Energy Performance Certificate

Address of dwelling and other details

2F1 11 Thorntree Street
Edinburgh
EH6 8PY

Dwelling type:	Mid-floor flat
Name of protocol organisation:	RICS
Membership number:	RICS186034
Date of certificate:	14 April 2011
Reference number:	1100-7378-0329-9090-1493
Type of assessment:	RdSAP, existing dwelling
Total floor area:	58 m²
Main type of heating and fuel:	Electric storage heaters

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 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 (CO_2) emissions. CO_2 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		
(69-80) C		
(55-68) D		
(39-54) E	56	57
(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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ 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 (CO_2) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 407 kWh/m² per year

Approximate current CO_2 emissions: 61 kg/m² per year

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 tables above.

1 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION