











Building Energy Performance		Scotland						
Energy Performance Certificate	Calculated asset rating using iSBEM v3.5.b [SBEM]	Building type Nursing residential homes and hostels						
	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		62						
Approximate current energy use per m ² of floor area:		251 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:		38  C						
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		56  D						
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance								
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">1. Occupancy controls.</td> <td style="width: 50%; vertical-align: top;">4. Add time control to HWS secondary circulation.</td> </tr> <tr> <td style="vertical-align: top;">2. Appoint memembr of staff as an energy manager.</td> <td style="vertical-align: top;">5. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.</td> </tr> <tr> <td style="vertical-align: top;">3. Install more efficient water heater.</td> <td style="vertical-align: top;">6. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.</td> </tr> </table>			1. Occupancy controls.	4. Add time control to HWS secondary circulation.	2. Appoint memembr of staff as an energy manager.	5. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	3. Install more efficient water heater.	6. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
1. Occupancy controls.	4. Add time control to HWS secondary circulation.							
2. Appoint memembr of staff as an energy manager.	5. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.							
3. Install more efficient water heater.	6. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.							

Address: Balnagask House Residential Home, North Balnagask Road, Torry, Aberdeen
Conditioned area (m²): 1953
Name of protocol organisation: BRE Global, [BRE-ND-EPC00535]
Date of issue of certificate: 14 Mar 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