

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT F , 5 GRANTON PLACE, ABERDEEN, AB10 6QX

Dwelling type: Top-floor flat
Date of assessment: 04 August 2016
Date of certificate: 07 August 2016
Total floor area: 39 m²
Primary Energy Indicator: 313 kWh/m²/year

Reference number: 0170-2794-2080-9406-5681
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
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£1,641

See your recommendations report for more information

Over 3 years you could save*

£237

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

Very energy efficient - lower running costs

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

Current	Potential
68	72

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 D (68)**. 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 CO₂ emissions

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not environmentally friendly - higher CO₂ emissions

Current	Potential
68	74

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (68)**. 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


Recommended measures	Indicative cost	Typical savings over 3 years
1 Heating controls (room thermostat)	£350 - £450	£75.00
2 Condensing boiler	£2,200 - £3,000	£108.00
3 Flue gas heat recovery	£400 - £900	£54.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit 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







Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,287 over 3 years	£1,131 over 3 years	
Hot water	£258 over 3 years	£177 over 3 years	
Lighting	£96 over 3 years	£96 over 3 years	
Totals	£1,641	£1,404	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Upgrade heating controls	£350 - £450	£25	 C 69	 C 70
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£36	 C 71	 C 72
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£18	 C 72	 C 74

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

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saving
trust

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Stroma (www.stroma.com), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Gavin Glascodine
Assessor membership number:	STRO012292
Company name/trading name:	Gavin Glascodine
Address:	10 Beechwood Place Westhill Aberdeenshire AB32 6YF
Phone number:	07877294171
Email address:	gumbo_g@hotmail.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.