**Energy Performance Certificate (EPC)**

Dwellings

**Scotland**

## RUAIG, CROFT ROAD, WEST LINTON, EH46 7DZ

**Dwelling type:** Detached house

**Date of assessment:** 04 April 2024

**Date of certificate:** 08 April 2024

**Total floor area:** 179 m2

**Primary Energy Indicator:** 159 kWh/m2/year

## You can use this document to:

**Reference number:** 0341-1017-1204-7604-3204 **Type of assessment:** RdSAP, existing dwelling **Approved Organisation:** Elmhurst

**Main heating and fuel:** Air source heat pump,

underfloor, electric

### Compare current ratings of properties to see which are more energy efficient and environmentally friendly

**You can use this document to:**

* **Find out how to save energy and money and also reduce CO2 emissions by improving your home**

|  |  |  |
| --- | --- | --- |
| **Estimated energy costs for your home for 3 years\*** | **£9,285** | See your recommendations report for more information |
| **Over 3 years you could save\*** | **£2,361** |

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

# Energy Efficiency Rating

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Very energy efficient - lower running costs |  |  | **Current** | **Potential** |
| **73** | **86** |
| **(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 |  |  |

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 C (73)**. 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 CO2 emissions |  | **Current** | **Potential** |
| **76** | **88** |
| **(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 CO2 emissions |  |

**Environmental Impact (CO2) Rating**

This graph shows the effect of your home on the  environment in terms of carbon dioxide (CO2)

emissions. The higher the rating, the less impact it has  on the environment.

Your current rating is **band C (76)**. 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 Cavity wall insulation | £500 - £1,500 | £798.00 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £1065.00 |
| 3 Solar water heating | £4,000 - £6,000 | £501.00 |

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 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**