

WALKER FRASER STEELE

CHARTERED SURVEYORS

Invoice Number: 90011759

Please quote on any correspondence

Invoice to

Grant Management

14 Coates Crescent

EDINBURGH

EH3 7AF

Invoice Date: 07 MAR 11

09 MAR 2011

Date of Inspection: 03 MAR 11

Issuing Branch: GLASGOW

Instructed By: Grant Management

Instructor Code: AP/VN

Surveyor Reference: 004/UD022125

VAT NO. 940 5175 34

Contact Name: Gillian

Instructor's Reference: AP/VN

Name of Applicant: Grant Management

Property Address	7f Bruce Street, Stirling, FK8 1PD
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	Net Fee	VAT Amount	Gross Fee
To: Professional services rendered in relation to the above property and in accordance with your instructions. ENERGY PERFORMANCE CERTIFICATE	50.00	10.00	60.00
Terms - Payment due now	E. & O. E.		
<i>The Invoice Number above should be quoted when making payment and cheques should be made payable to:</i> Walker Fraser Steele LLP 125 Buchanan Street, Glasgow G1 2JF. Payment accepted by Switch/Access/Visa Please tick if you wish receipt <input type="checkbox"/>	Amount Due £		60.00

Glasgow Edinburgh Paisley Falkirk

125 Buchanan Street Glasgow G1 2JF t 0141 221 0442 f 0141 204 3205

e recipient@walkerfrasersteele.co.uk www.walkerfrasersteele.co.uk



Walker Fraser Steele LLP is a Limited Liability Partnership registered in Scotland with registered number S0302053

Registered office: 125 Buchanan Street G1 2JF

A list of the members of Walker Fraser Steele LLP is open to inspection at the registered office

All correspondence signed by a named individual is signed for and on behalf of Walker Fraser Steele LLP

Regulated by RICS LEGAL POST NO: LP34 GLASGOW 6

Energy Performance Certificate

Address of dwelling and other details


SECOND FLOOR RIGHT,
7F BRUCE STREET,
STIRLING,
FK8 1PD

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:

Top-floor flat
RICS Protocol for Scotland
RICS082652
07 March 2011
0431-1007-5207-6809-5904
RdSAP, existing dwelling
46 m²
Boiler and radiators, mains gas

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 (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			
(69-80) C			
(55-68) D		70	70
(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: 309 kWh/m² per year

Approximate current CO₂ emissions: 52 kg/m² per year

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(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 tables above.

Not applicable

A full energy report is appended to this certificate



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

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

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

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS Protocol for Scotland. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. Alan Penman
Company name/trading name: Walker Fraser Steele LLP
Address: 125 Buchanan Street, Glasgow, G1 2GF
Phone number: 01412 210442
Fax number: 01412 043205
E-mail address: alan.penman@walkerfrasersteele.co.uk
Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	309 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£25 per year	£25 per year
Heating	£422 per year	£422 per year
Hot water	£92 per year	£92 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Sandstone, with internal insulation	Good	Good
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Good	Good
Secondary heating	None	-	-
Hot water	From main system	Very good	Very good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Current energy efficiency rating		C 70	
Current environmental impact (CO ₂) rating		D 65	

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. There are none applicable to this home.

Recommended measures to improve this home's energy performance

None

Further measures to achieve even higher standards

None

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

Not applicable

About the further measures to achieve even higher standards

Not applicable

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.
- 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.
- 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.
- 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.
- Close your curtains at night to reduce heat escaping through the windows.

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.