

What this home costs to heat today

8 Bonaly Gardens, Edinburgh EH13 0EX — Edinburgh City, Scotland · prepared 26 October 2026
SAMPLE — a real dwelling from the public register, shown as an example.

At today's capped prices, heating and hot water cost about £2,530–2,950 a year (mains gas boiler).

Your EPC of September 2016 gave £1,640 a year — at the fixed fuel prices of the EPC method, not today's. Today's figure is **54% to 80% higher**: the fuel prices built into the EPC method are years out of date.

The best-value improvement is floor insulation (suspended floor): about £240 a year saved at today's prices, for about £1,000 — paid back in about 4 years. The certificate has expired (valid until 08 September 2026): a new EPC is needed to sell or let.

	Now	Potential
Energy rating	D (68)	C (79)
Compared with the EH13 postcode district	better than 32% of homes	district median 71

This report is not an EPC and does not replace one. Figures are orders of magnitude, from the public register and the current Ofgem price cap.

1. The certificate

Field	Value
Lodged / valid until	2016-09-08 / 2026-09-08 (expired)
Property type	House, detached
Construction age band	1950-1964
Total floor area	183 m ²
Main heating / fuel	Boiler and radiators, mains gas / mains gas (not community)
Walls	Cavity wall, filled cavity
Roof	Pitched, 150 mm loft insulation
Windows	Fully double glazed
Type of assessment	RdSAP, existing dwelling
Floor	Suspended, no insulation (assumed)
Primary energy	251.00 kWh/m ² /year

2. What it costs today, and why the EPC figure is out of date

The EPC calculates a heat demand of 24,413 kWh a year for space heating and 2,338 kWh for hot water. With a mains gas boiler, that means buying about 30,398 to 35,668 kWh a year. At the Ofgem cap for 1 October – 31 December 2026 (7.97 p/kWh plus the gas standing charge of 29.68 p/day), that is **£2,530–2,950 a year**. The EPC itself states £1,640 a year for heating and hot water, at the fixed fuel prices of its calculation method (lodged 2016-09-08).

3. The certificate's improvements, by payback

Improvement	Indicative cost	Saving a year*	Pays back
Floor insulation (suspended floor)	£800 - £1,200	£240	in about 4 years
Replace boiler with new condensing boiler	£2,200 - £3,000	£240	in about 11 years
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£430	in about 15 years

* The certificate's own saving for each measure, as a share of its running cost, applied to the running cost at today's capped prices. Payback = middle of the indicative cost ÷ saving a year. Measures done together save less than the sum of their savings. Solar PV: at most what the panels produce (850 kWh per kWp a year, an assumption of this site) at the capped price; power exported earns less.

4. The postcode district EH13

Ratings of the 3,838 homes with an EPC in the district: A: 16, B: 284, C: 2145, D: 1144, E: 205, F: 35, G: 9.

5. Next steps

- **Home Energy Scotland** offers free advice and, according to its 2026 guidance, grants and interest-free loans for insulation and heat pumps — check eligibility with them before starting any work.
- To sell or let a home in Scotland, a valid EPC is required: a new one is produced by an accredited assessor.
- Ask the seller or landlord for actual bills: they show what the home really uses.

Annex — sources and method

Scottish domestic EPC register, open data « Domestic Energy Performance Certificates — dataset to Q1 2026 » (Scottish Government, data.gov.scot); the latest certificate per dwelling. System efficiencies: ranges assumed by this site (gas boiler 0.75–0.88, electric 1.0, air-source heat pump 2.3–3.0, ground-source 2.8–3.5). Prices: Ofgem, Energy price cap unit rates and standing charges (Direct Debit, GB average), 1 October – 31 December 2026 — electricity 26.32 p/kWh (54.83 p/day), gas 7.97 p/kWh (29.68 p/day); Great Britain average. Oil, LPG, solid fuel, community heating and storage heaters are not recalculated: no official current price. Not an EPC; prepared by an independent site, not affiliated with any government or EPC register.

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