

Property details

Address
123 EPC street
Glasgow
G12 2BC

Dwelling type
End-terrace house

Total floor area
86m²

Date of certificate
21 July 2023

Reference number
0000-0000-0000-0000

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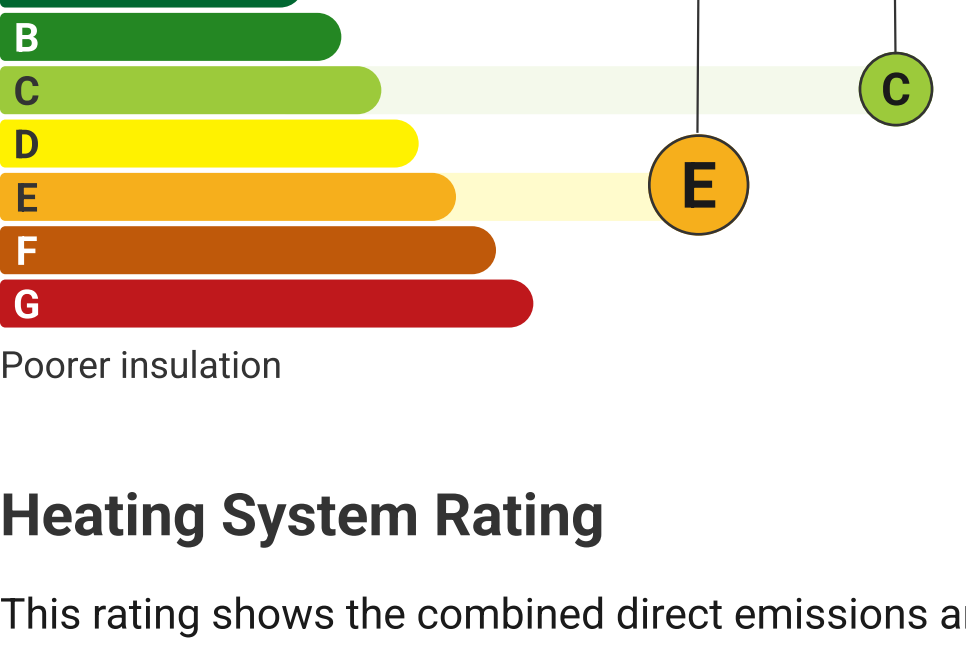
Certificate

Energy Performance Certificate (EPC)

Heat Retention Rating

This rating shows how well your property is insulated to keep warmth in.

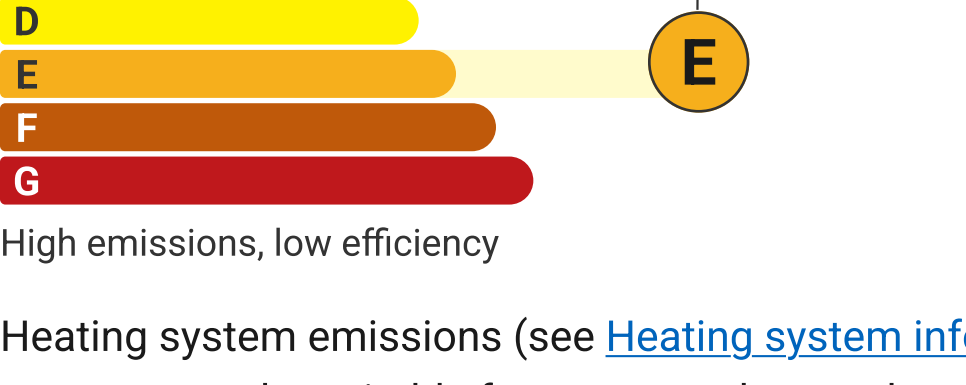
Your Rating of E is lower than the Scottish Average of D. The potential rating is based on installing all measures highlighted in [Potential heat retention improvements](#) section.



Heating System Rating

This rating shows the combined direct emissions and efficiency of the heating system currently installed.

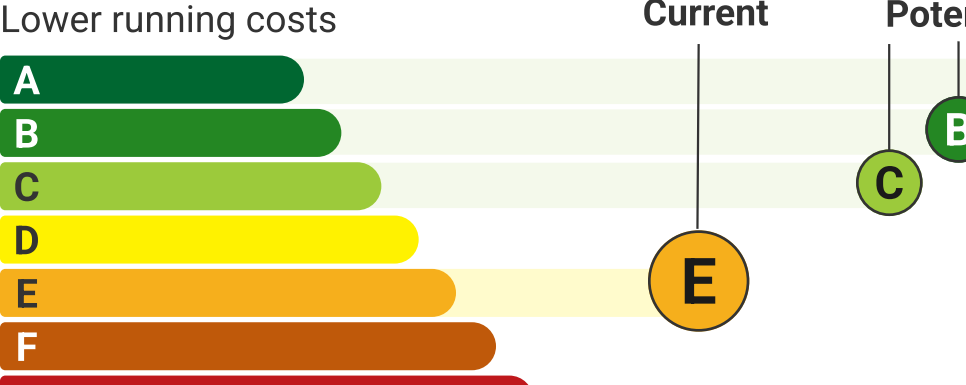
Your heating system is E. The potential rating is based on installing all measures highlighted in [Heating system alternatives](#) section.



Heating system emissions (see [Heating system information](#) section for details). Your property may be suitable for a system that produces less emissions. See how a cleaner heating system could reduce your emissions below.

Energy Cost Rating

This rating shows the energy efficiency and energy costs of this home. The current and potential Energy Cost Ratings reflect the impact of the current and potential Heat Retention and Heating System Ratings.



Potential improvements and savings

Improvements, such as:

- Loft insulation
- Cavity insulation
- Suspended floor insulation

Could help reduce your annual bills by **15%**

Find out more about the potential improvements and alternative heating systems in the Property Report.

Property report

Introduction

An EPC assessment is a survey that collects basic information about the property such as the type of property, size and age. This EPC and the property report explain the energy efficiency of the property and how to improve it. Improving your home's heating and insulation could reduce energy costs, reduce emissions and make your home warmer. The EPC assessment uses both measurements and assumptions. The age of the property, and other factors, are used to determine some information about the house where this can't be seen, such as insulation inside the walls. This information is used to calculate the EPC. The condition of the property is not taken into account in the assessment.

Estimated energy costs for this home

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 solar panels).

The potential savings in energy costs show the effect of undertaking all of the potential improvement measures listed in this report.

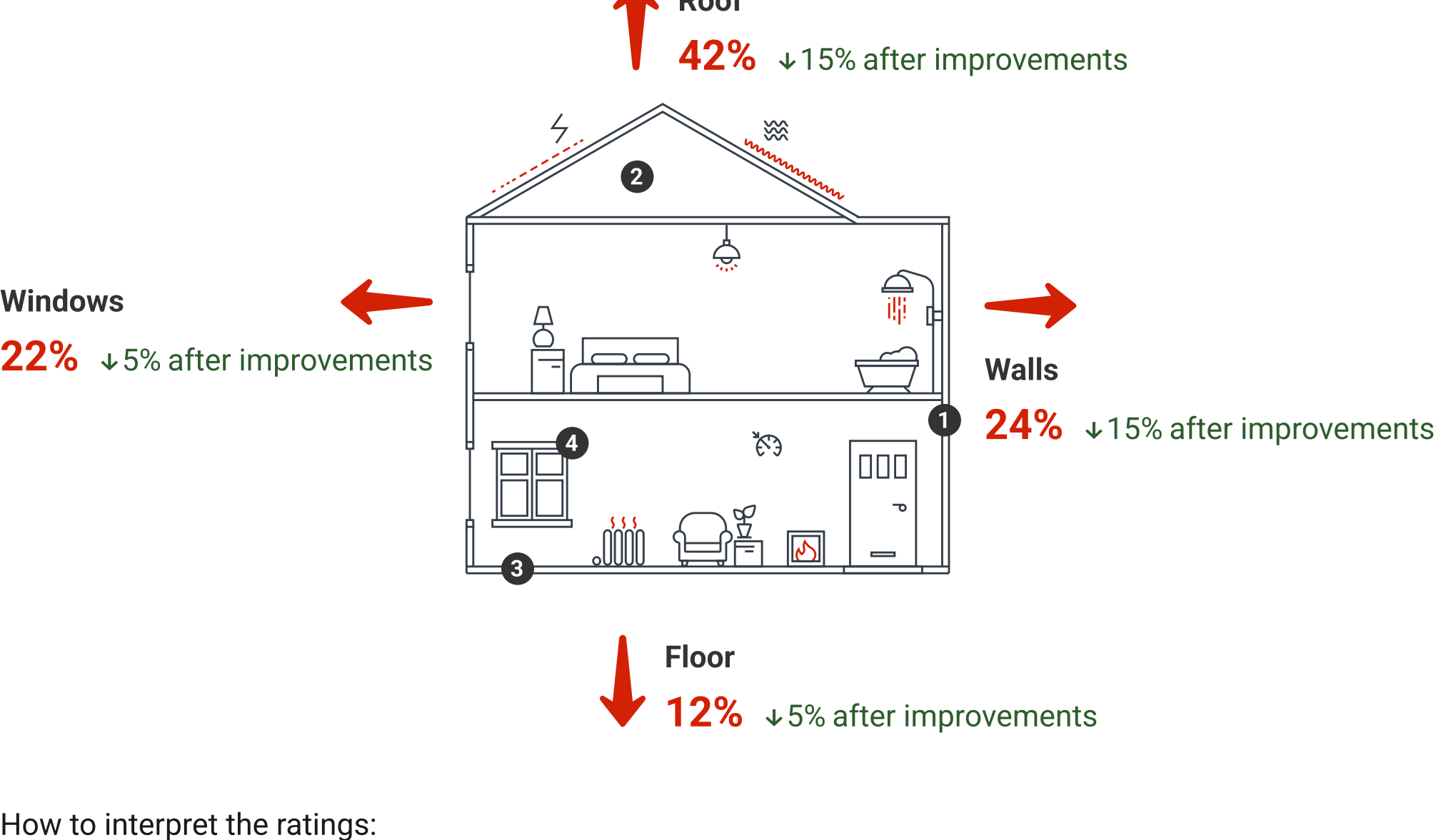
	Current costs	Potential costs
Heating	£1,763	£1,275
Hot water	£303	£205
Lighting	£202	£135
Total	£2,268	£1,615

Potential future savings

Typical savings per year up to: **£653**

Heat retention summary of this home

This drawing illustrates the distribution of heat lost in your property. It highlights the key areas where heat escapes, including the roof, walls, windows, and floor. Understanding these figures can help you identify the most effective ways to improve energy efficiency and retain heat and reduce heating costs.



How to interpret the ratings:

- 1 Walls **D**

Solid brick, as built, no insulation (assumed*)
- 2 Roof **F**

Pitched, 200 mm loft insulation

Pitched, no insulation (assumed*)
- 3 Floor **B**

Suspended, no insulation (assumed*)
- 4 Windows **C**

Fully double glazed
- A** Very good (most efficient)

B Good

C Good

D Average

E Poor

F Poor

G Very poor (least efficient)

- Does not apply

* Assumed means that the insulation could not be inspected and a determination has been made based on age and type of construction.

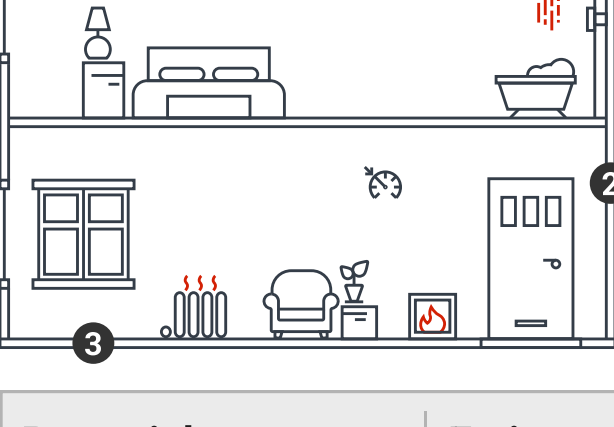
Potential heat retention improvements

The measures below aim to improve the heat retention and reduce the emissions of this property.

The "Potential improvement" are suggested first steps, starting with low-cost options that provide good value, followed by higher-cost improvements with long-term benefits.

Performance ratings are cumulative, assuming the measures are implemented in the order listed.

Potential improvements



Potential improvement	Estimated installation cost	Estimated annual energy saving	Potential heat-retention rating
1 Loft insulation	£500 – £1,500	5,000 kWh	D
2 Cavity insulation	£1,500 – £2,500	5,000 kWh	C
3 Suspended floor insulation	£2,000 – £3,000	500 kWh	C

Potential improvements explained

Before carrying out work, make sure that the appropriate permissions are obtained, such as permission from a landlord (if you are a tenant).

* Building regulations may apply to home energy efficiency and heating improvements and sometimes require a building warrant. It is best to check with your local authority building standards department or contact a qualified professional.

- Loft insulation**
Installing loft insulation to a depth of at least 270mm in the loft space or between roof rafters will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower energy bills. There must be adequate ventilation in the loft space to prevent dampness; seek professional advice about this if you're unsure.
- Cavity wall insulation ***
Cavity wall insulation is insulation material that fills the gap between the inner and outer layers of external walls to reduce heat loss through the walls; this will improve levels of comfort, reduce energy use and lower energy bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work.
- Floor insulation (suspended floor)**
Insulating a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower energy bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if you're unsure.

Funding, advice and support

[Home Energy Scotland](#) may be able to [provide funding](#) for these recommended measures and can also offer [free advice and support](#) to help you make your home warmer, reduce energy bills, and contribute to a greener, more sustainable future.

Please visit [www.homeenergyscotland.org](#) or call 0808 808 2282

Heating system information

The way we heat our homes, workplaces and other buildings is the third-largest cause of greenhouse gas emissions in Scotland. This is because the heating systems most of us use produce emissions when we use them.

Your main heating system	Heat system rating	Estimated emissions	Estimated installation costs
Fossil fuel boiler	E	51 kg CO ₂ /m ² /year	N/A (already in place)

Efficiency rating scale

- A** Very good (most efficient)

B Good

C Good

D Average

E Poor

F Poor

G Very poor (least efficient)

- Does not apply

Heating system alternatives

Alternative heating system	Heat system rating	Estimated emissions	Estimated installation costs	Estimated annual running costs
Heat pump	A	Zero	£7,000	£7,000
Direct electric	B	Zero	£5,000	£14,000
Hybrid heat pump (connected to biomass fuel supply)	C	Zero	£5,000	£5,000

Other energy efficiency improvements

The measures below can also improve the overall energy efficiency of your property and reduce emissions.

Potential improvements

Potential improvement	Estimated installation costs	Estimated annual running costs
Low energy lighting for all fixed outlets	£25 – £58	£174
Solar water heating	£4,000 – £6,000	£99
Solar photovoltaic panels, 2.5 kWp	£3,500 – £5,500	£622

Secondary ratings

Indicator	Metric
Emissions indicator This indicates the total direct emissions (e.g. from a heating system) and indirect emissions. (e.g. from generation of electricity used in the building).	12345.67 kgCO ₂ e/m ² /year
Energy use indicator The total energy used from heating, cooling, ventilation and lighting.	12345.67 kWh/m ² /year
Primary energy use This is the energy use multiplied by a primary energy factor represent transmission losses.	12345.67 kWh/m ² /year

About this document

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor Name
Telephone
Email
Phone

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme
Assessor's ID
Telephone
Email

About this assessment

Assessor's declaration

Date of assessment
Date of certificate
Type of Assessment

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at

RRN1
RRN2