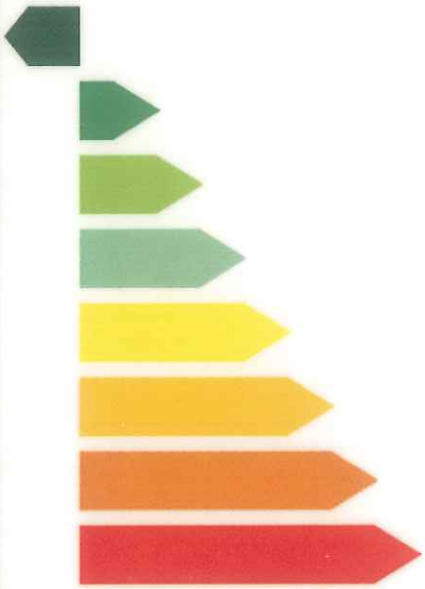
Energy Performance Certificate for buildings other than dwellings

Energy Performance Certificate

Building Energy Performance — Scotland

Calculated asset rating using Lifespan SBEM v4.1.c [SBEM]	Building type Offices and Workshop businesses	Current rating
	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 C Very Poor
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m² of floor area per year		42
Approximate current energy use per m² of floor area:		145 kWh/m²
Main heating fuel: Natural Gas	**Building Services:** Heating with Nat. Vent.	
Renewable energy source: Heat pumps	**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:	15	A
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	35	C+

Recommendations for the cost-effective improvement (lower cost measures) of the energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Some windows have high U-values - consider installing secondary glazing.
3. Consider installing solar water heating.
4. Consider installing PV.

Address: South Block, 50-68 Osborne Street, Glasgow, G1 5QH
Conditioned area (m²): 5714
Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS198535]
Date of issue of certificate: 20 Dec 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