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SHEPHERD  
CHARTERED SURVEYORS

## Energy Performance Certificate (EPC) Scotland

**FLAT D FIRST FLOOR RIGHT, 19 BORESTONE CRESCENT, STIRLING, FK7 9BQ**

**Dwelling type:** Top-floor flat  
**Date of assessment:** 23 September 2022  
**Date of certificate:** 26 September 2022  
**Total floor area:** 48 sqm  
**Primary Energy Indicator:** 631 kWh/m<sup>2</sup>/year

**Reference number:** 0130-2137-7010-2522-6755  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Room heaters, electric

**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<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,050	See your recommendations report for more information
Over 3 years you could save*	£2,139	

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

Very energy efficient - lower running costs

Rating	Current	Potential
A		
B		
C		
D	56	78
E		
F		
G		

**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 D (56)**. 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 CO<sub>2</sub> emissions

Rating	Current	Potential
A		
B		
C		
D	37	53
E		
F		
G		

**Environmental Impact (CO<sub>2</sub>) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (37)**. The average rating for EPCs in Scotland is **band D (58)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Type here to search

Desktop 8°C Mostly cloudy 19:04 Wednesday 19/10/2022