



Energy performance certificate



# Energy Performance Certificate

## Address of dwelling and other details

325 Great Western Road  
Aberdeen  
AB10 6PP

Dwelling type: Top-floor flat  
Name of protocol organisation: RICS  
Membership number: RICS082936  
Date of certificate: 18 February 2011  
Reference number: 9880-1003-0202-2869-0904  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 64 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 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<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 |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (55-68) D                                   |                         | 68                                                                                  |
| (39-54) E                                   | 48                      |                                                                                     |
| (21-38) F                                   |                         |                                                                                     |
| (1-20) 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: 471 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 79 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                                                       |                         |                                                                                       |
| (69-80) C                                                       |                         |                                                                                       |
| (55-68) D                                                       |                         | 62                                                                                    |
| (39-54) E                                                       | 42                      |                                                                                       |
| (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 Increase loft insulation to 270 mm     | 4 Low energy lighting for all fixed outlets |
| 2 Cavity wall insulation                 | 5 Upgrade heating controls                  |
| 3 Increase hot water cylinder insulation |                                             |

*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**

## Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. 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:           | Kevin I Angus                       |
| Company name/trading name: | J & E Shepherd                      |
| Address:                   | 35, Queens Road, Aberdeen, AB15 4ZN |
| Phone number:              | 01224202800                         |
| Fax number:                | 01224202802                         |
| E-mail address:            | aberdeen@shepherd.co.uk             |
| Related party disclosure:  | No related party                    |

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy Use               | 471 kWh/m <sup>2</sup> per year | 290 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 5.0 tonnes per year             | 3.1 tonnes per year             |
| Lighting                 | £65 per year                    | £36 per year                    |
| Heating                  | £730 per year                   | £480 per year                   |
| Hot Water                | £209 per year                   | £147 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.

| Element                                                     | Description                                                                                          | Current Performance |                   |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------|-------------------|
|                                                             |                                                                                                      | Energy Efficiency   | Environmental     |
| Walls                                                       | Granite or whin, as built, no insulation (assumed)<br>Cavity wall, as built, no insulation (assumed) | Very poor<br>Poor   | Very poor<br>Poor |
| Roof                                                        | Pitched, 25 mm loft insulation                                                                       | Poor                | Poor              |
| Floor                                                       | (other premises below)                                                                               | -                   | -                 |
| Windows                                                     | Fully double glazed                                                                                  | Good                | Good              |
| Main heating                                                | Boiler and radiators, mains gas                                                                      | Average             | Good              |
| Main heating controls                                       | Programmer, TRVs and bypass                                                                          | Average             | Average           |
| Secondary heating                                           | Room heaters, mains gas                                                                              | -                   | -                 |
| Hot water                                                   | From main system                                                                                     | Average             | Good              |
| Lighting                                                    | Low energy lighting in 17% of fixed outlets                                                          | Poor                | Poor              |
| <b>Current energy efficiency rating</b>                     |                                                                                                      | <b>E 48</b>         |                   |
| <b>Current environmental impact (CO<sub>2</sub>) rating</b> |                                                                                                      | <b>E 42</b>         |                   |

### 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 Impact |
| 1 Increase loft insulation to 270 mm                          | £181                     | D 58                                  | E 52                 |
| 2 Cavity wall insulation                                      | £72                      | D 62                                  | D 56                 |
| 3 Increase hot water cylinder insulation                      | £30                      | D 64                                  | D 58                 |
| 4 Low energy lighting for all fixed outlets                   | £21                      | D 65                                  | D 59                 |
| 5 Upgrade heating controls                                    | £38                      | D 68                                  | D 62                 |
| <b>Sub-total</b>                                              | <b>£342</b>              |                                       |                      |
| <b>Higher Cost Measures</b>                                   |                          |                                       |                      |
| 6 Replace boiler with new condensing boiler                   | £108                     | C 74                                  | C 70                 |
| <b>Total</b>                                                  | <b>£450</b>              |                                       |                      |
| <b>Potential energy efficiency rating</b>                     |                          | <b>C 74</b>                           |                      |
| <b>Potential environmental impact (CO<sub>2</sub>) rating</b> |                          |                                       | <b>C 70</b>          |

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. 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.

|                                                              |     |             |             |
|--------------------------------------------------------------|-----|-------------|-------------|
| 7 50 mm internal or external wall insulation                 | £87 | C 79        | C 76        |
| <b>Enhanced energy efficiency rating</b>                     |     | <b>C 79</b> |             |
| <b>Enhanced environmental impact (CO<sub>2</sub>) rating</b> |     |             | <b>C 76</b> |

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<sub>2</sub>) emissions.

### 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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that building standards may apply to this work.

##### 2 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](http://www.nationalinsulationassociation.org.uk)).

##### 3 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.

##### 4 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.

##### 5 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

#### Higher cost measures (typically over £500 each)

## 6 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

### About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. 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.

## 7 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required and that building standards may apply to this work.

### 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 CO<sub>2</sub> 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.
- Close your curtains at night to reduce heat escaping through the windows.
- 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.

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](http://www.energysavingtrust.org.uk).