

# Energy Performance Certificate (EPC)

Dwellings

# Scotland

492 NORTH ANDERSON DRIVE, ABERDEEN, AB16 7GJ

Dwelling type: Top-floor flat  
Date of assessment: 08 May 2019  
Date of certificate: 09 May 2019  
Total floor area: 66 m<sup>2</sup>  
Primary Energy Indicator: 238 kWh/m<sup>2</sup>/year

Reference number: 0886-1001-5205-0161-7904  
Type of assessment: RdSAP, existing dwelling  
Approved Organisation: Stroma  
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

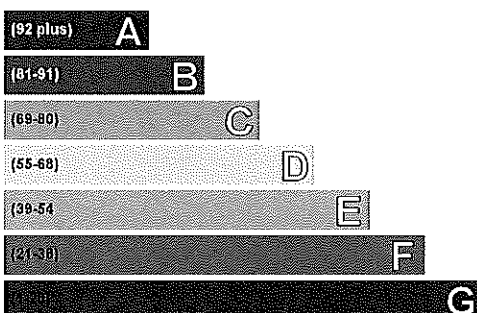
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

**Estimated energy costs for your home for 3 years\***

**£1,878**

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	71

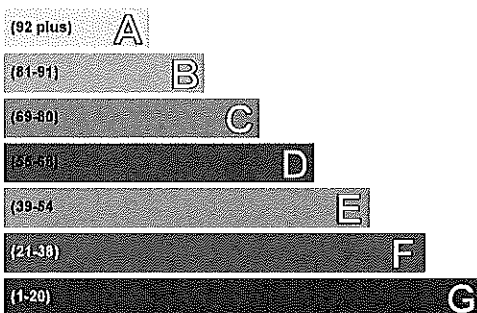
## Energy Efficiency Rating

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.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
69	69

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

This graph shows the effect of your home 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 C (69)**. The average rating for EPCs 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

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**NCE CERTIFICATE WHICH MUST BE AFFIXED TO THE  
:SS IT IS REPLACED WITH AN UPDATED CERTIFICATE**