

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

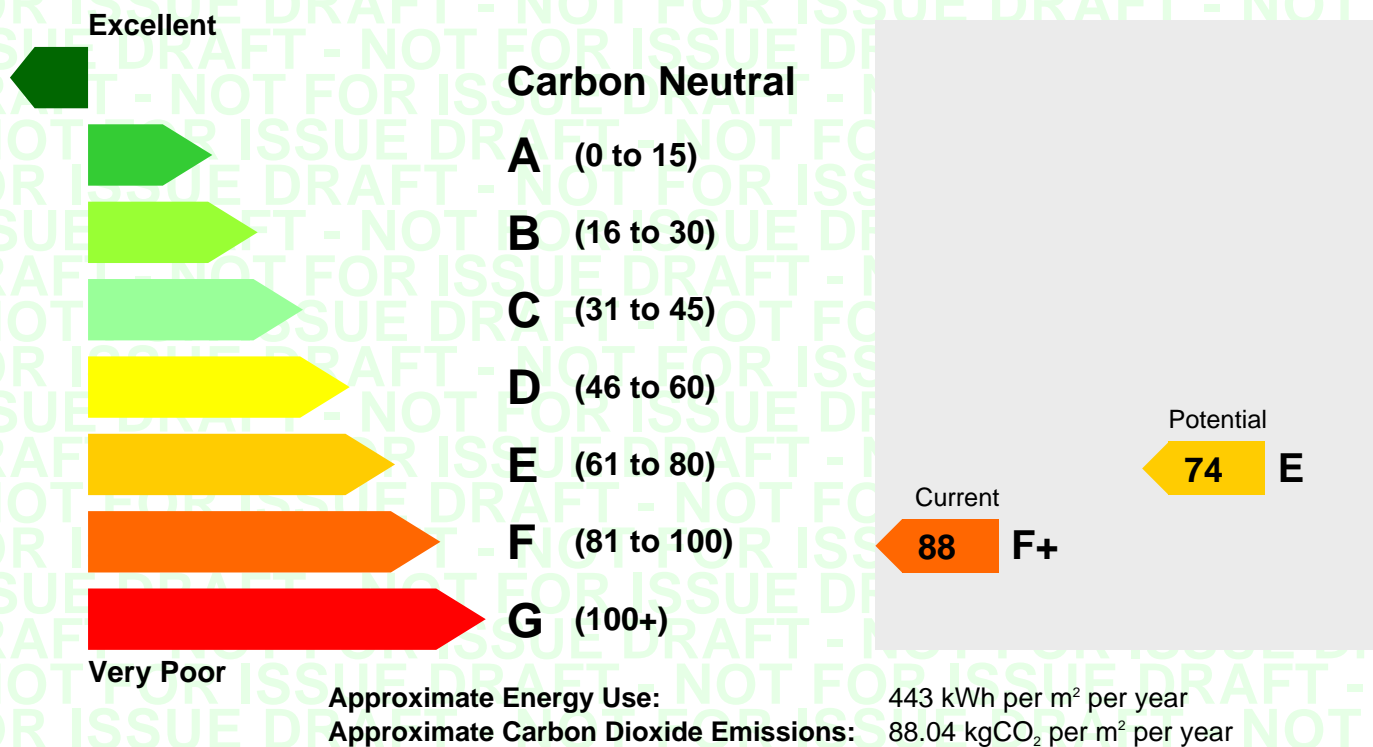
Scotland

61 John Street, Montrose, DD10 8RJ

Date of assessment: 23 Apr 2025
Date of certificate: 01 May 2025
Total conditioned area: 2393.4 m²
Primary energy indicator: 525 kWh/m².yr

Reference number: 0246-1252-3335-0720-2020
Building type: Hotel
Assessment software: EPCgen, v6.1.e.0
Approved organisation: Quidos

Building Energy Performance Rating



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: 50 D+

Recommendations for the cost-effective improvement of energy performance

1. Consider installing solar water heating.
2. Consider installing PV.
3. Some walls have uninsulated cavities - introduce cavity wall insulation.
4. In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

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

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