Energy Performance Certificate (EPC)

Dwellings

Scotland

CEOMARA HIGHLAND COTTAGES, 1, AIRD, GAIRLOCH, IV21 2AB

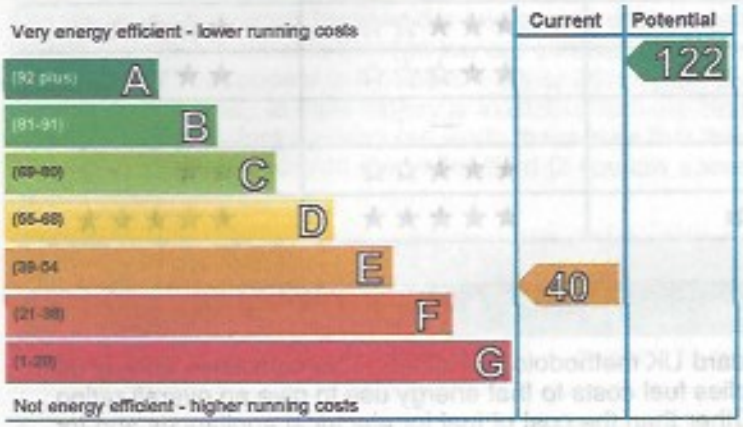
Dwelling type:	Semi-detached house	**Reference number:**	1510-9529-1200-0407-5226
Date of assessment:	23 January 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 January 2020	**Approved Organisation:**	Elmhurst
Total floor area:	57 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	867 kWh/m²/year		

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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	£5,100	See your recommendations report for more information
Over 3 years you could save*	£3,348	

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

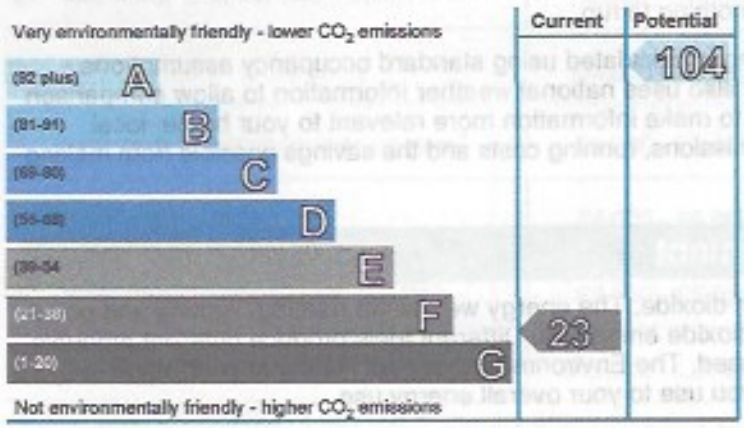


Energy Efficiency Rating

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 E (40)**. 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.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (23)**. 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 Room-in-roof insulation	£1,500 - £2,700	£1986.00
2 Internal or external wall insulation	£4,000 - £14,000	£531.00
3 Floor insulation (solid floor)	£4,000 - £6,000	£270.00

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

Energy Performance Certificate (EPC)

Dwellings

Scotland

CEOMARA HIGHLAND COTTAGES, 2, AIRD, GAIRLOCH, IV21 2AB

Dwelling type:	Semi-detached house	**Reference number:**	2110-9529-1200-0467-5222
Date of assessment:	23 January 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 January 2020	**Approved Organisation:**	Elmhurst
Total floor area:	57 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	867 kWh/m²/year		

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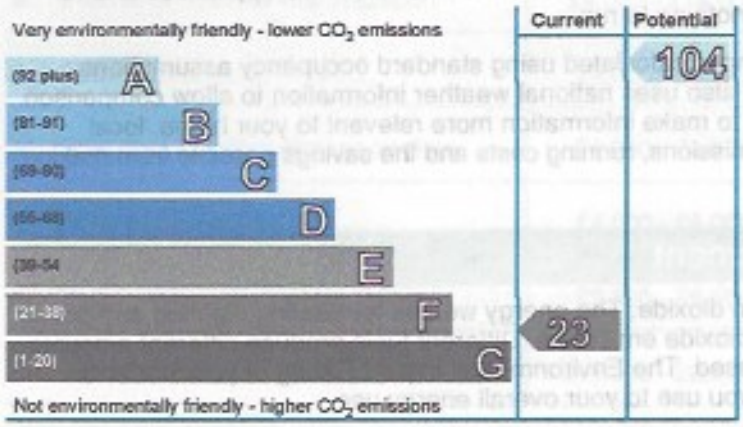

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