Energy Performance Certificate



Address of dwelling and other details

9 BIRKENSIDE GOREBRIDGE EH23 4HZ

Dwelling type:

Ground-floor flat

Name of approved organisation: Membership number:

RICS853415

Date of certificate: Reference number

20 March 2012

Type of assessment:

6612-8927-8200-0630-1922 RdSAP, existing dwelling

RICS Protocol for Scotland

Total floor area:

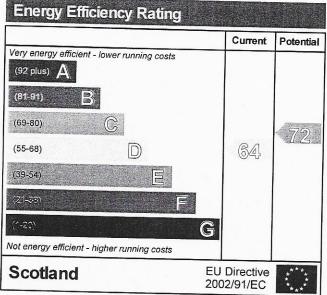
62 m²

Main type of heating and fuel:

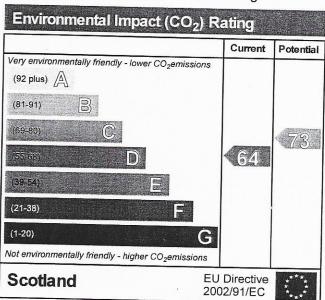
Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 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.



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.



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.

Approximate current energy use per square metre of floor area: 241 kWh/m²per year Approximate current CO₂emissions: 46 kg/m²per 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 Cavity wall insulation
- 2 Low energy lighting for all fixed outlets

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.

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.