

ENERGY PERFORMANCE CERT

FLAT 1/2, 17 STEWARTVILLE
STREET
GLASGOW
G11 5HR

Dwelling type: Mid-floor flat
Name of approved organisation: Northgate Information Solutions
Membership number: NGIS801652
Date of certificate: 03 October 2011
Reference number: 4419-2020-2009-0427-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 36 m²
Main type of heating and fuel: Room heaters, electric

This dwelling has been assessed using the RdSAP 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 the carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
(69-80)	67	68
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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 will be.

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.

Approximate current energy use per square metre of floor area: 290 kWh/m² per year

Approximate current CO₂ emissions: 51 kg/m² per year

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 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

The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Northgate Information Solutions. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Jason McGrinder
Company name/trading name: EPCFORYOU.COM
Address: 3/2, 19 Mount Stuart Street, Glasgow, G41 3AN

Phone number: 07984 718 464
Fax number: 0
E-mail address: jason@epcforyou.com
Related party disclosure: No related party

	Current	Potential
Energy use	290 kWh/m ² per year	281 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.8 tonnes per year
Lighting	£42 per year	£21 per year
Heating	£213 per year	£221 per year
Hot water	£176 per year	£176 per year

The figures in the table above 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 periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor 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.

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.

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 should 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.

The table below is an assessment of the key individual elements that have an impact on this home's energy and environmental performance. 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 physical condition of any element. '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	Current Performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	(other premises below)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★☆☆☆☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆
Current energy efficiency rating		D 67	
Current environmental impact (CO ₂) rating		C 69	

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£10	£13	D 68	C 70
Sub-total		£13		

Higher cost measures				
2 Fan assisted storage heaters and dual immersion cylinder	£400 - £1,000	£178	B 81	D 68
Total		£191		
Potential environmental impact (CO ₂) rating			D 68	

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of the measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. The indicative costs are representative for most properties but may not apply in a particular case.

3 Replace single glazed windows with low-E double glazing	£2,500 - £6,500	£61	B 86	C 77
4 50 mm internal or external wall insulation	£5,500 - £14,500	£17	B 87	C 80
Enhanced environmental impact (CO ₂) rating			C 80	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduced carbon dioxide (CO₂) emissions.



Executive Director
Richard Brown

Development & Regeneration
Services
Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0800 027 0414

Mrs Susie Sharkey
6 Park Avenue
GREENOCK
PA16 7QX

Reference: PLRU/AL/09092014

Date: 09 September 2014

Please Respond To:
PLRU, Housing Services, DRS,
231 George Street, GLASGOW, G1 1RX

Dear Mrs Sharkey,

ANTISOCIAL BEHAVIOUR ETC. (SCOTLAND) ACT 2004 - LANDLORD REGISTRATION

Confirmation of registration with Glasgow City Council

Applicant Registration number: 278287/260/06191

Effective date of Registration: 09 September 2014

Thank you for your application to be registered under the private landlord registration scheme under the above act. Your application has been considered and the Local Authority has to be satisfied that you are a fit and proper person to act as a Landlord. After due consideration, it is considered that there is no material that would adversely affect your application, and accordingly, you have been deemed a fit and proper person to act as a landlord. As a result, your application has been approved and the attached details have been entered on the register of landlords for the City of Glasgow.

Please note that approval of your application has been granted based on the information you have provided. Your application may be subject to random sampling during the course of the registration period to ensure the accuracy of the information held and that your registration is still valid.

If any of the attached details are incorrect, please correct them and return the corrected version to this office. Please note that if any of the details you have provided in connection with your registration change, you must notify this office or update the details online at www.landlordregistrationscotland.gov.uk **It is an offence in terms of S.87 of the Antisocial Behaviour (Scotland) Act 2004 not to notify changes as soon as practicable after they occur, without reasonable excuse.**

Your registration will last for 3 years from the date of registration as shown above. You should ensure that you renew your registration at the end of this period in order that you can continue to let your property legally.

Yours sincerely,

Patrick Flynn, Head of Housing Services
Development & Regeneration Services

Building Control and Public Safety, Business Services, City Plan and Planning Services, Corporate Services, Economic and Social Initiatives, Flood Prevention, Housing Strategy and Investment, Project Management and Design, Property Development, Transport and Environment.

Glasgow City Council is an equal opportunities employer.

Included in the register for Glasgow City:

Let Name: Mrs Susie Sharkey
Address: 6 Park Avenue
GREENOCK
PA16 7QX

Agent's name (if you have specified an agent):

Details of rental properties registered to you are enclosed (if no specified properties then you are only registered as an agent; if you let properties they must be registered and listed over).

Properties that you let (if you have specified properties):

2/1 17 Stewartville Street
GLASGOW
G11 5HR

2/5 17 Stewartville Street
GLASGOW
G11 5HR

You are required by legislation to inform the Local Authorities, to which you have applied, of any changes to your registration details particularly the sale or purchase of rental properties. You can make these changes online at www.landlordregistrationscotland.gov.uk using your username and password. If you cannot remember these please contact Glasgow City Council.

It is an offence not to notify of any changes, as soon as practicable after they occur, without reasonable excuse.

Provision of information to the public:

Approved landlords information will be available to members of the public making an enquiry by **internet** as follows:

An enquiry based on a rental property address will give:

- the owner's name
- the agent's name (if an agent has been specified)
- the contact address
- whether a repairing standard enforcement order is in force in relation to the property

An enquiry based on your name will only show that you are registered if the enquirer knows and enters your home address. No rental property addresses are shown in the results.

In addition we may, on application by a person, also provide information on the owner's address, the agent's address and other properties belonging to the owner which are included in the register for Glasgow City Council. We will only provide such information if we think it is appropriate and subject to conditions that we might impose. The intention is to ensure that the person has a genuine reason for obtaining such additional information.

We may also withhold any of the registered information, from internet or personal enquiry, if we consider that making the information available would be likely to jeopardise the safety or welfare of any person or the security of any premises.

File Reference: PLRU/AL/09/09/2014
Posting Date: 09 September 2014