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Property details

Address

123 EPC street
Glasgow
G12 2BC

Building type

Office/Workshop

Total conditioned area:

6065.27m2

Date of certificate

21 July 2023

Reference number

0000-0000-0000-0000

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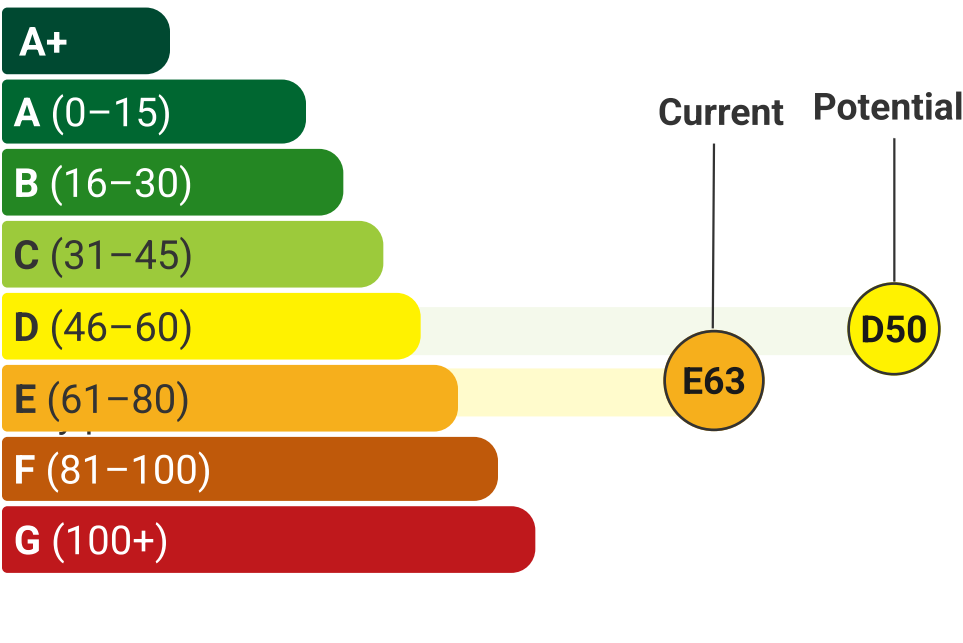
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Certificate

Energy Performance Certificate (EPC)

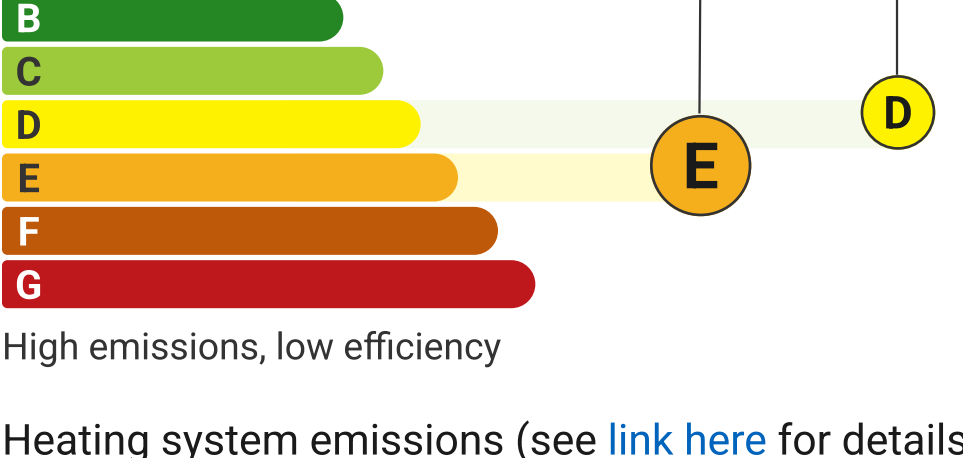
Energy Performance Rating

This measures the energy rating of your building based on a modelled total emissions relative to a reference building.



Heating System Rating

This rating shows the combined direct emissions and efficiency of the heating system currently installed.



Heating system emissions (see [link here](#) for details). Your property may be suitable for a system that produces less emissions. See how a cleaner heating system could reduce your emissions below.

Energy Use Rating

Approximate energy use per year: **103 kWh per m²**

Direct Emissions Rating

Approximate carbon dioxide emissions per year: **48.65 kg CO₂ per m²**

Building report

Introduction

The EPC assessment collects information about the building and uses the Government approved calculation methodology to model the energy used in the heating, hot water, lighting and ventilation systems of the building. Improving these aspects could reduce energy costs and reduce emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology applies emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment, and for industrial processes. As buildings can be used in different ways, the energy use is calculated using assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. You can find out more about the assessment process and approved software tools at: [www.gov.scot/publications/energyperformance-certificates-guid](#)

Potential improvements and savings

Improvements, such as:

- Loft insulation
- Cavity insulation
- Suspended floor insulation

Could pay for themselves in three years.

Regulatory requirements

Section 63 of the Climate Change (Scotland) Act require the assessment and improvement of existing non-domestic buildings with an area of more than 1,000 m2. See this webpage for information. This building is subject to these regulations as it exceeds 1,000 m2 in area. However, buildings with energy performance equivalent to that set by the 2002 building regulations are exempt. This EPC assessment shows that your building meets the 2002 standard and no further action is needed to comply with these regulations.

Heating system information

The way we heat our homes, workplaces and other buildings is the third-largest cause of greenhouse gas emissions in Scotland. This is because the heating systems most of us use produce emissions when we use them.

Your main heating system	Heat system rating	Estimated emissions	Estimated installation costs
Fossil fuel boiler	E	51 kg CO ₂ /m²/year	N/A (already in place)

Efficiency rating scale

- A Very good (most efficient)
- B Good
- C Good
- D Average
- E Poor
- F Poor
- G Very poor (least efficient)
- Does not apply

Heating system alternatives

Alternative heating system	Heat system rating	Estimated emissions	Estimated installation costs	Estimated annual running costs
Heat pump	A	Zero	£7,000	£7,000
Direct electric	B	Zero	£5,000	£14,000
Hybrid heat pump (connected to biomass fuel supply)	C	Zero	£5,000	£5,000

Potential improvements

The measures below will improve this building's energy and environmental performance. These measures have been checked by your assessor as being potentially appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period, and other improvement measures.

Please note, these recommendations do not include advice on matters relating to the operation and maintenance of your building and as such cannot be identified or represented within the calculation process.

Payback periods

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. To find out more see: [www.link.gov](#)

Potential impact reducing carbon emissions

Each measure is assigned a low, medium or high potential impact on the building's energy efficiency. This relates to their potential to reduce carbon emissions arising from energy used in your building. To find out more see: [www.link.gov](#)

Potential improvements by payback period

Potential improvments	Potential impact reducing carbon emissions
Short payback (less than 3 years)	
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Medium payback (3-7 years)	
Some windows have high U-values - consider installing secondary glazing.	High
Add local time control to heating system	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Long payback (more than 7 years)	
Consider installing building mounted wind turbines.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Other measures

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing Recommendations Report.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

Potential improvments	Potential impact reducing carbon emissions
Install LED lighting throughout.	Low

Funding

Business Energy Scotland may be able to provide funding for these recommended measures and can also offer free and impartial support to help small and medium-sized enterprises save energy, carbon, and money. Please visit, [www.businessenergyscotland.org](#) or call 0808 808 2268.

About this document

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor Name
Telephone
Email
Phone

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme
Assessor's ID
Telephone
Email

About this assessment

Assessor's declaration

Date of assessment
Date of certificate
Type of Assessment

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at

RRN1

RRN2

