

ENERGY PERFORMANCE CERTIFICATES

BON ACCORD HOUSE & BON ACCORD GLASS – RIVERSIDE DRIVE, ABERDEEN

10TH MARCH 2014



Produced for Anvil Estates Ltd
1 Queen's Grove
ABERDEEN
AB15 8HE



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1.0 Covering Letter

Mr B. Keith
Anvil Estates Ltd
1 Queen's Grove
ABERDEEN
AB15 8HE



Mr Neil McCreath
EPC Options Ltd
PO Box 28618
EDINBURGH
EH4 9DE

10th March 2014

Ref: 1777/NM

Dear Mr Keith,

Energy Performance Certificates

Bon Accord House & Bon Accord Glass – Riverside Drive, Aberdeen

Further to your instructions dated 24th February 2014 provided via Mr Andrew Smith from Ryden LLP, I have pleasure in enclosing the completed Energy Performance Certificate for the two properties outlined above.

The completed Energy Performance Certificates have been produced using the approved ISBEM software, following significant property specific input data being collected.

Please therefore find enclosed, a completed Energy Performance Certificate and separate Recommendation Report for each property respectively.

The Energy Performance Certificate and accompanying Recommendation Report for each property contains various recommendations – focusing specifically on the lighting & heating systems used within each property - which may be considered in order to reduce energy consumption and the associated energy use costs related to each property.

EPC Options Ltd
PO Box 28618, Edinburgh, EH4 9DE
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For your information in the first instance, the Building Emissions Rating for each property is outlined below:

Unit	Building Emissions Rating (A= Excellent, G= Very Poor)
Bon Accord House – Riverside Drive, Aberdeen	F
Bon Accord Glass – Riverside Drive, Aberdeen	D

I trust the enclosed information is acceptable and informative however if you require any further information or require any assistance with any other EPC's in the future, I would be delighted to hear from you.

Many thanks again for instructing EPC Options Ltd.

Yours sincerely,



Neil McCreath BSc (Hons) MRICS

Director – EPC Options Ltd.

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EPC Options Ltd
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EPC Options Limited – Regulated by the Royal Institution of Chartered Surveyors.
VAT Registration Number: 947 4537 86

2.0 Bon Accord House – Riverside Drive, Aberdeen

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

Bon Accord House - Riverside Drive, Aberdeen AB11 7SL

Date of assessment: 05 March 2014
Date of certificate: 10 March 2014
Total conditioned area: 2420.62m²
Primary energy indicator: 488 kWh/m²/yr

Reference Number: 9152-3327-1443-0800-5701
Building type: Office/Workshop
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Marketed sale

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

Potential

47

Current

88

Very Poor

Approximate Energy Use:

210 kWh per m² per year

Approximate Carbon Dioxide Emissions:

87.57 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:



Recommendations for the cost-effective improvement of energy performance

1. Replace halogen spotlights with energy saving alternative.
2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
3. Consider replacing T8 lamps with retrofit T5 conversion kit.
4. Consider replacing heating boiler plant with a condensing type.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Background

This section provides additional information regarding the building and your energy assessment.

Building type:	B1 Offices and Workshop businesses
Total useful floor area:	2421m ²
Main heating fuel:	NaturalGas
Building Environment:	AirConditioning
Renewable energy source:	Heat pumps
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: www.scotland.gov.uk/epc.

Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

Implementing improvements - legal disclaimer.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

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

Recommendations (short payback)	Potential Impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH

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

Recommendations (medium payback)	Potential Impact
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Recommended measures with a long payback period (more than 7 years)

Recommendations (long payback)	Potential Impact
Consider replacing heating boiler plant with a condensing type.	HIGH

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.

Recommendations (other)	Potential Impact
Replace halogen spotlights with energy saving alternative.	LOW

Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

Carbon Impact:

Each measure is assigned a low, medium or high potential impact on the energy efficiency of your building. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: www.decc.gov.uk/fits This requirement is based upon the means of determining EPC band which is used in England & Wales.

If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of F (and a rating of 135).

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 Bre (<http://www.po.org.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.

Assessor's name: Neil McCreath
Assessor membership number: BREC090303
Company name/trading name: EPC Options Ltd
Address: EPC Options Ltd - PO Box 28618,
Edinburgh EH4 9DE
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E-mail address: neil.mccreath@epcoptions.co.uk

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

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting www.scottishepcregister.org.uk and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at www.scotland.gov.uk/epc.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable tenants and owners to make improvements to their property to make it more energy efficient, without having to pay for the work upfront. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

You can choose which improvements you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move premises, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

To find out how you could use Green Deal finance to improve your property, visit www.resourceefficientscotland.com or contact them on 0808 808 2268.

3.0 Bon Accord Glass – Riverside Drive, Aberdeen

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

Bon Accord Glass - Riverside Drive, Aberdeen AB11 7SL

Date of assessment: 05 March 2014
Date of certificate: 10 March 2014
Total conditioned area: 2659.66m²
Primary energy indicator: 255 kWh/m²/yr

Reference Number: 4510-1834-5439-2207-7002
Building type: Office/Workshop
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Marketed sale

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

46

Potential

35

Very Poor

Approximate Energy Use:

112 kWh per m² per year

Approximate Carbon Dioxide Emissions:

45.76 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:



Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Consider replacing heating boiler plant with a condensing type.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Background

This section provides additional information regarding the building and your energy assessment.

Building type:	B1 Offices and Workshop businesses
Total useful floor area:	2660m ²
Main heating fuel:	NaturalGas
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	None
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

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The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

Implementing improvements - legal disclaimer.

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

Recommendations (short payback)	Potential Impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH

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

Recommendations (medium payback)	Potential Impact
----------------------------------	------------------

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

Recommendations (long payback)	Potential Impact
Consider replacing heating boiler plant with a condensing type.	HIGH

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.

Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

Carbon Impact:

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If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of C (and a rating of 68).

About this document

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Assessor membership number: BREC090303
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To find out how you could use Green Deal finance to improve your property, visit www.resourceefficientscotland.com or contact them on 0808 808 2268.