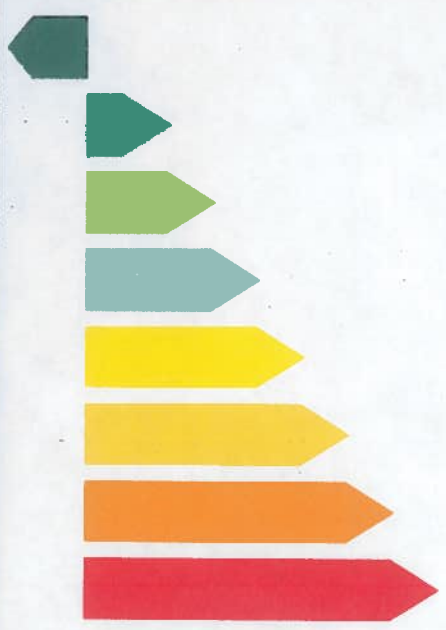





Energy Performance Certificate for buildings other than dwellings

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)		 B					
	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		27						
Approximate current energy use per m ² of floor area:		79 kWh/m²						
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.						
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:		16  B+						
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		26  B						
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. Consider replacing T8 lamps with retrofit T5 conversion kit.</td> <td style="width: 50%;">4. Consider replacing HWS with point of use system.</td> </tr> <tr> <td>2. Add optimum start/stop to the heating system.</td> <td>5. Add weather compensation controls to heating system.</td> </tr> <tr> <td>3. Install more efficient water heater.</td> <td>6. Add local time control to heating system.</td> </tr> </table>			1. Consider replacing T8 lamps with retrofit T5 conversion kit.	4. Consider replacing HWS with point of use system.	2. Add optimum start/stop to the heating system.	5. Add weather compensation controls to heating system.	3. Install more efficient water heater.	6. Add local time control to heating system.
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Address: Westerton House, Broxburn EH52 5AU
Conditioned area (m²): 420
Name of protocol organisation: Not accredited, [000000]
Date of issue of certificate: 24 Jun 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