Energy Performance Certificate (EPC)

Scotland

ATTIC FLOOR RIGHT, 20 SOUTH MOUNT STREET, ABERDEEN, AB25 2TB

Dwelling type:

Top-floor flat 23 August 2021 24 August 2021

Date of assessment: Date of certificate:

Total floor area:

53 m²

250 kWh/m²/year Primary Energy Indicator:

Reference number: Type of assessment: Approved Organisation: Main heating and fuel:

2274-1002-1208-8489-3200 RdSAP, existing dwelling

Elmhurst

Boiler and radiators, mains

gas

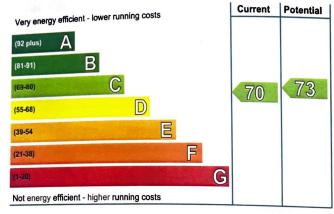
You can use this document to:

Compare current ratings of properties to see which are more energy efficient and environmentally friendly Compare current ratings of property and also reduce CO₂ emissions by improving your home. 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* £1,680 Over 3 years you could save* £168

See your recommendations report for more information

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

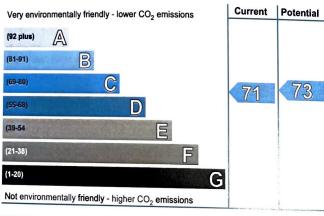


Energy Efficiency Rating

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 C (70). 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.



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 C (71). 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	
1 Low energy lighting	£20	£102.00
2 Heating controls (room thermostat)	£350 - £450	£66.00

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

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element casessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor 3 store. This table sets out the results of the survey which had a current energy-related features of this home. Each ele is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 This table sets the national calculation methodology, a stall = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the methodology based on occurrence that the insulation could not be inspected. is assessed - , a stars = good and 5 stars - very good (most emicient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an analysis of construction.

Element		e of construction.	ot be inspected and an
Walls	Timber frame, as built, no insulation (assumed)	Energy Efficiency	
Roof	Pitched, 300 mm loft insulation	★☆☆☆☆	Environmental
Floor	(another dwelling below)	****	★☆☆☆
Windows	Fully double glazed	_	****
Main heating	Boiler and radiators, mains gas	***	<u> </u>
Main heating controls	Programmer, TRVs and bypass	****	***
Secondary heating	None	***	***** ***
Hot water	From main system	_	AAAAA
Lighting	Low energy lighting in 20% of fixed outlets	★★★☆	****
The	3 in 2070 of fixed outlets	***	***

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 44 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.3 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

TIC FLOOR RIGHT, 20 SOUTH MOUNT STREET, ABERDEEN, AB25 2TB

August 2021 RRN: 2274-1002-1208-8489-3200

Recommendations Report

24 Augus	gy costs for this home		
Estimated energy	Current energy costs	Potential energy costs	Potential future savings
	£1,197 over 3 years	£1,143 over 3 years	
leating	£228 over 3 years	£228 over 3 years	You could
lot water	£255 over 3 years	£141 over 3 years	save £168
		£1,512	over 3 years
igitan	Totals £1,680		

These figures show how much the average household would spend in this property for heating, lighting and hot water. These figures snow now much the description of the street This excludes energy use for running applications such as 1 vs, 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 electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show electricity generates 57 the commended measures listed below. 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 The measures below the stable ratings after improvements have been install the order that they appear in the table. Further information about the recommended measures and other simple the order that they appear in the date of the following th actions to take today to save money is a save that the appropriate permissions are obtained, where necessary. UNUN DUO 2202. Delote dairying dat Work, make dairy the appropriate permissions are obtained, where necess 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.

types of work.		- Indentina	Rating after i	mprovement
and measures	Indicative cost	Typical saving per year	Energy	Environment
Recommended measures 1 Low energy lighting for all fixed outlets	£20	£34	C 72	C 72
	£350 - £450	£22	C 73	C 73
2 Upgrade heating controls	77			0

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.



TOR, CLIENT

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24 August 2021 RRN: 2274-1002-1208-8489-3200

Recommendations Report

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About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

Replacement of traditions. In the lifeting send readily available. Information on energy efficiency lightings and fittings are now bulb, and they last that, available. Information on energy efficiency lighting can be found from a wide range of commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of including the Energy Saving Trust (http://www.energysovington). commonplace and readily assumed to the common place and readily assumed to the common efficiency/lighting).

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

more information go to www.ene	Existing dwelling	Impact of IOIL	Impact of cavity wall insulation	Impact of solid wall insulation
Heat demand Space heating (kWh per year)	6,033	N/A	N/A	N/A
Water heating (kWh per year)	1,741			

111C FLOOR RIGHT, 20 SOUTH MOUNT STREET, ABERDEEN, AB25 2TB 24 August 2021 RRN: 2274-1002-1208-8489-3200 **Recommendations Report**

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About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an The Energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved energy assessment of the state Organisation (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:

Mr. Andrew Hav

Assessor membership number:

EES/024050

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Phone number:

inverurieinventoryservices@mail.com

Email address:

No related party

Related party disclosure:

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.

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.