# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**100 SINCLAIR DRIVE, COWDENBEATH, KY4 9NY**

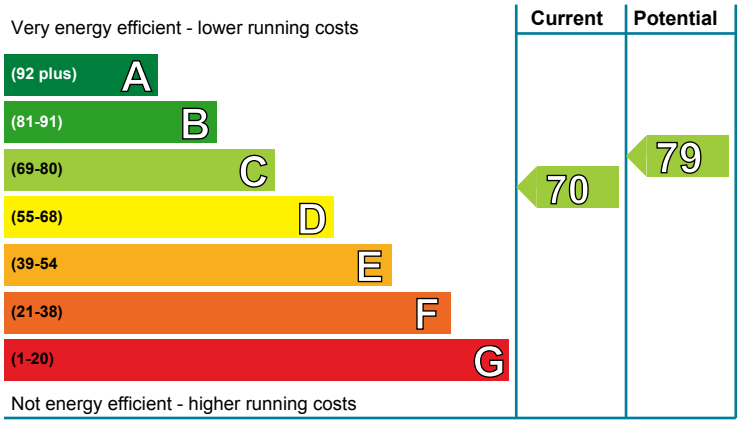
| | | | |
|---|---|---|---|
| **Dwelling type:** | Semi-detached house | **Reference number:** | 4900-3152-0722-2108-1663 |
| **Date of assessment:** | 05 June 2026 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 12 June 2026 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 94 m² | **Main heating and fuel:** | Boiler and radiators, mains gas |
| **Primary Energy Indicator:** | 220 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*** | **£4,548** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£759** | |

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

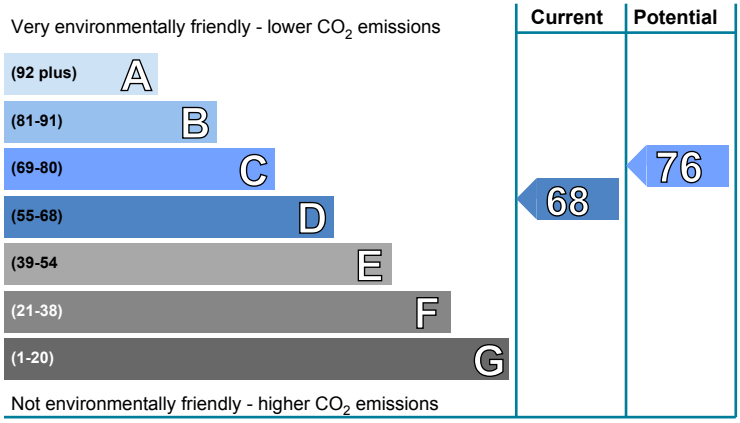



## Energy Efficiency Rating

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 C (70)**. 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 D (68)**

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 | £900 - £1,500 | £531.00 |
| 2 Floor insulation (solid floor) | £5,000 - £10,000 | £228.00 |
| 3 Solar photovoltaic (PV) panels | £8,000 - £10,000 | £618.00 |

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**