











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type Restaurants and Cafes/Drinking Est./Takeaways
	Current rating	
	Excellent	
		Carbon Neutral
		A (0 to 15)
		B (16 to 30)
		C (31 to 45)
		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		78
Approximate current energy use per m ² of floor area:		284 kWh/m²
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.
Renewable energy source: None		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:		43  C
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		53  D
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	4. Add weather compensation controls to heating system.	
2. Consider replacing T8 lamps with retrofit T5 conversion kit.	5. Add local time control to heating system.	
3. Some windows have high U-values - consider installing secondary glazing.	6. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	

Address:

Abbey Inn, Findhorn Road, Kinloss, FORRES IV36 3TX

Conditioned area (m²):

230

Name of protocol organisation:

Northgate Information Solutions, [NGIS801943]

Date of issue of certificate:

27 Nov 2012 (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