

| Building Energy Performance | | Scotland |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------|
| Energy Performance Certificate | Calculated asset rating using iSBEM v3.2.b [SBEM] | Building type Office |
| | | |
| | 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+) | | |
| | | Excellent |
| | | E |
| | | 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 | | 76 |
| Approximate current energy use per m ² of floor area: | | 312 kWh/m² |
| Main heating fuel: Natural Gas | | Building Services: Heating with Nat. Vent. |
| Renewable energy source: | | 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: | | 34 C+ |
| Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating: | | 60 D |
| Recommendations for the cost-effective improvement (lower cost measures) of the energy performance | | |
| <p>1. Some windows have high U values consider reviewing glazing.</p> <p>2. Consider reviewing windows, doors and walls to ensure air leakage is not beyond what is sufficiently required for ventilation i.e removing draughts</p> <p>3. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>4. 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.</p> <p>5. Add local temperature control to the heating system.</p> <p>6. Add weather compensation controls to heating system.</p> | | |

Address:

Rothesay House, 134 Douglas Street, Glasgow, G2 4HF

Conditioned area (m²):

862

Name of protocol organisation:

<Bre Global>, [BRE-ND-EPC00077]

Date of issue of certificate:

12 Dec 2008 (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