











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Virtual Environment v6.4.0 [ApacheSim]	Building type Office/Workshop
	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		44
Approximate current energy use per m ² of floor area:		114 kWh/m²
Main heating fuel: Natural Gas		Building Services: Air conditioning
Renewable energy source: None		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:		21  B+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		44  C
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. NEW Rating - 7th 8th floors removed (subject to review)		

Address: 176 St Vincent Street, Address 2, Glasgow, G4 035.630
Conditioned area (m²):
Name of protocol organisation: BRE Scotland, [BREC070020]
Date of issue of certificate: 03 Jun 2014 (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