

3F2, 169, Great Junction Street, Edinburgh, EH6 5LG

**Dwelling type:** Top-floor flat  
**Date of assessment:** 22 October 2013  
**Date of certificate:** 22 October 2013  
**Total floor area:** 51 m<sup>2</sup>

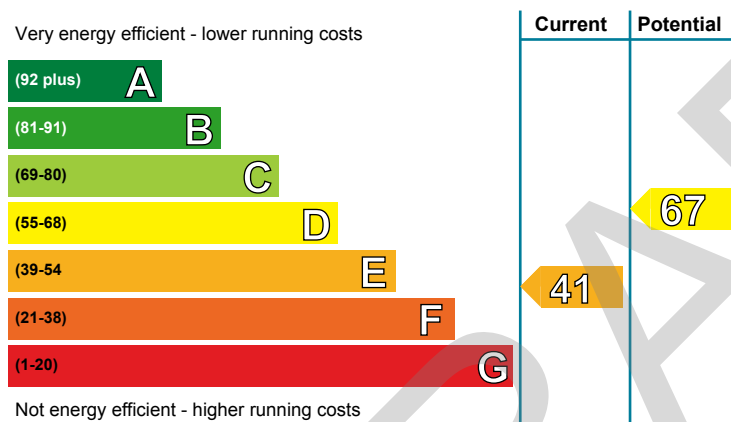
**Reference number:** 0000-0000-0000-0000-0000  
**Type of assessment:** RdSAP, existing dwelling  
**Primary Energy Indicator:** 723 kWh/m<sup>2</sup>/year  
**Main heating and fuel:** Electric storage heaters

### 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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£3,324</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£1,491</b>	

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

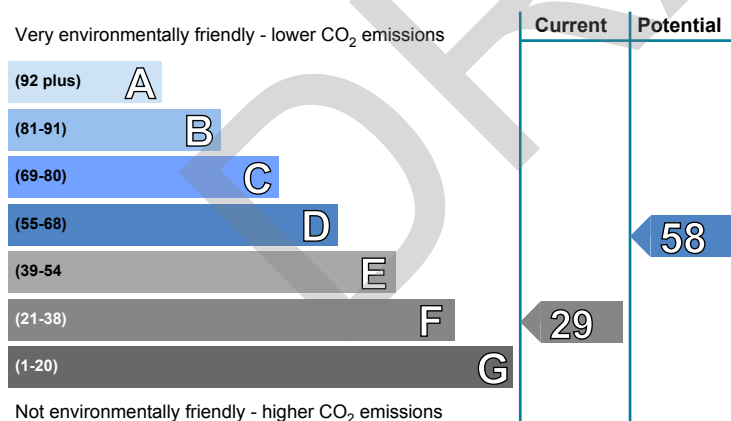


### Energy Efficiency Rating

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 E (41)**. The average rating for a home in Scotland is **band D (61)**.

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



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home 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.

Your current rating is **band F (29)**. The average rating for a home 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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£219	✓
2 Internal or external wall insulation	£4,000 - £14,000	£570	✓
3 Low energy lighting	£25	£81	

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

**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	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 50 mm loft insulation	★★☆☆☆	★★☆☆☆
Floor	(other premises below)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★☆☆☆☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆

## 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 average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 6.5 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 3.3 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	£2,031 over 3 years	£645 over 3 years	
Hot water	£1,083 over 3 years	£1,083 over 3 years	
Lighting	£210 over 3 years	£105 over 3 years	
<b>Totals</b>	<b>£3,324</b>	<b>£1,833</b>	

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 0800 512 012. 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		Green Deal
			Energy	Environment	
1 Increase loft insulation to 270 mm	£100 - £350	£73	E 47	F 34	✓
2 Internal or external wall insulation	£4,000 - £14,000	£190	D 59	E 48	✓
3 Low energy lighting for all fixed outlets	£25	£27	D 60	E 48	
4 Fan assisted storage heaters and dual immersion cylinder	£900 - £1,200	£42	D 62	E 50	✓
5 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£74	D 67	D 58	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ✓ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit [www.greenerscotland.org](http://www.greenerscotland.org) or contact the Home Energy Scotland hotline on 0800 512 012.

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0800 512 012 or go to [www.greenerscotland.org](http://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 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)).

### 2 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](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required and that building regulations apply to this work so it is best to check with your local authority whether a building warrant or planning permission will be required.

### 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.

### 4 Fan assisted storage heaters

Modern storage heaters are smaller and easier to control than the older type in this property. Ask for a quotation for new, fan-assisted heaters with automatic charge control. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

### 5 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

## 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

For most homes, the vast majority of energy costs come from heating the home. Where applicable to your home, the table below shows the energy that could be saved by insulating the attic and walls, based upon the typical energy use for this building. Numbers shown in brackets are the reduction in energy use possible from each improvement measure.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,030	(1,546)	N/A	(3,083)
Water heating (kWh per year)	3,130			

## 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 BRE ([www.breassessor.co.uk](http://www.breassessor.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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: D Lewis  
Assessor membership number: BREC000712  
Company name/trading name: J&E Shepherd  
Address: 12 Atholl Crescent  
Edinburgh  
EH3 8HA  
Phone number: 01382 200 454  
Email address: [d.lewis@shepherd.co.uk](mailto:d.lewis@shepherd.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

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

## Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit [www.greenerscotland.org](http://www.greenerscotland.org) or call 0800 512 012.



## Reduced Data SAP 2009 (9.91) Input Data Summary

3F2  
169 Great Junction Street  
Edinburgh  
EH6 5LG

Date of assessment: 22 OCT 2013  
Date of certificate: 22 October 2013  
UPRN: 1000077048  
RRN: 8090-5720-0729-3024-1073

### Regional Details

Country: Scotland Region: East Scotland Language: ENGLISH  
Note: Includes energy report. Includes cost ratings.

### Overview & Reporting Details

Dwelling type: Flat Main dwelling: Before 1919  
Built form: Mid Terrace Measurement type: Internal  
Habitable rooms: 3  
Heated habitable rooms: 3  
Terrain type: Dense Urban  
Transaction type: Marketed Sale  
Basis of certificate: Full survey by you  
Sampling approach: None (full survey)  
Visited property: Yes  
Related party disclosure: No related party

### Flat & Maisonette Details

Floor number: 3 Flat corridor: Unheated  
Flat level: Top floor Sheltered wall length: 9.95m

### Main Dwelling

Roof construction: Pitched (slates or tiles), access to loft, insulation at joists which is 50mm thick  
Wall construction: Sandstone with insulation as built, the wall is not dry lined  
Floor construction: Another dwelling below  
Lowest occupied floor: Floor area = 51.00m<sup>2</sup> Room height = 3.25m Heat loss perimeter = 19.90m

### Main Heating (System 1)

Main heating: 402 - Modern (slimline) storage heaters, Electric storage systems, 24-hour heating or off-peak tariff  
Main heating fuel: 39 - Electricity, Electricity  
Heat emitter: -  
Boiler flue type: -  
Boiler fan type: -  
Main heating controls: 2401 - Manual charge control  
Separate FGHRs: No

### Secondary Heating

Secondary heating: 693 - Portable electric heaters  
Secondary heating fuel: 39 - Electricity, Electricity

### Water Heating

Water heating: 903 - Electric immersion  
Water heating fuel: 39 - Electricity, Electricity  
Immersion type: Single elements  
Rooms with bath and/or shower: 1  
Rooms with mixer shower, no bath: 0  
Rooms with bath and mixer shower: 0  
WWHRs systems in database: 0

### Hot Water Cylinder

Cylinder present:	Yes	Cylinder insulation:	
Cylinder size:	No access	Cylinder thermostat:	-
Cylinder insulation type:			

### Windows, Doors & Conservatory

Area of windows:	Typical
Multiple glazing:	0% - single glazing
Measured windows:	None
Doors:	There is a total of 1 door with insulated doors
Draught proofing:	There are 100% draught proofed doors and windows (total draught proofed=5, total not draught proofed=0)
Conservatory:	There is no conservatory

### Other Data

Electricity meter:	Dual
Main gas supply:	No
Photovoltaic cells:	None
Solar water heating panel:	No
Wind turbines:	0
Open fireplaces:	0
Standard light outlets:	5
Low energy lights:	0 (0%)
Ventilation type:	Natural
Fixed spaced cooling system:	No

### Measures

Selected:	Cancelled:
Loft insulation (A)	
Low energy lights (E)	
New or replacement storage heaters (L)	
Double glazing (O)	
Solid wall insulation (Q)	

### Addenda

None selected