

# Energy Performance Certificate (EPC)

22 CRAIGSIDE PLACE, WESTFIELD, GLASGOW, G68 9ED

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 20 March 2015  
**Date of certificate:** 20 March 2015  
**Total floor area:** 79 m<sup>2</sup>

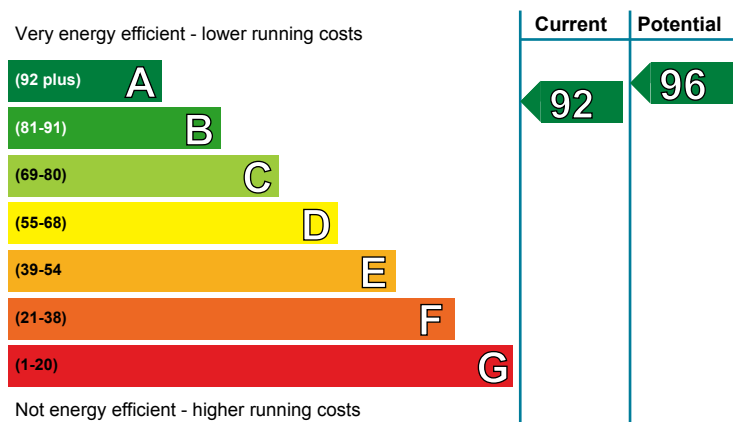
**Reference number:** 9215-1527-5100-0100-8922  
**Type of assessment:** RdSAP, existing dwelling  
**Primary Energy Indicator:** 94 kWh/m<sup>2</sup>/year  
**Main heating and fuel:** Boiler and radiators, mains gas

## 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 CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£2,070</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£303</b>	

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

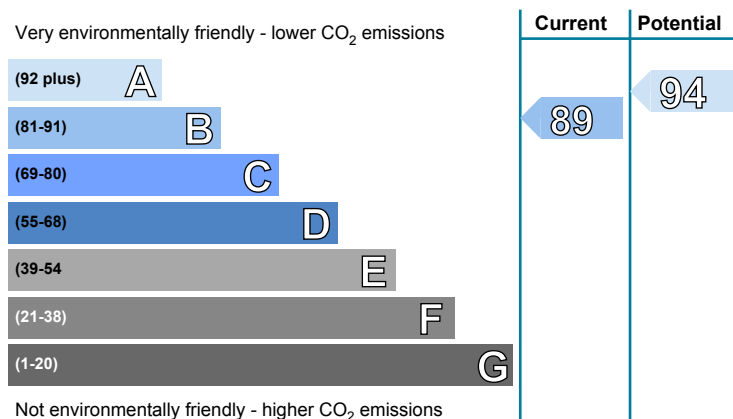


## Energy Efficiency Rating

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.

Based on calculated energy use of **94 kWh/m<sup>2</sup>/yr**, your current rating is **band A (92)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.


Based on calculated emissions of **1 kg CO<sub>2</sub>/m<sup>2</sup>/yr**, your current rating is **band B (89)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£135	✓
2 Low energy lighting	£20	£75	
3 Solar water heating	£4,000 - £6,000	£93	✓

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.



A Green Deal has paid to install energy efficiency improvements at this property. A daily Green Deal charge is payable via the electricity bill. Important details about the Green Deal on this property, including the amount of the charge, can be found in the 'Information about the Green Deal' section at the end of this EPC.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. 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 condition of an element and how well it is working. '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	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 43% of fixed outlets	★★★☆☆	★★★☆☆

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.


As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.4 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.









## Estimated energy costs for this home



	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,551 over 3 years	£1,428 over 3 years	
Hot water	£279 over 3 years	£186 over 3 years	
Lighting	£240 over 3 years	£153 over 3 years	
<b>Totals</b>	<b>£2,070</b>	<b>£1,767</b>	

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 0808 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 measures	Indicative cost	Typical saving per year	Rating after improvement		Green Deal
			Energy	Environment	
1 Floor insulation (suspended floor)	£800 - £1,200	£45			
2 Low energy lighting for all fixed outlets	£20	£25			
3 Solar water heating	£4,000 - £6,000	£31			

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](http://www.greenerscotland.org) or contact the Home Energy Scotland hotline on 0808 808 2282.

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://www.greenerscotland.org).

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### 3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

### LZC energy sources present:

- Solar photovoltaics

## 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](http://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)	8,249	N/A	N/A	N/A
Water heating (kWh per year)	1,967			

## About this document

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](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed 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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. David Gibson
Assessor membership number:	EES/016070
Company name/trading name:	Harvey Donaldson & Gibson
Address:	19 Waterloo Street Glasgow G2 6AY
Phone number:	0141 204 0808
Email address:	<a href="mailto:homereports@hdg.co.uk">homereports@hdg.co.uk</a>
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

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

A Green Deal Plan has paid to install energy efficiency improvements at this property. If you become responsible for paying the electricity bill, you will be required to pay the Green Deal charge set out below. Also, you must comply with the terms and conditions in the Green Deal Plan. You should ask for a copy of the up to date Green Deal Plan from the owner of the property or the landlord and familiarise yourself with the contents.

The Green Deal Plan can be paid off early, although charges may apply. The Green Deal Plan is an unsecured loan, which is regulated by the Consumer Credit Act 1974. It is designed to save you at least as much money as you will have to repay. However, the actual level of your savings will depend on how much energy you use (e.g. to heat your property) and the future cost of energy.

**Current charge amount:** £0.96 per day  
**Charges start:** 25/10/2013  
**Charges end:** 29/11/2036  
**Interest rate payable:** fixed at 8.15% APR

Plan charges:

- are payable as part of the electricity bill.
- reduce as each improvement is paid-off.

**GD Plan number:** AB0000010902  
**Green Deal Provider:** Home Energy and Lifestyle Management Limited  
Tel: 0800 138 9494  
Email: [admin@helmsuk.co.uk](mailto:admin@helmsuk.co.uk)

This EPC can only be used to disclose the Green Deal Plan until 1 Apr 2016. From 2 Apr 2016 a further version should be retrieved from [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) using the EPC Report Reference Number (RRN above)

## Improvements installed

## Paid-off in

Condensing gas boiler	September 2025
Solar photovoltaic panels (3.5 kWp, orientation S)	September 2036

## Estimates of how these improvements could reduce annual energy bills for a typical user

Total: £389 p.a. Gas: £62 p.a. Electricity: £327 p.a.  
Other: £0 p.a.

Most improvements reduce the energy used for heating. These estimates are based on:

- the original Green Deal assessment;
- the improvements installed by this Plan (opposite);
- typical energy use for this type of property, using current energy prices.

**If you are a low user of energy you may not achieve these estimated savings.**

## Other important information

**This Green Deal Plan is regulated by the Consumer Credit Act 1974.** This provides certain protections to those paying the Plan instalments through their electricity bill.

The improvements listed above were installed under this Green Deal Plan and are due to be paid off at the times specified. If an improvement listed above has not been paid off, you should check that:

- it is still in place;
- no alterations have been made to this property that would reduce its effectiveness;
- it has been maintained in line with guidance from the Green Deal Provider.

If, after taking-on this property, you are considering or carrying out renovations that may impact on the improvements installed under this plan, or you notice that such changes have already been made, you must contact your Green Deal Provider.

Mandatory product guarantees are supplied for at least five years. These may be subject to maintenance or servicing requirements and you should check these have been met.

Charges may apply if you decide to repay this Green Deal Plan early and these details are set out in the Plan.

If you take on this property, you may have to repay this Plan early if you want to demolish this property or permanently disconnect the electricity supply – contact your Green Deal Provider for further details.

New bill payers are advised to contact their energy supplier when they take on a Green Deal property, particularly if the property has a pre-payment meter.

**Further information can be found on the Green Deal Plan, a copy of which can be obtained from the owner of the property, or from the Green Deal Provider with the owner's consent.**