

# Energy Performance Certificate (EPC)

Dwellings

# Scotland

FLAT 1 , 77 HIGH STREET, BANCHORY, AB31 5TJ

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 31 March 2025  
**Date of certificate:** 31 March 2025  
**Total floor area:** 68 m<sup>2</sup>  
**Primary Energy Indicator:** 217 kWh/m<sup>2</sup>/year

**Reference number:** 7099-1002-0207-3295-5200  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

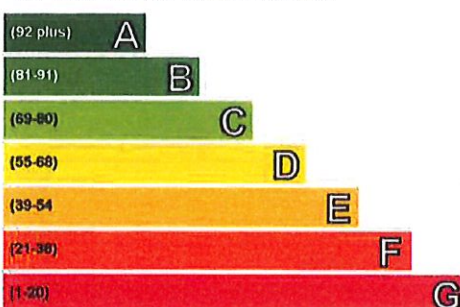
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£2,571

\* 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
74	74

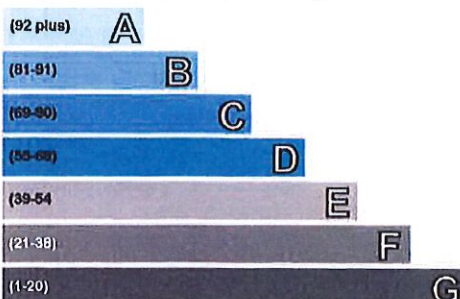
## Energy Efficiency Rating

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 (74)**. 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
73	73

## 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 (73)**. 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.

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



## ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS  
- BS 7671 [IET WIRING REGULATIONS])

SELECT  
MEMBERSHIP  
NUMBER  
21086

This certificate is not valid if  
number is defaced or altered

EICR: 480003

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### SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name: Mrs L. Stephen  
Address: Sunnyhurst Mount Street Banchory Aberdeenshire AB31 5PA

### SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: Rental Purposes

Date(s) on which inspection and testing was carried out: 14/04/2025

### SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:  
Address: Flat 1 77 High Street Banchory Aberdeenshire AB31 5TJ  
Description of premises Residential ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐  
Estimated age of the wiring system 45 years years. Evidence of additions / alterations Yes ☐ No ☒ Not apparent ☐  
If "yes", estimate age years. Installation records available? (Regulation 651.1) Yes ☐ No ☒ Date of last inspection (date)

### SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report 10% of fixtures and fittings removed for testing

Agreed limitations including the reasons (see Regulation 653.2)

Agreed with: owner

Operational limitations including the reasons (see page no )

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 as amended to It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

### SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): Satisfactory

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY

\*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

### SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI).  
Observations classified as 'Improvement recommended' (code C3) should be given due consideration.  
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by (date) for the following reasons

### SECTION G. DECLARATION

I/we, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

#### Inspected and tested by:

Name (Capitals): CRAIG THOW

Signature: Craig Thow Date: 16/04/2025

For/on behalf of: Craig Thow

Position: Owner

Address: Brookfield Finzean Banchory Aberdeenshire AB31 6NU

#### Report authorised for issue by:

Name (Capitals): Craig Thow

Signature: Craig Thow Date: 16/04/2025

For/on behalf of: Craig Thow

Position: Owner

Address: Brookfield Finzean Banchory Aberdeenshire AB31 6NU

### SECTION H. SCHEDULE(S)

1 Schedule(s) of Inspection and 2 Schedule(s) of Circuit Details and Test Results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.