

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

12 THE OLD RECTORY THE OLD RECTORY GUEST HOUSE, ST JOHN'S ROAD, Annan DG12 6AW

Date of assessment:	23 June 2022	Reference Number:	0268-1205-2302-2770-9000
Date of certificate:	28 June 2022	Building type:	Hotel
Total conditioned area:	318.118m ²	Assessment Software:	EPCgen, v5.6.b.0
Primary energy indicator:	1025 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

Current

178

Potential

135

Very Poor

Approximate Energy Use:

608 kWh per m² per year

Approximate Carbon Dioxide Emissions:

177.65 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:

84 F

Recommendations for the cost-effective improvement of energy performance

1. Improve insulation on HWS storage.
2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
3. Consider replacing T8 lamps with retrofit T5 conversion kit.

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.