

# Energy Performance Certificate

**AUDIT COPY  
NOT FOR ISSUE**

## Address of dwelling and other details

FLAT 3/2 38 ABERDOUR  
STREET  
GLASGOW  
G31 3NJ

Dwelling type: Top-floor flat  
Name of approved organisation: RICS  
Membership number: RICS849273  
Date of certificate: 03 December 2009  
Reference number: ???  
Total floor area: 51 m<sup>2</sup>  
Main type of heating and fuel: Room heaters, electric

## 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<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		36
(1-20) <b>G</b>	6	
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 764 kWh/m<sup>2</sup> per year

Approximate CO<sub>2</sub> emissions: 115 kg/m<sup>2</sup> 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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- |  |   |
|--|---|
| 1 Increase loft insulation to 270 mm     | 3 Low energy lighting for all fixed outlets |
| 2 Increase hot water cylinder insulation |   |

*A full energy report is attached to this certificate*



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

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](http://www.energysavingtrust.org.uk)

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

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## Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. 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: PAUL REILLY  
Company name/trading name: DM Hall  
Address: 14, Newton Place, Glasgow, G3 7PY  
Phone number: 0141 332 8615  
Fax number: 0141 332 4867  
E-mail address: paul.reilly@dmhall.co.uk  
Related party disclosure:

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	764 kWh/m <sup>2</sup> per year	421 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	3.2 tonnes per year
Lighting	£51 per year	£26 per year
Heating	£1090 per year	£590 per year
Hot water	£400 per year	£232 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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 following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, no insulation	Very poor	Very poor
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Room heaters, electric	Very poor	Poor
Main heating controls	Appliance thermostats	Good	Good
Secondary heating	Room heaters, electric	-	-
Hot water	Electric immersion, standard tariff	Very poor	Poor
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		G 6	
Current environmental impact (CO <sub>2</sub> ) rating		F 30	

**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

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Increase loft insulation to 270 mm	£570	F 29	E 49
2 Increase hot water cylinder insulation	£112	F 35	D 55
3 Low energy lighting for all fixed outlets	£11	F 36	D 55
<b>Sub-total</b>	<b>£693</b>		
Higher cost measures			
4 Fan assisted storage heaters and dual immersion cylinder	£363	D 64	E 51
<b>Total</b>	<b>£1056</b>		
Potential energy efficiency rating		D 64	
Potential environmental impact (CO <sub>2</sub> ) rating			E 51

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

5 50 mm internal or external wall insulation	£96	C 72	D 61
Enhanced energy efficiency rating		C 72	
Enhanced environmental impact (CO <sub>2</sub> ) rating			D 61

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

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

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that building standards may apply to this work.

#### 2 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

#### 3 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### Higher cost measures (typically over £500 each)

#### 4 Fan assisted storage heaters

Modern storage heaters are much less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for fan-assisted heaters with automatic charge control. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified electrical heating engineer. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

### About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

#### 5 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required and that building standards may apply to this work.

### 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 CO<sub>2</sub> 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.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- 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.
- Close your curtains at night to reduce heat escaping through the windows.
- 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.

## Reduced Data SAP 2005 Input Data Summary

FLAT 3/2 38 ABERDOUR STREET  
GLASGOW  
G31 3NJ

Located in: Scotland  
Date of assessment: 03 December 2009  
Date of certificate: 03 December 2009  
UPRN:  
Reference number: ???

### Country and Language

Scotland, ENGLISH

Note: Includes energy report. Includes cost ratings.

### Property overview

Dwelling type:	Flat	Main property age:	Before 1919
Built form:	Mid Terrace	Perimeters and areas:	Internal
Habitable rooms:	2		
Heated habitable rooms:	2		
Terrain type:	Low Rise Urban or Suburban		
Transaction type:	Marketed Sale		
Basis of certificate:	Full survey by you		
Sampling approach:	None (full survey)		
Visited property:	Yes		

### Main property construction

Lowest floor	area = 50.61	room height = 3	perimeter = 18
Wall construction	Sandstone with insulation as built		
Roof construction	Pitched (slates or tiles), access to loft, none		
Ground floor	Suspended Timber as built		

### Windows

Area of windows:	Typical
Multiple glazing:	100% installed before 2003
Measured windows:	None

### Conservatory

There is no conservatory

### Shelter factors (flats and maisonettes only)

Floor number:	3	Flat corridor:	Unheated
Floors in block:	4	Heat loss floor:	Other flat below
Sheltered wall length:	7.5 m		

### Space heating and controls

Main heating:	693 - Room heater, Electric (direct acting) room heater, Portable electric heaters		
Main heating fuel:	39 - Electricity, electricity		
Heat emitter:			
Boiler flue type:			
Boiler fan type:			
Main heating controls:	2602 - ROOM HEATER SYSTEM, Appliance thermostats		
Secondary heating:	693 - Electric (direct acting) room heater, Portable electric heaters		
Secondary heating fuel:	39 - Electricity, electricity		

## Water heating and cylinder

Water heating:	903 - Electric immersion (on-peak or off-peak)		
Water heating fuel:	39 - Electricity, electricity		
Solar panel:	No	Immersion type:	Single elements
Cylinder present:	Yes		
Cylinder size:	Normal (90 - 130 litres)	Cylinder insulation type:	Jacket
Cylinder insulation:	12 mm	Cylinder thermostat:	Yes

## Miscellaneous

Open fireplaces:	0	Photovoltaic cells:	0%
Ventilation type:	Natural	Low energy lights:	0%
Electricity meter:	Single	Main gas supply:	No
Wind turbines:	0		

## Measures

Selected:

- Loft insulation (A)
- Hot water cylinder insulation (C)
- Low energy lights (E)
- New or replacement storage heaters (L)
- Solid wall insulation (Q)

Cancelled: