39 per year
Heating	£888 per year	£710 per year
Hot water	£380 per year	£228 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 practice. 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 gives 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.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Flat, limited insulation (assumed)	Very poor	Very poor
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Electric storage heaters	Poor	Poor
Main heating controls	Manual charge control	Poor	Poor
Secondary heating	Room heaters, electric	-	-
Hot water	Electric immersion, off-peak	Very poor	Poor
Lighting	Low energy lighting in 13% of fixed outlets	Poor	Poor

Current energy efficiency rating		F 23	
Current environmental impact (CO ₂) rating		F 29	

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.

Low and zero carbon energy sources

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 (CO₂) emissions.

None

Further measures to achieve even higher standards

Potential environmental impact (CO ₂) rating		Potential energy efficiency rating	
E 41		E 39	
Lower cost measures (up to £500)	Typical savings per year		Total
1 Cavity wall insulation	£236	F 33	
2 Increase hot water cylinder insulation	£106	F 38	
3 Low energy lighting for all fixed outlets	£21	E 39	
			£363
Performance ratings after improvement	Energy efficiency	Environmental impact	
			F 38

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.

Recommended measures to improve this home's energy performance

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss. This will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

3 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

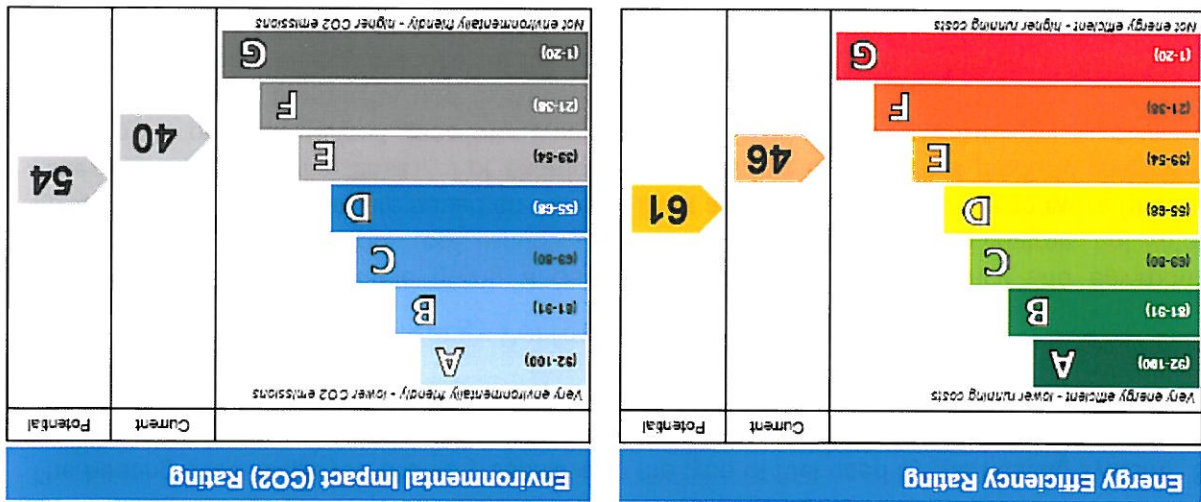
- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
 - If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
 - Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
 - Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
 - Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
 - If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
 - Close your curtains at night to reduce heat escaping through the windows.
- 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.

The survey is non-intrusive and evidence-based only. An Energy Assessor who conducts the survey will only record what can be visually inspected. Areas that are inaccessible (e.g. under the floor or within a flat roof) will be assumed to have levels of insulation commensurate with the age and type of build. If insulation has been added at a later date, then documentary evidence (e.g. builder's receipts or photographs) will be required. An Energy Assessor is not permitted to accept the word of a homeowner alone as evidence. The energy survey is not a structural survey and does not convey any information about the structural integrity or condition of the building. All heating, lighting and plumbing systems found within the building will be assumed to be working correctly.

Access to Loft Space

An Energy Assessor should have access to loft spaces in order to measure the insulation. If the loft hatch is locked, difficult to open or has unsafe access, the Energy Assessor will not inspect this area. In circumstances such as these the software will default to the level of insulation which would have been installed at the time of build.

Extent of Survey



Two charts will be displayed in the Energy Performance Certificate. The first is an Energy Efficiency Rating and the second is an Environmental Impact Rating (based on CO₂ emissions). There are small variations in the layout of these charts in England and Wales, Scotland and Northern Ireland.

Homes are energy rated into one of seven bands from A to G, where A is high efficiency and G is low efficiency. This is a similar system to the energy rating of domestic electrical goods and new motor vehicles. An energy rating is calculated by entering data from a survey (property dimensions, wall construction, boiler type, loft insulation etc.) into a computer program which generates an output rating on a scale from 1 to 100 (1 being a low rating and 100 being a high rating). This energy rating is linked to the cost of heating, lighting and hot water per square metre of the property. The current average rating for a property in England and Wales falls within bands D - E. New build homes built to current building standards are likely to achieve a high C or low B rating.

Energy Rating of Properties

Information about Energy Performance Certificates (EPCs)

