

12D MORRIS TERRACE, TOP OF THE TOWN, STIRLING, FK8 1BP

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	5190-0565-0122-5128-1943
<b>Date of assessment:</b>	26 November 2024	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	28 November 2024	<b>Approved Organisation:</b>	Elmhurst
<b>Total floor area:</b>	66 m <sup>2</sup>	<b>Main heating and fuel:</b>	Room heaters, electric
<b>Primary Energy Indicator:</b>	471 kWh/m <sup>2</sup> /year		

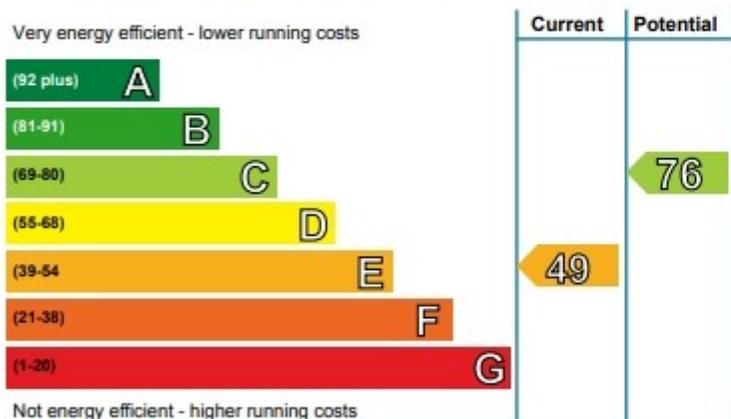
### You can use this document to:

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£6,825</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£3,555</b>	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

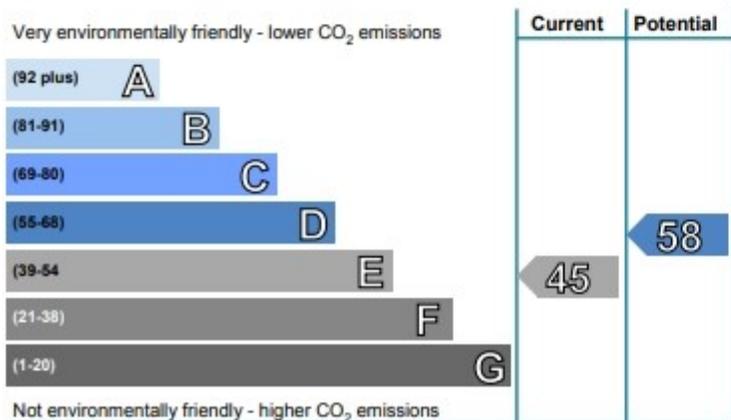
### Energy Efficiency Rating

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 (49)**. 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



Not environmentally friendly - higher CO<sub>2</sub> emissions

### 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 E (45)**. 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.