

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

Office Suites 2B 3A & 3B, 3 Michaelson Square, Livingston EH54 7DP

Date of assessment:	26 April 2022	Reference Number:	0246-1259-6332-5670-7020
Date of certificate:	20 May 2022	Building type:	Office/Workshop
Total conditioned area:	483.75m ²	Assessment Software:	EPCgen, v5.6.b.0
Primary energy indicator:	405 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)

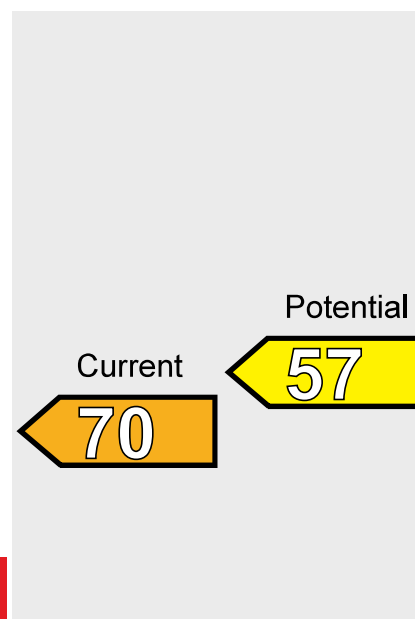
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

203 kWh per m² per year

Approximate Carbon Dioxide Emissions:

69.56 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. Consider replacing T8 lamps with retrofit T5 conversion kit.
 2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
- 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.