











Building Energy Performance		Scotland						
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type Offices and Workshop businesses						
	<b>Current rating</b>							
	<b>Excellent</b>							
		<b>Carbon Neutral</b>						
		<b>A (0 to 15)</b>						
		<b>B (16 to 30)</b>						
		<b>C (31 to 45)</b>						
		<b>D (46 to 60)</b>						
	<b>E (61 to 80)</b>							
	<b>F (81 to 100)</b>							
	<b>G (100+)</b>							
<b>Very Poor</b>								
<b>Carbon Dioxide Emissions</b>								
The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		<b>52</b>						
Approximate current energy use per m <sup>2</sup> of floor area:		<b>207 kWh/m<sup>2</sup></b>						
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.						
Renewable energy source: Photovoltaics		Electricity: Grid supplied						
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.</b>								
<b>Benchmarks</b>								
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		<b>18</b>  <b>B+</b>						
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>43</b>  <b>C</b>						
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>								
<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. Consider replacing T8 lamps with retrofit T5 conversion kit.</td> <td>5. Add optimum start/stop to the heating system.</td> </tr> <tr> <td>3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.</td> <td>6. Some windows have high U-values - consider installing secondary glazing.</td> </tr> </table>			1. Install 'Occupancy' controls.	4. Consider replacing heating boiler plant with high efficiency type.	2. Consider replacing T8 lamps with retrofit T5 conversion kit.	5. Add optimum start/stop to the heating system.	3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	6. Some windows have high U-values - consider installing secondary glazing.
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**Address:**

Mastrick Housing Office, Spey Road, Aberdeen AB16 6SF

**Conditioned area (m<sup>2</sup>):**

438

**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**