

energy report

energy report on:

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|-------------------------|---|
| Property address | 56/1 Strathleven Place, Dumbarton, G82 1BA |
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|-----------------|-------------------------------|
| Customer | Mrs. Gillian Robertson |
|-----------------|-------------------------------|

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| Customer address | 56/1 Strathleven Place, Dumbarton, G82 1BA |
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| Prepared by | . (Helensburgh - Allied Surveyors Scotland Plc) |
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Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Elmhurst Energy Systems Ltd. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. James Aitkenhead
Company name/trading name: Allied Surveyors Scotland Plc
Address: 13 Colquhoun Street Helensburgh G84 8AN
Phone number: 01436 674976
Fax number: 01436 675601
E-mail address: helensburgh@alliedsurveyorsscotland.com
Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 370 kWh/m ² per year | 370 kWh/m ² per year |
| Carbon dioxide emissions | 4.2 tonnes per year | 4.2 tonnes per year |
| Lighting | £50 per year | £50 per year |
| Heating | £424 per year | £424 per year |
| Hot water | £115 per year | £115 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use standard occupancy assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. 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 physical condition of any element. '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 | Current performance | |
|-----------------------|---|---------------------|---------------|
| | | Energy Efficiency | Environmental |
| Walls | Cavity wall, as built, insulated (assumed) | ★★★★☆ | ★★★★☆ |
| Roof | (another dwelling above) | — | — |
| Floor | Solid, insulated (assumed) | — | — |
| Windows | Fully double glazed | ★★★★☆ | ★★★★☆ |
| Main heating | Electric storage heaters | ★★★★☆ | ☆☆☆☆☆ |
| Main heating controls | Manual charge control | ☆☆☆☆☆ | ☆☆☆☆☆ |
| Secondary heating | Room heaters, electric | — | — |
| Hot water | Electric immersion, off-peak | ★★★★☆ | ☆☆☆☆☆ |
| Lighting | Low energy lighting in 86% of fixed outlets | ★★★★★ | ★★★★★ |

Current energy efficiency rating

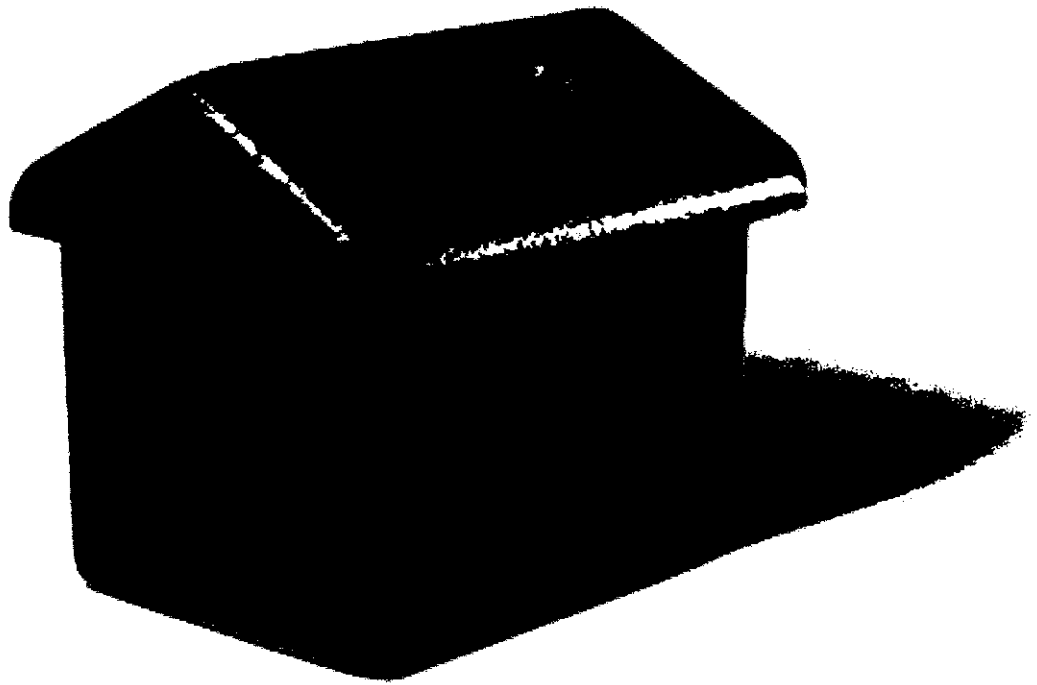
D 68

Current environmental impact (CO₂) rating

E 49

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.



PROPERTY QUESTIONNAIRE