

Energy Performance Certificate

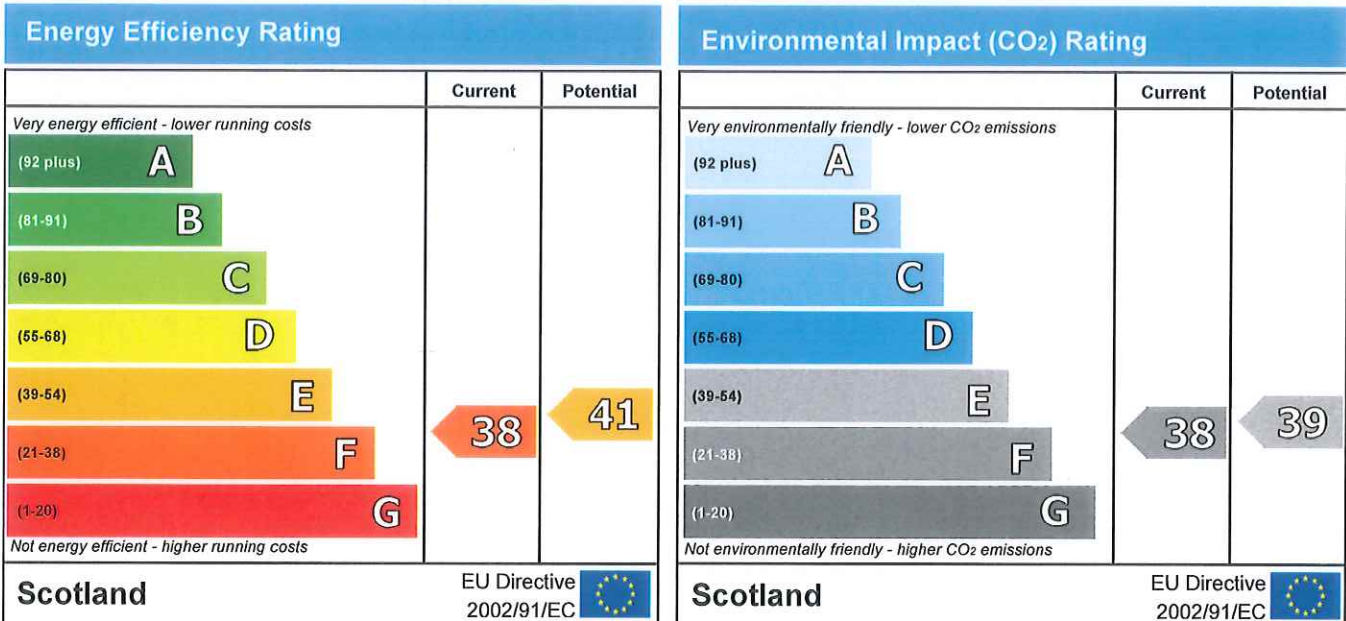
Address of dwelling and other details

45 DOCHART TERRACE,
DUNDEE, DD2 4ER

Dwelling type: Top-floor flat
 Name of approved organisation: RICS for Scotland
 Membership number: RICS097846
 Date of certificate: 27 April 2009
 Reference number: 0180-2643-8140-0221-6335
 Total floor area: 70 m²
 Main type of heating and fuel: Electric storage heaters

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 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.

Approximate current energy use per square metre of floor area: 559 kWh/m² per year

Approximate current CO₂ emissions: 84 kg/m² per year

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 Increase hot water cylinder insulation to 160 mm | 2 Low energy lighting for all fixed outlets |
|----------------------------------------------------|---------------------------------------------|

A full energy report is appended to this certificate



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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