

# Energy Performance Certificate


## Address of dwelling and other details

19 SPINNAKER WAY,  
DALGETY BAY,  
DUNFERMLINE,  
KY11 9GH

Dwelling type: Top-floor flat  
Name of approved organisation: RICS Protocol for Scotland  
Membership number: RICS136172  
Date of certificate: 01 October 2009  
Reference number: 0170-2788-1010-0591-7431  
Total floor area: 70 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                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---|--|---|
|   | Current   | Potential                                      |   |
| Very energy efficient - lower running costs |   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |   |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |   |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            | <b>80</b>   | <b>81</b>                                      | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |   |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |   |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |   |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |   |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |   |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |  | <b>Scotland</b>   |

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: 161 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 27 kg/m<sup>2</sup> per year

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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Low energy lighting for all fixed outlets

*A full energy report is appended to this certificate*



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

**N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION**