Energy Performance Certificate



Address of dwelling and other details

FLAT 2/1 40 BELMONT STREET GLASGOW G12 8EY Dwelling type:

Name of approved organisation:

Membership number:
Date of certificate:

Reference number: Type of assessment:

Total floor area:

Main type of heating and fuel:

Top-floor flat

RICS Protocol for Scotland

RICS028523 24 July 2012

0412-0923-8100-0804-2926 RdSAP, existing dwelling

60 m²

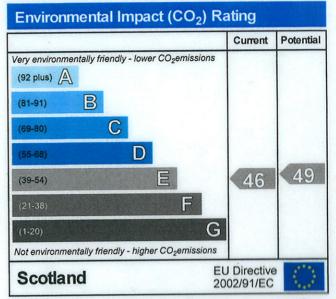
Boiler and radiators, mains gas

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 (CO_2) emissions. CO_2 is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating Potential Current Very energy efficient - lower running costs (92 plus) A B (69-80)(55-68)49 E (39-54)Not energy efficient - higher running costs **EU Directive** Scotland 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 378 kWh/m²per year Approximate current CO₂emissions: 73 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.

- 1 Low energy lighting for all fixed outlets
- 2 Upgrade heating controls

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.