

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

3 Bridge Street, Kirkwall KW15 1HR

Date of assessment: 19 September 2025
Date of certificate: 21 September 2025
Total conditioned area: 85.17m²
Primary energy indicator: 604 kWh/m²/yr

Reference Number: 2170-3031-2150-0200-1395
Building type: Restaurant/Cafes/takeaway
Assessment Software: EPCgen, v6.1.e.0
Approved Organisation: Elmhurst Energy Systems

Building Energy Performance Rating

Excellent

A+

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:

395 kWh per m² per year

Approximate Carbon Dioxide Emissions:

56.44 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.

Current

Potential

56

56

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:

38

C

Recommendations for the cost-effective improvement of energy performance

1. Install more efficient water heater.
2. Add time control to heating system.
3. Consider replacing HWS with point of use system.
4. Add optimum start/stop to the heating system.

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.

Recommended measures with a short payback period (less than 3 years)

Recommendations (short payback)	Potential Impact
Install more efficient water heater.	MEDIUM
Add time control to heating system.	LOW
Consider replacing HWS with point of use system.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
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
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	LOW
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

Recommended measures with a medium payback period (3 to 7 years)

Recommendations (medium payback)	Potential Impact
Consider installing an air source heat pump.	HIGH
Consider installing a ground source heat pump.	HIGH

Recommended measures with a long payback period (more than 7 years)

Recommendations (long payback)	Potential Impact
Consider installing building mounted wind turbine(s).	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.

Your assessor has not identified other measures for this building.

About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

Your Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst Energy Systems (<http://www.elmhurstenergy.co.uk>), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

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If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.