











| Building Energy Performance | | Scotland |
|---|---|---|
| Energy Performance Certificate | Calculated asset rating using IES <VE> 5.9.0.1 [SBEM] | Building type Office |
| | 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 | | 76 |
| Approximate current energy use per m ² of floor area: | | 236 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: | | 51  D+ |
| Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating: | | 55  D |
| Recommendations for the cost-effective improvement (lower cost measures) of the energy performance | | |
| <p>1. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>2. Install more efficient water heater.</p> <p>3. Consider replacing heating boiler plant with a condensing type.</p> | | |

Address:

225 Bath Street, Glasgow, G2 4GZ

Conditioned area (m²):

9426

Name of protocol organisation: CIBSE, [LCEA008106]

Date of issue of certificate: 03 Dec 2008 (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