Energy Performance Certificate



Address of dwelling and other details

11 WESTVIEW ST ANDREWS **KY16 9ED**

Dwelling type:

Name of approved organisation:

RICS170727

RICS Protocol for Scotland

Detached bungalow

Membership number: Date of certificate:

23 November 2011

Reference number:

2874-1910-8209-4169-8904 RdSAP, existing dwelling

Type of assessment: Total floor area:

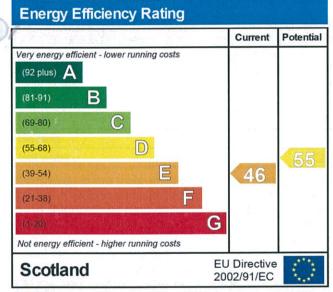
96 m²

Main type of heating and fuel:

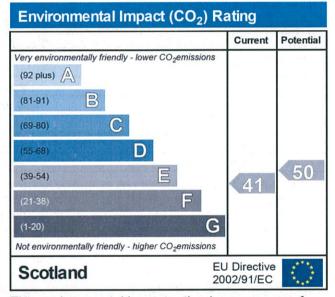
Boiler and radiators, mains gas

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: 357 kWh/m²per year Approximate current CO₂emissions: 69 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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- Increase loft insulation to 270 mm
- 3 Low energy lighting for all fixed outlets
- Add additional 80 mm jacket to hot water cylinder 4 Hot water cylinder thermostat

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