

Energy Performance Certificate (EPC)



FLAT 11 , 113 BELLEVUE ROAD, EDINBURGH, EH7 4DG

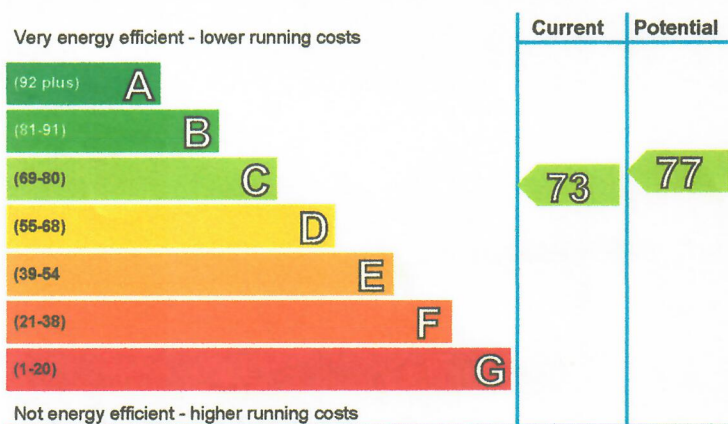
Dwelling type:	Top-floor flat	Reference number:	5415-0629-7000-0218-3906
Date of assessment:	08 January 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	08 January 2015	Primary Energy Indicator:	192 kWh/m ² /year
Total floor area:	87 m ²	Main heating and fuel:	Boiler and radiators, 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*	£2,184	See your recommendations report for more information
Over 3 years you could save*	£351	

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

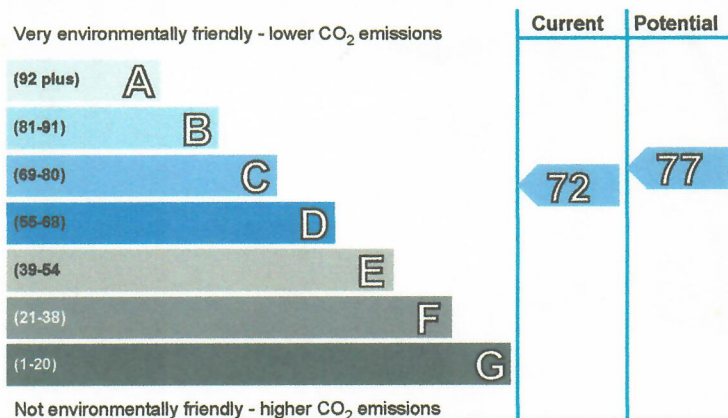


Energy Efficiency Rating

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.

Based on calculated energy use of 192 kWh/m²/yr, your current rating is **band C (73)**. 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 (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.

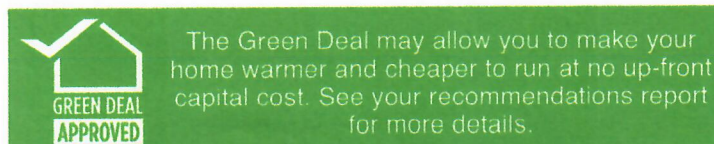
Based on calculated emissions of 2 kg CO₂/m²/yr, your current rating is **band C (72)**. The average rating for a home in Scotland is **band D (59)**.

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 Low energy lighting	£45	£153	
2 Condensing boiler	£2,200 - £3,000	£201	✓

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.



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

FLAT 11, 113 BELLEVUE ROAD, BIRMINGHAM, B17 4DD

Reference number:	7-1001-101	Date of assessment:	08 January 2015	Dwelling type:	7-1001-101
Type of assessment:	Full	Date of certificate:	08 January 2015	Total floor area:	57 sq m
Primary Energy Indicator:	192 kWh/m ² /yr				
Main heating and fuel:	Boiler and central heating				
Gas:					
Boiler and central heating:					
RAJAR, existing dwelling:					
0418-0059-7000 0018-0008					

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.

The Green Deal is a new way to finance energy improvements.

Over 3 years you could save	Estimated energy costs for your home for 3 years	£3,184
1,381		

Based upon the current energy for heating, hot water, lighting and ventilation, calculated using standard assumptions.

Energy Performance

The graph shows the current energy 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.

Based on calculated energy use of 102 kWh/m²/yr, your current rating is band C (73). The average rating for a home in Scotland is band D (67).

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

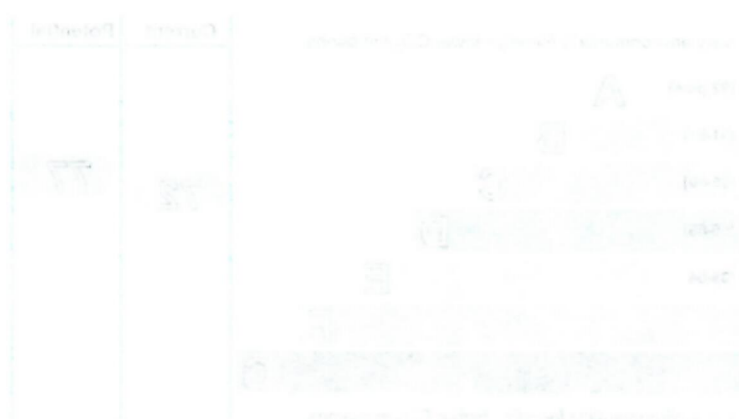


Carbon Footprint

The 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.

Based on calculated emissions of 2 kg CO₂/m²/yr, your current rating is band C (73). The average rating for a home in Scotland is band D (69).

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



Recommended Improvements

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Energy efficient lighting	£15	£188	
Cavity wall insulation	£2,200 - £3,000	£201	

A full list of recommended improvements for your home, together with more information on potential costs and savings and advice on how to help pay for improvements can be found in your recommendations report.



The Green Deal only shows you the measures that will be paid for by the Green Deal. See your recommendations report for more details.

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	Solid brick, with internal insulation	★★★★★	★★★★★
Roof	Flat, insulated	★★★★☆☆	★★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
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, 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 average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.9 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 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

