

Energy Performance Certificate

Address of dwelling and other details

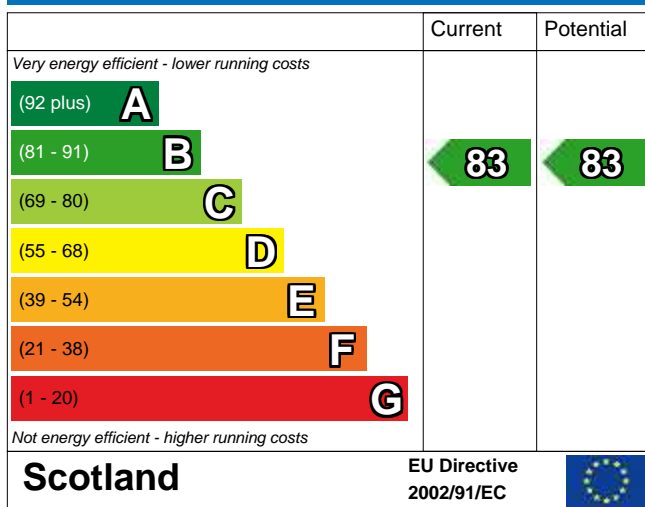
Flat 1
Traquair Road
INNERLEITHEN
EH44 6PD

Dwelling type: Ground-floor flat
Name of approved organisation:
Membership number: 0081824
Date of certificate: 25 March 2013
Reference number: N/A
Type of assessment: SAP, new dwelling
Total floor area: 55 m²
Main type of heating and fuel: Boiler and radiators, mains gas

The dwelling's performance ratings

This dwelling has been assessed using the SAP 2009 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.

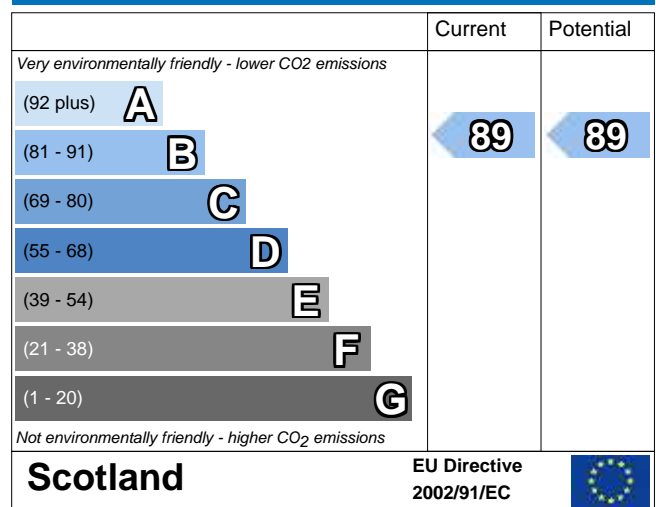
Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of the 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: 82 kWh/m²/year
Approximate current CO₂ emissions: 15 kg/m² per year

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) 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 table above.

Not applicable

A full energy report is appended to this certificate



Remember to look for the energy saving recommendation logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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

Certification mark

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 . This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006

Assessor's name:
Company name/trading name: Allied Surveyors Scotland plc
Address: The Engine House, Ettrick Riverside
Selkirk, TD7 5EB
Phone number: 01750 724170
Fax number: 01750 724171
E-mail address: jim.harold@alliedsurveyorsscotland.com
Related party disclosure: No related party

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

| | Current | Potential |
|--------------------------|--------------------------------|--------------------------------|
| Energy use | 82 kWh/m ² per year | 82 kWh/m ² per year |
| Carbon dioxide emissions | 15.4 tonnes per year | 0.8 tonnes per year |
| Lighting | £41 per year | £41 per year |
| Heating | £207 per year | £207 per year |
| Hot water | £41 per year | £41 per year |

The figures in this table 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 period, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupiers's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of fuels used for cooking or running appliances, such as TV, fridge etc.; not 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 performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient.

| Elements | Description | Current performance | |
|-----------------------|---|---------------------|---------------|
| | | Energy efficiency | Environmental |
| Walls | Average thermal transmittance 0.23 W/m ² K | ★★★★★ | ★★★★★ |
| Roof | (other premises above) | | |
| Floor | Average thermal transmittance 0.13 W/m ² K | ★★★★★ | ★★★★★ |
| Windows | High performance glazing | ★★★★★ | ★★★★★ |
| Main heating | Boiler and radiators, mains gas | ★★★★★ | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | None | - | - |
| Hot Water | From main system | ★★★★☆ | ★★★★☆ |
| Lighting | Low energy lighting in all fixed outlets | ★★★★★ | ★★★★★ |
| Air tightness | Air permeability 7.0 m ³ /h.m ² (assumed) | ★★★☆☆ | ★★★☆☆ |

Current energy efficiency rating B 83

Current environmental impact CO₂ rating B 89

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.
 Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

Recommendations

None

Further measures to achieve even higher standards

None

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

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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 the 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.
- 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 are 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.