











Building Energy Performance		Scotland						
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [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		46						
Approximate current energy use per m ² of floor area:		213 kWh/m²						
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.						
Renewable energy source: Photovoltaics		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:		18  B+						
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		32  C+						
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance								
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">1. Install 'Occupancy' controls.</td> <td style="width: 50%;">4. Consider replacing heating boiler plant with high efficiency type.</td> </tr> <tr> <td>2. Appoint 'Building Energy Champion'.</td> <td>5. Add optimum start/stop to the heating system.</td> </tr> <tr> <td>3. Consider replacing T8 lamps with retrofit T5 conversion kit.</td> <td>6. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.</td> </tr> </table>			1. Install 'Occupancy' controls.	4. Consider replacing heating boiler plant with high efficiency type.	2. Appoint 'Building Energy Champion'.	5. Add optimum start/stop to the heating system.	3. Consider replacing T8 lamps with retrofit T5 conversion kit.	6. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
1. Install 'Occupancy' controls.	4. Consider replacing heating boiler plant with high efficiency type.							
2. Appoint 'Building Energy Champion'.	5. Add optimum start/stop to the heating system.							
3. Consider replacing T8 lamps with retrofit T5 conversion kit.	6. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.							

Address: Kincorth Social Work Office, Faulds Row, Kincorth, Aberdeen AB12 5NP
Conditioned area (m²): 305
Name of protocol organisation: Bre, [BRE-ND-EPC00535]
Date of issue of certificate: 25 Jul 2012 (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