











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using IES <VE> 5.9.0.1 [SBEM]	Building type Office
	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		66
Approximate current energy use per m ² of floor area:		261 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:		32  C+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		61  E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.</p> <p>2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.</p> <p>3. Consider replacing heating boiler plant with high efficiency type.</p>		

Address: Town house Offices Broad Street Aberdeen, Aberdeen, AB10 1AR
Conditioned area (m²): 9790
Name of protocol organisation: BRE, [BREN000086]
Date of issue of certificate: 27 Nov 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