Energy Performance Certificate

Address of dwelling and other details

FLAT 2 31 SOUTH BRIDGE **EDINBURGH** EH1 1LL

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:

Mid-floor flat Stroma Certification

STR0006153 27 September 2012

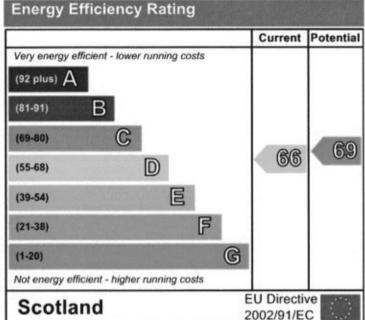
2633-1008-1201-0642-5904 RdSAP, existing dwelling

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 (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.

Environmental Impact (CO₂) Rating Current Potential Very environmentally friendly - lower CO2 emissions (92 plus) 🛕 (81-91) B C (69-80)69 66 D (55-68)国 (39-54)F (21-38)(1-20)G Not environmentally friendly - higher CO2 emissions **EU Directive** Scotland 2002/91/EC

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

Approximate current energy use per square metre of floor area: 233 kWh/m² per year

Approximate current CO emissions: 45 kg/m² 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

- 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 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