

Energy Performance Certificate



Address of dwelling and other details

76 BLACKLAW ROAD
DUNFERMLINE
KY11 4AP

Dwelling type: Top-floor flat
Name of approved organisation: RICS Protocol for Scotland
Membership number: RICS070752
Date of certificate: 07 December 2011
Reference number: 9219-2422-8009-0053-0902
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²
Main type of heating and fuel: Electric storage heaters

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	36
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

Approximate current energy use per square metre of floor area: 844 kWh/m²per year

Approximate current CO₂ emissions: 149 kg/m²per year

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	21
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.

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 Cavity wall insulation

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.

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

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS Protocol for Scotland. 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:	Mr. Alasdair Eddie Seaton
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	27 Canmore Street Dunfermline Fife KY12 7NU
Phone number:	01383 604100
Fax number:	01383 604109
E-mail address:	william.knight@dmhall.co.uk
Related party disclosure:	No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	844 kWh/m ² per year	699 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	9.3 tonnes per year
Lighting	£61 per year	£61 per year
Heating	£1274 per year	£1032 per year
Hot water	£221 per year	£221 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings 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 table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star = 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 physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆
Roof	Flat, no insulation (assumed)	★ ☆ ☆ ☆ ☆	★ ☆ ☆ ☆ ☆
Floor	(other premises below)	—	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
Main heating	Electric storage heaters	★ ★ ★ ☆ ☆	★ ☆ ☆ ☆ ☆
Main heating controls	Manual charge control	★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★ ☆ ☆ ☆ ☆	★ ☆ ☆ ☆ ☆
Lighting	Low energy lighting in 67% of fixed outlets	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Current energy efficiency rating		F 27	
Current environmental impact (CO ₂) rating		G 13	

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 homes 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. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Cavity wall insulation	£100 - £300	£242	F 36	F 21
Sub-Total		£242		
Higher cost measures				
2 Fan assisted storage heaters and dual immersion cylinder	£600 - £1,500	£326	E 50	F 27
Total		£568		
Potential energy efficiency rating			E 50	
Potential environmental impact (CO ₂) rating			F 27	

Further measures to achieve even higher standards

None

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

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. 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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

About the further measures to achieve even higher standards

Not applicable

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 CO₂ 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.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

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.

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2201-0010 Reference number 000726 Name Mr. Alasdair Eddie Seaton Tel. No 01383 604100
Property Address 76 BLACKLAW ROAD, , , DUNFERMLINE, KY11 4AP -----

Property Details

Regs Region: Scotland
Region: East Scotland
Property Description
Property Type: Flat, Semi-Detached
Storeys: 1
Rooms: 3
Rooms Heated: 3

Dimensions

Dimmensions Type: Internal
Dimmensions Data:
Extension: Main
Storey: Lowest First Second Third Fourth Fifth Remaining
Floor Area: 74.80 - - - - -
Room Height: 2.60 - - - - -
HeatLoss Wall Perimeter: 27.00 - - - - -

Flat

Flat Coridor: None
Which Floor: 1
Flat Position: Top Floor

Conservatories

IsConservatory: No

Walls

Wall Type: CA Cavity
Wall Insulation: A As Built
Building Part: Alternative Wall
Wall Area: 0.00

Roofs

Building Part: Main
Roof Type: F Flat
Flat Roof Insulation: Unknown

Floors

Building Part: Main
FloorLocation: A Another dwelling below

Openings

Openings Extended Windows Data:No

Openings Glazing: Double pre 2003
Mechanical Ventilation: No
Open Fireplaces: 0
Openings Proportion Glazed: 100
Total Light Fittings: 6
Total Lel Fittings: 4
Openings Total Area: T Typical
Terrain Type: Suburban
Wind Turbine Present: No
Pv Panel Data: None

Space and Water Heating

Main Heating 1
Main Heating Code: SEA
Main Heating Controls: CSA
PCDF Boiler Reference: 0
Percentage Of Heat 100

Main Heating 2
Main Heating Code:
PCDF Boiler Reference: 0
Percentage Of Heat 0

Secondary Heating Code: REB
Solar Water Heating: No
Water Heating Code: HEI
Immersion Heater: Single
Fixed Space Cooling: No

Hot Water Cylinder

Hot Water Cylinder: Yes
Cylinder Size: Normal
Insulated: Foam
Insulation Thickness: 25 mm
Cylinder Stat: Yes
Electricity Meter Type: Dual
Mains Gas: No