

# Energy Performance Certificate (EPC)

# Scotland

22, Glabe Road, West Calder, EH55 8DF

Dwelling type: Detached house  
Date of assessment: 22 December 2020  
Date of certificate: 22 December 2020  
Total floor area: 170 m<sup>2</sup>  
Primary Energy Indicator: 71 kWh/m<sup>2</sup>/year

Reference number: 7792-1023-3832-1526-1203  
Type of assessment: SAP, new dwelling  
Approved Organisation: Elnhurst  
Main heating and fuel: Boiler and radiators, main gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£2,361

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

The energy efficient - heat rating scale



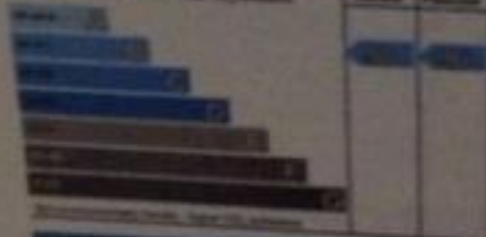
## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher the rating, the lower your fuel bills are likely to be.

Your current rating is band A (82). The average rating of EPCs in Scotland is band D (57).

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

The environmental impact - CO<sub>2</sub> emissions



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

This graph shows the effect of your choice 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 B (56). The average rating of EPCs in Scotland is band D (56).

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

Actions you can take to save money and make your home more efficient

There are currently no improvement measures recommended for your home.

You must not install any measures or equipment that would reduce the energy efficiency of the building or that would increase the energy consumption of the building.