





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v4.1.d [SBEM]	Building type Offices and Workshop businesses
	Current rating	
	Excellent	
	 Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
 D		
D (46 to 60)		
E (61 to 80)		
F (81 to 100)		
G (100+)		
Very Poor		
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		53
Approximate current energy use per m ² of floor area:		102 kWh/m ²
Main heating fuel: Grid Supplied Electricity Building Services: Heating with Nat. Vent. Renewable energy source: Other non-calculated Electricity: Grid supplied		
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		23  B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		34  C+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Consider incorporating an air source heat pump HVAC system throughout the premises in place of the electric system currently incorporated.		
2. Consider replacing T8 lamps with retrofit T5 conversion kit.		
3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.		
4. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.		

Address: Ground Floor, Unit C3, Fairways Business Park, Livingston EH54 8AF

Conditioned area (m²): 287

Name of protocol organisation: Elmhurst Energy, [EES/009403]

Date of issue of certificate: 08 Jan 2013 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE