











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v4.1.c [SBEM]	Building type Offices and Workshop businesses
	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		
75		
Approximate current energy use per m ² of floor area:		
210 kWh/m²		
Main heating fuel: Oil		
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:		19
		 B+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		62
		 E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Add optimum start/stop to the heating system.		
4. Add weather compensation controls to heating system.		
2. Install more efficient water heater.		
5. Add local time control to heating system.		
3. Some windows have high U-values - consider installing secondary glazing.		
6. Consider replacing heating boiler plant with a condensing type.		

Address:

1 Cadogan Street, Cadogan Square, Glasgow, G12 7HF

Conditioned area (m²):

7831

Name of protocol organisation:

Royal Institution of Chartered Surveyors, [RICS097410]

Date of issue of certificate:

15 Jul 2011

(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