

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

65 East Main Street, Whitburn, Bathgate EH47 0RF

Date of assessment:	24 February 2017	Reference Number:	0224-1904-1303-8400-8000
Date of certificate:	28 February 2017	Building type:	Retail/Financial
Total conditioned area:	74.9m ²	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	520 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy Systems

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

88

Potential

84

Very Poor

Approximate Energy Use:

169 kWh per m² per year

Approximate Carbon Dioxide Emissions:

87.95 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Add optimum start/stop to the heating system.
2. Add weather compensation controls to heating system.
3. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
4. Consider installing PV.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.