

Energy Performance Certificate

Address of dwelling and other details

32 Mull Terrace
Mill 'O' Mains
Dundee
DD4 9SJ


Dwelling type:
Name of approved organisation:
Membership number:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:
Main type of heating and fuel:

End-terrace house
NHER Accreditation Scheme
NHER005313
11 July 2014
N/A (PRRN 4742445)
SAP, new dwelling
82 m²
Boiler and radiators, mains gas

This dwelling's performance ratings

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


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B	85	85
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
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 are likely to be.

Approximate current energy use per square metre of floor area: 64 kWh/m² per year
Approximate current CO₂ emissions: 12 kg/m² per year

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B	90	90
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) 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.

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 table(s) above.

Not applicable

A full energy report is appended to this certificate



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy-efficient, call 0800 512 012 or visit 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

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. 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).

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.19 W/m ² K	★★★★★	★★★★★
Roof	Average thermal transmittance 0.15 W/m ² K	★★★★☆	★★★★☆
Floor	Average thermal transmittance 0.17 W/m ² K	★★★★★	★★★★★
Windows	High performance glazing	★★★★★	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	-	-
Hot water	From main system, plus solar	★★★★★	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★
Air tightness	Air permeability 5.0 m ³ /h.m ² (assumed)	★★★★☆	★★★★☆
Current energy efficiency rating		B 85	
Current environmental impact (CO₂) rating		B 90	
Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance. Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.			

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. The following are provided for this home:

- Solar water heating

About the cost effective measures to improve this home's performance ratings

Not applicable.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

1 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions. The papers you are given by the builder and the warranty provider will help you in this.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.