

Energy Performance Certificate (EPC)

Dwellings

Scotland

GROUND FLOOR FLAT , 169 CROWN STREET, ABERDEEN, AB11 6HT

Dwelling type: Mid-floor flat
Date of assessment: 07 March 2024
Date of certificate: 11 March 2024
Total floor area: 46 m²
Primary Energy Indicator: 234 kWh/m²/year

Reference number: 0180-2273-2070-2804-6841
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

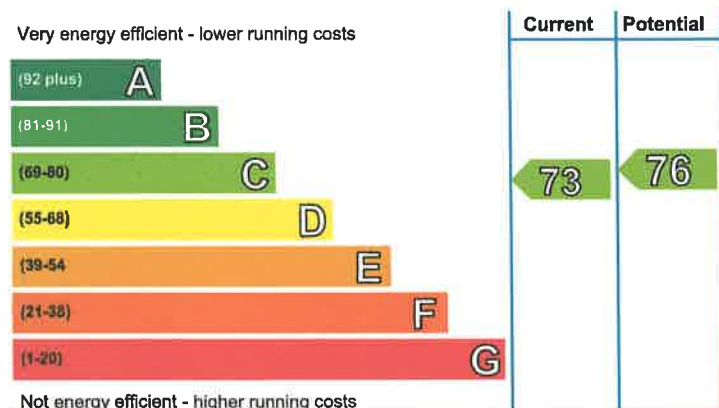
You can use this document to:

- 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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,475	See your recommendations report for more information
Over 3 years you could save*	£324	

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

Very energy efficient - lower running costs



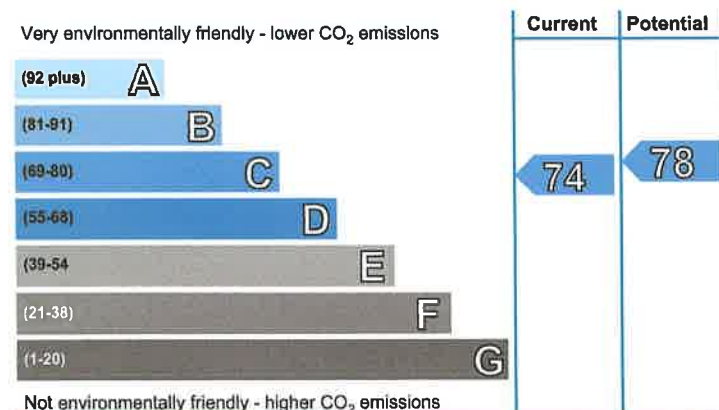
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£324.00

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.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

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	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all 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, CO₂ 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 41 kg CO₂/m²/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 1.9 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 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,857 over 3 years	£1,533 over 3 years	
Hot water	£417 over 3 years	£417 over 3 years	
Lighting	£201 over 3 years	£201 over 3 years	
Totals	£2,475	£2,151	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£108		

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Internal or external wall insulation

Internal or external 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. 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). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,049	N/A	N/A	(1,212)
Water heating (kWh per year)	1,614			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mrs. Felicity Forbes-Davidson
Assessor membership number:	EES/007620
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	4-5 Union Terrace Aberdeen AB10 1NJ
Phone number:	01224 594172
Email address:	felicity.forbes-davidson@dmhall.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Aberdeen Property Leasing

Factoring

Tel: 01224 635 355
Email: info@aplfactor.co.uk

Queens Road Mansions
Queens Road
Aberdeen
AB15 8BR

Owner:

Statement: P 2

Date: 21/10/2024

Service Charge Statement for Queens Road Mansions, Queens Road

Date:	Transaction Description:	Debit:	Credit:
Service Charge Receipts			
21/10/2024	On account Income from Section 1 above	24745.03	0.00
	Total: 0.00		
Carpet Cleaning			
15/04/2024	AAA Inv2450C Annual Stairwell Carpet Cleaning QUEC000	180.00	
15/04/2024	AAA Inv2450B Annual Stairwell Carpet Cleaning QUEB000	180.00	
15/04/2024	AAA Inv 2450A Annual Stairwell Carpet Cleaning QUEA000	180.00	
	Total: -540.00		
Electrical Certificates & repairs			
08/09/2023	K- Mac Electrical K1322 Attend to outside light QUEA000 -K1322	60.00	
21/12/2023	K- Mac Electrical K1613 Carry out EICR QUEA000 K1613	168.00	
21/12/2023	K- Mac Electrical K1619 Carry out EICR Remedials QUEA000 K1619	198.00	
31/12/2023	K- Mac Electrical K1622 Carry out EICR inspection QUEB000 K1622	168.00	
31/12/2023	K- Mac Electrical K1625 Carry out EICR Remedials QUEB000-K1625	384.00	
31/12/2023	K- Mac Electrical Carry out EICR Inspection & Test QUEC000- K1631	168.00	
31/12/2023	K- Mac Electrical K1633 Carry out EICR Remedials QUEC000- K 1633	180.00	
	Total: -1326.00		
01 Communal Clean			
30/09/2023	G Thomson Inv No SI-17188 Block Clean Sept QUE0000	241.64	
31/10/2023	G Thomson Inv No SI-17215 Stair Clean & Maint QUE0000	241.64	
30/11/2023	G Thomson Inv No SI-17236 Communal Cleaning QUE0000-17236	241.64	
12/01/2024	G Thomson Inv No SI-17266 Communal Cleaning QUE0000-17266	241.64	
31/01/2024	APL Maint inv17287 Communal Cleaning Jan QUE0000	241.64	
31/01/2024	APL Maint inv WRONG SUPPLIER QUE0000		241.64
31/01/2024	G Thomson Inv No SI-17287 Communal Cleaning QUE0000	241.64	
29/02/2024	GThomson Inv No SI-17307 Communal Cleaning QUE0000	241.64	
31/03/2024	G Thomson Inv No SI-17333 QUE0000	241.64	
30/04/2024	G Thomson Inv No SI-17366 Communal Cleaning QUE0000	241.64	
31/05/2024	G Thomson Inv No SI- 17386 Communal Clean QUE0000	241.64	
30/06/2024	GThomson Inv SI-17417 Communal Cleaning June QUE0000	241.64	
31/07/2024	G Thomson Inv SI17438 Communal Cleaning July QUE0000	241.64	
31/08/2024	G Thomson Inv No SI-17463 August QUE0000	241.64	
30/09/2024	G Thomson Inv No SI-17501 communal clean QUE0000	241.64	
	Total: -3141.32		
02 Utilities - Electricity , Water , Waste			
27/10/2023	Ovo Energy Acc No:21814770 Final Account Refund QUEC000		43.92
27/10/2023	Ovo Energy Acc No:21326711 Final Account Refund QUEB000		287.25
18/12/2023	British Gas 603919782 Comm Elec 06.10.-07.11.23 QUEB000	26.56	
18/12/2023	British Gas 603919767 Comm Elec 06.10.-14.11.23 QUEC000	26.37	

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