

16b Mugiemooss Road, Bucksburn, Aberdeen, AB21 9HH

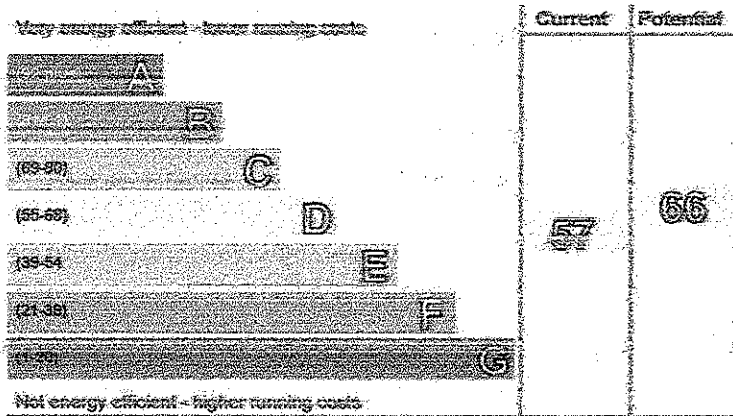
Dwelling type: Top-floor flat
Date of assessment: 30 September 2016
Date of certificate: 03 October 2016
Total floor area: 48 m²
Primary Energy Indicator: 428 kWh/m²/year
Reference number: 0162-2030-0513-0076-7051
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating 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	£2,502
Green Deal savings available	£529

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

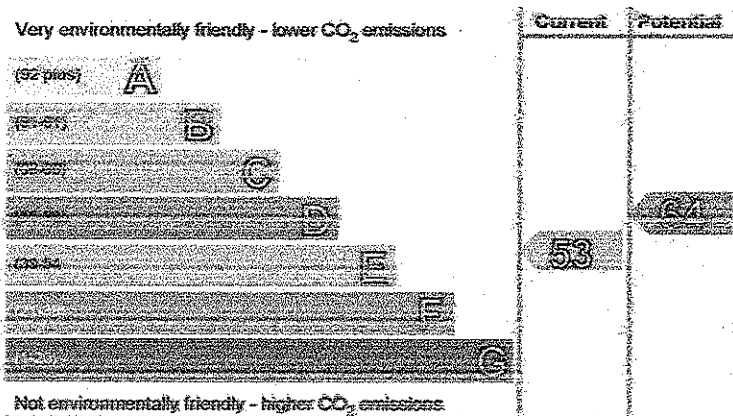


Energy Efficiency Rating

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 D (57)**. The average rating for EPCs in Scotland is **band D (57)**.

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 E (53)**. 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.

Recommendations you can take to save money and make your home more efficient

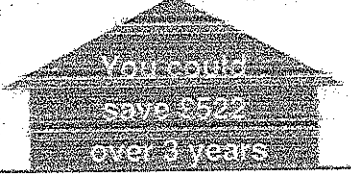
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£38.00	
2 Low energy lighting	£20	£45.00	
3 Hot water cylinder thermostat	£200 - £400	£65.00	

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.



THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE TAKEN TO THE DWELLING AND WORKED UP BY AN APPROVED ENERGY ASSESSOR.

Estimated energy costs for this home



	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,761 over 3 years	£1,566 over 3 years	
Hot water	£585 over 3 years	£309 over 3 years	
Lighting	£156 over 3 years	£105 over 3 years	
Totals	£2,502	£1,980	

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 0800 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 measure	Indicative cost	Typical saving	Recommended improvement		Green Deal tick
			Current rating	Proposed rating	
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£13	D 58	E 53	Green
2 Low energy lighting for all fixed outlets	£20	£15	D 59	E 54	Green
3 Hot water cylinder thermostat	£200 - £400	£22	D 60	D 56	Green
4 Upgrade heating controls	£350 - £450	£46	D 62	D 58	Green
5 Replace boiler with new condensing boiler	£2,200 - £3,000	£79	D 66	D 64	Green

Measures which have a green deal tick  are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick  may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0800 808 2282.

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

For more information on the measures listed above, visit www.greenerscotland.org

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0800 808 2282 or go to www.greenerscotland.org.

energy
saving
trust

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.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,993	(310)	N/A	N/A
Water heating (kWh per year)	3,154			

Validity of information

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 Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Approved 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: Mr. Jason Begg
 Assessor membership number: EE0010047
 Company name/trading name: J & E Shepherd
 Address: 13 Albert Square
 Dundee
 DD1 1YA
 Phone number: 01382 200 454
 Email address: j.begg@shepherd.co.uk
 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 in Scotland. The Scottish EPC Register 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.