Energy Performance Certificate (EPC)

Flat A , 52 Princes Street, Perth, PH2 8LJ

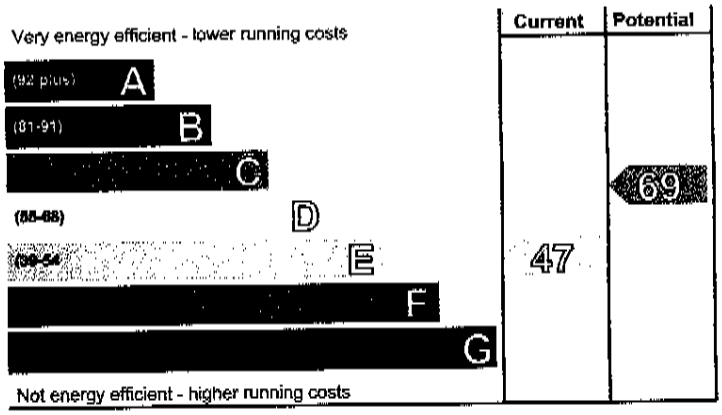
Dwelling type:	Top-floor flat	**Reference number:**	0120-2313-0140-9725-5025
Date of assessment:	27 April 2015	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 April 2015	**Primary Energy Indicator:**	684 kWh/m²/year
Total floor area:	55 m²	**Main heating and fuel:**	Electric storage heaters

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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	£3,342	See your recommendations report for more information
Over 3 years you could save*	£1,395	

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

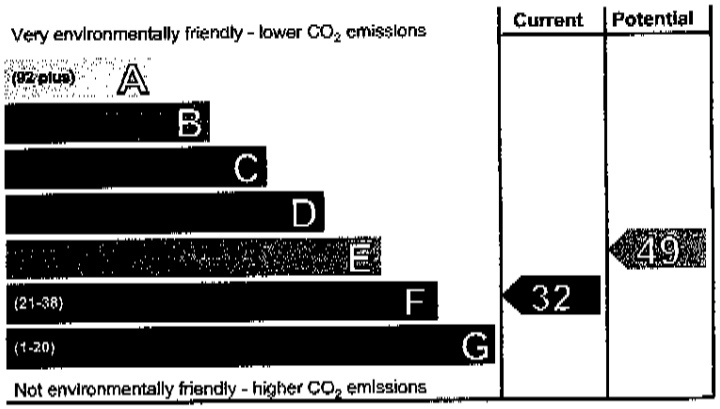


Energy Efficiency Rating

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 **684** kWh/m²/yr, your current rating is **band E (47)**. 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_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Based on calculated emissions of **6** kg CO2/m²/yr, your current rating is **band F (32).** 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 Increase loft insulation to 270 mm	£100 - £350	£198	✔
2 Internal or external wall insulation	£4,000 - £14,000	£498	✔
3 High heat retention storage heaters	£1,200 - £1,800	£696	✔

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.

GREEN DEAL APPROVED

The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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

Visum Reference 30539