

# Home Report



**Property address:** Faroe  
Sourin  
Rousay  
Orkney

**Customer:** ~~XXXXXXXXXX~~

**Customer address:** Faroe  
Sourin  
Rousay  
Orkney

**Date of inspection:** 5<sup>th</sup> February 2021

## **1. INFORMATION AND SCOPE OF INSPECTION**

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. were not inspected or reported on.

<b>Description</b>	Faroe comprises a stone cottage with block-built extensions, garage, store and garden ground.
<b>Accommodation</b>	Sitting Room, Kitchen/Dining Room, Three (3nr) Bedrooms, Bathroom, Shower Room, Utility, Halls, Front and Rear Vestibules.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house is approximately 163m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is located in a rural location in Rousay, which is one of Orkney's north isles. Basic services, including a shop and a Primary School, are available locally in Rousay. Rousay is well connected to the Orkney Mainland by a regular ro-ro ferry service.
<b>Age</b>	The original cottage is assumed to be in excess of 100 years old. It is thought that the block-built extensions were added in the early 2000's.
<b>Weather</b>	The weather was cold and dry following a period of changeable weather. The report should be read in context of these weather conditions.



## SINGLE SURVEY

### Chimney stacks

There are two (2nr) chimney stacks, one to each gable wall of the original cottage.  
Both chimneys are stone-built, with concrete copes and single clay chimney cans.

*Visually inspected with the aid of binoculars where appropriate.*

### Roofing including roof space

Pitched timber framed roof structure, with timber sarking boards and fibre-cement slates.  
Clay ridge tiles; leadwork flashings to the valleys.  
Fibreglass insulation to the ceiling joists.

*Sloping roofs were visually inspected with the aid of binoculars where appropriate.*

### Rainwater fittings

uPVC circular profile gutters and downpipes.

*Visually inspected with the aid of binoculars where appropriate.*

### Main walls

Stone-built external walls to the original cottage; cavity block-work to the extensions.  
Stone walls are pointed externally; block-work walls are finished with smooth cement render.  
Concrete window cills; bare concrete blocks below DPC level.

*Visually inspected with the aid of binoculars where appropriate.  
Foundations and concealed parts were not exposed or inspected*

### Windows, external doors and joinery

Double glazed windows throughout, with a mixture of timber frames to the original cottage, and white uPVC to the extensions.  
White uPVC front and back doors.

*Internal and external doors were opened and closed where keys were available.*

*Random windows were opened and closed where possible.*

*Doors and windows were not forced open.*

### External decorations

The timber windows are painted.  
The smooth render to the block-work walls is partly painted.  
Masonry paint to the concrete window cills.

*Visually inspected.*

### Conservatories / porches

There are no conservatories or porches.

*Visually inspected.*



## SINGLE SURVEY

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

#### 1 Garage

Concrete floor, block-work walls, pitched roof clad with metal sheets, timber windows and doors. Internal dimensions 10.6m x 5.7m.

#### 2 Shed

Concrete floor, stone walls, mono-pitch roof clad with metal sheets, timber doors. Internal dimensions 4m x 2m.

At the time of survey, there were 2nr conservatories stored in the garage.

*Visually inspected.*

### Outside areas and boundaries

The property sits with around 1 acre of land, mainly laid to grass. There is a burn running down the north boundary. Hard-cored track in from the public road and parking area. Concrete paths around the house, with handrail to the rear of the house.

*Visually inspected.*

### Ceilings

Ceilings are lined with plasterboard and timber lining boards.

*Visually inspected from floor level.*

### Internal walls

Internal walls are lined with hardboard to the original cottage; plasterboard and timber lining boards to the extensions. Timber framed internal partitions

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

### Floors including sub floors

Concrete and suspended timber ground floors.

*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*

*No access to inspect the sub-floor areas.*



## SINGLE SURVEY

### Internal joinery and kitchen fittings

Fitted floor and wall units to the Kitchen/Dining Room.  
Timber framed and lined box bed with storage above and below to the Dining Room.  
Timber cills and ingoes; softwood timber finishes.  
Panelled, glazed and boarded interior doors.  
Built in cupboards with louvred softwood doors.  
Loft hatches to three separate roof spaces, all fitted with loft ladders.

*Built-in cupboards were looked into but no stored items were moved.  
Kitchen units were visually inspected excluding appliances.*

### Chimney breasts and fireplaces

There are no chimney breasts or fireplaces.

*Visually inspected. No testing of the flues or fittings was carried out.*

### Internal decorations

Ceilings and walls are emulsioned, papered or varnished.  
Woodwork is varnished.  
Tiled splashbacks to the Kitchen/Dining Room, Bathroom and Shower Room. Wall panelling in the Shower Room.  
Floor coverings consist of carpet, laminate and vinyl.

### Cellars

There are no cellars.

*Visually inspected where there was safe and purpose-built access.*

### Electricity

The property is served by a mains electricity supply to distribution boards and a single tariff meter in the rear Vestibule.  
There is a hosted 5kW wind turbine supplying electricity to the property.  
Fitted extractor hood, fridge, freezer and washing machine to the Kitchen/Dining Room.  
Light switches and sockets are a mixture of white plastic; brass to the Sitting Room; older black Bakelite to the original cottage.

*Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.*

### Gas

There is no mains gas in Orkney.  
Fitted gas hob to the Kitchen/Dining Room, with Calor Gas supply.



### Water, plumbing and bathroom fittings

The property has a private borehole water supply. The pipework, where visible, is of copper and UPVC construction.

Sanitary ware includes:

Kitchen – single bowl stainless steel sink and drainer.

Bathroom – corner bath with wooden panelling, electric shower (disconnected at time of inspection), tray and cabinet, wash-hand basin, WC.

Shower Room – electric shower, tray and cabinet, wash-hand basin, WC.

Cold water header tank in the roof-space, with incomplete insulation.

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.*

*No tests whatsoever were carried out to the system or appliances.*

### Heating and hot water

The property is heated by an oil boiler in the Kitchen/Dining Room, heating radiators throughout the house.

Plastic oil tank on a concrete base outside the house.

The heating system is controlled by a programmer and TRV's fitted to the radiators.

There is an insulated hot water cylinder in a cupboard in the Hall outside the Kitchen/Dining Room, fitted with a back-up electric immersion and a thermostat.

*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.*

*No tests whatsoever were carried out to the system or appliances.*

### Drainage

The property is assumed to be connected to a septic tank on site.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Any additional limits to inspection:

*At the time of our inspection the property was occupied and fully furnished with floors fully covered throughout.*

*Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.*

*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

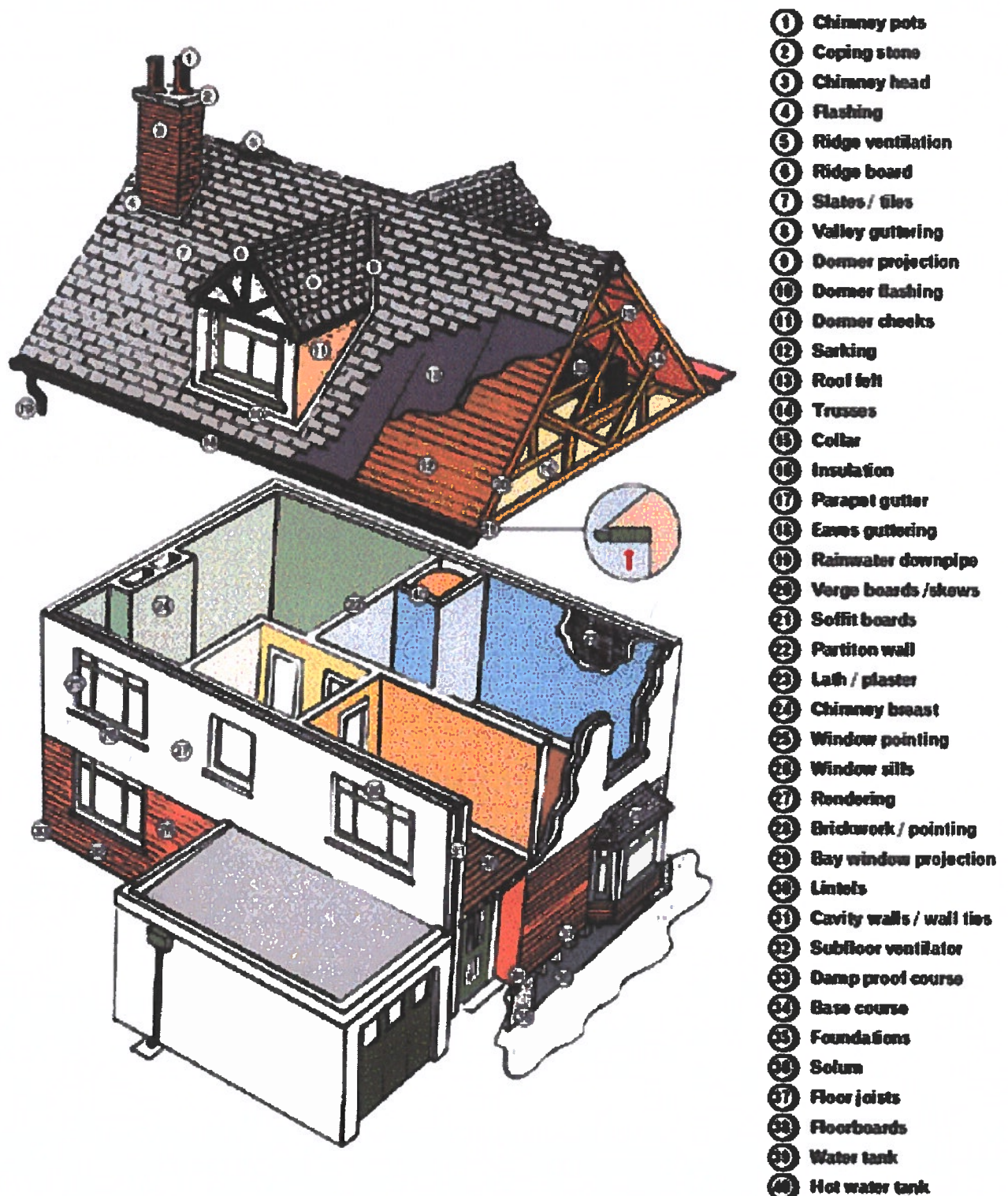
*There was no access for inspection to the foundations, to the concrete floor, or behind wall linings.*

*The drainage system was not open to inspection.*

*High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.*



## Sectional diagram showing elements of a typical house









Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

## SINGLE SURVEY










### 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of three categories.








Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.
 <b>Structural movement</b>		
Repair category	1	
Notes:	No significant defects noted.	
 <b>Dampness, rot and infestation</b>		
Repair category	2	
Notes:	Signs of dampness noted to the gable wall to the original cottage outside the Sitting Room door. Signs of woodworm activity noted to the timbers in the roof-space. It is understood that woodworm treatment was carried out by the previous owner. Dampness noted to the roof timbers, particularly near the gable walls of the original cottage.	
 <b>Chimney stacks</b>		
Repair category:	2	
Notes:	Masonry paint is weathered to the chimneys. Disused chimneys should be fitted with ventilated caps. No leadwork flashings to the bases of the chimneys.	
 <b>Roofing including roof space</b>		
Repair category:	2	
Notes:	Uneven roof line over original gable walls. Cracked/missing slates noted.	
 <b>Rainwater fittings</b>		
Repair category:	1	
Notes:	No significant defects noted.	
 <b>Main walls</b>		
Repair category:	2	
Notes:	Render to block-work walls appears unfinished, with scratch-coat only applied. Cracked render to the verges/eaves. Cracks noted to the external render.	



## SINGLE SURVEY

	<b>Windows, external doors and joinery</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>External decorations</b>
Repair category:	2
Notes:	Masonry paint to the block-work walls is incomplete.
	<b>Conservatories / porches</b>
Repair category:	N/A
Notes:	There are no conservatories or porches.
	<b>Communal areas</b>
Repair category:	N/A
Notes:	There are no communal areas.
	<b>Garages and permanent outbuildings</b>
Repair category:	2
Notes:	Outbuildings are generally weathered.
	<b>Outside areas and boundaries</b>
Repair category:	1
Notes:	Cracks noted to concrete paths.
	<b>Ceilings</b>
Repair category:	1
Notes:	No significant defects noted.
	<b>Internal walls</b>
Repair category:	1
Notes:	Unfinished plasterboard edge noted in the Shower Room.
	<b>Floors including sub-floors</b>
Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

	<b>Internal joinery and kitchen fittings</b>	
Repair category:	2	
Notes:	A number of the interior doors have warped. Interior joinery is untidy in places.	
	<b>Chimney breasts and fireplaces</b>	
Repair category:	N/A	
Notes:	There are no chimney breasts or fireplaces.	
	<b>Internal decorations</b>	
Repair category:	2	
Notes:	<p>Minor cracks/splits noted to wall and ceiling finishes.</p> <p>Loose wallpaper noted.</p> <p>Untidy finish to ceiling of Dining Room where polystyrene tiles have been removed.</p> <p>Various scuffs noted to walls.</p> <p>Poorly fitting floor coverings noted.</p> <p>Untidy wall panelling and tiling noted in places.</p> <p>Woodchip wallpaper has split along joints of timber boarding underneath, to the Utility and Rear Vestibule.</p>	
	<b>Cellars</b>	
Repair category:	N/A	
Notes:	There are no cellars.	
	<b>Electricity</b>	
Repair category:	1	
Notes:	Some of the electrical fixtures are dated.	
	<b>Gas</b>	
Repair category:	1	
Notes:	No significant defects noted.	
	<b>Water, plumbing and bathroom fittings</b>	
Repair category:	2	
Notes:	<p>Electric shower disconnected to the Bathroom.</p> <p>The shower tray to the Bathroom is sitting on concrete blocks.</p> <p>Crack noted to the shower tray in the Shower Room.</p> <p>The insulation to the cold water header tank is incomplete.</p>	



## SINGLE SURVEY



### Heating and hot water

Repair category:	1
Notes:	The oil tank is not secured.



### Drainage

Repair category:	1
Notes:	No significant defects noted.

## SINGLE SURVEY

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	N/A
Internal decorations	2
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

### Repair Categories

#### Category 3:

Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

#### Category 2:

Repairs or replacement requiring future attention, but estimates are still advised.

#### Category 1:

No immediate action or repair is needed.

### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

### Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.



## 3. ACCESSIBILITY INFORMATION

### Guidance Notes on Accessibility Information

**Three steps or fewer to a main entrance door of the property:** In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

## SINGLE SURVEY

### 4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

#### Matters for a solicitor or licensed conveyancer

Check

- Rights and responsibilities for mutual parts.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Ownership and responsibilities for the boundary treatments.

#### Estimated re-instatement cost for insurance purposes

£450,000 (Four Hundred and Fifty Thousand Pounds).

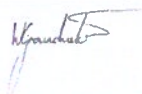
#### Valuation and market comments

The market value of the property as described in this report is £205,000 (Two Hundred and Five Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Note: assessment of the above valuation has been undertaken based on market conditions prior to the current COVID-19 outbreak; it is unclear how this will affect property values and marketability.

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

Castlehowe, Sower Road, Orphir, Orkney. KW17 2RE

Date of report:

13<sup>th</sup> February 2021



# Energy Performance Certificate (EPC)

Dwellings

# Scotland

**FAROE, SOURIN ROAD, ROUSAY, ORKNEY, KW17 2PR**

**Dwelling type:** Detached bungalow  
**Date of assessment:** 05 February 2021  
**Date of certificate:** 13 February 2021  
**Total floor area:** 163 m<sup>2</sup>  
**Primary Energy Indicator:** 216 kWh/m<sup>2</sup>/year

**Reference number:** 0160-2625-3020-2209-1855  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

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

Estimated energy costs for your home for 3 years*	£4,674	See your recommendations report for more information
Over 3 years you could save*	£1,368	

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

Very energy efficient - lower running costs

(92 plus)

**A**

(81-91)

**B**

(69-80)

**C**

(55-68)

**D**

(39-54)

**E**

(21-38)

**F**

(1-20)

**G**

Not energy efficient - higher running costs

Current	Potential
57	78

## 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.

Your current rating is **band D (57)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus)

**A**

(81-91)

**B**

(69-80)

**C**

(55-68)

**D**

(39-54)

**E**

(21-38)

**F**

(1-20)

**G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
48	70

## 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.

Your current rating is **band E (48)**. The average rating for EPCs 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
1 Internal or external wall insulation	£4,000 - £14,000	£453.00
2 Floor insulation (solid floor)	£4,000 - £6,000	£219.00
3 Low energy lighting	£20	£84.00

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.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerScotland.org](http://greenerScotland.org) or contact Home Energy Scotland on 0808 808 2282.

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	Sandstone or limestone, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆
	Cavity wall, as built, insulated (assumed)	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Roof	Pitched, 250 mm loft insulation	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Floor	Solid, no insulation (assumed)	—	—
	Suspended, no insulation (assumed)	—	—
	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Main heating	Boiler and radiators, oil	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
Main heating controls	Programmer, TRVs and bypass	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
Secondary heating	None	—	—
Hot water	From main system	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
Lighting	Low energy lighting in 69% 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 calculated emissions for your home are 58 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

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 9.4 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 3.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.




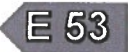






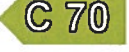
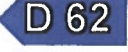
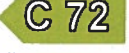
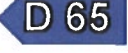
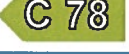

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,714 over 3 years	£2,733 over 3 years	
Hot water	£546 over 3 years	£255 over 3 years	
Lighting	£414 over 3 years	£318 over 3 years	
<b>Totals</b>	<b>£4,674</b>	<b>£3,306</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	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£151		
2 Floor insulation (solid floor)	£4,000 - £6,000	£73		
3 Low energy lighting for all fixed outlets	£20	£28		
4 Upgrade heating controls	£350 - £450	£79		
5 Replace boiler with new condensing boiler	£2,200 - £3,000	£78		
6 Solar water heating	£4,000 - £6,000	£46		
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£308		

## 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).

**energy<sup>®</sup>**  
**saving**  
**trust**

## 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 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 2 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

### 3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 4 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 5 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 6 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).



## 7 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. 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 with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, 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:

- Wind turbine

## 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)	21,855	N/A	N/A	(2,790)
Water heating (kWh per year)	3,168			

## Addendum

This dwelling has stone walls and may be exposed to wind driven rain and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

## 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.

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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

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).



### Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
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