











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM 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		72
Approximate current energy use per m ² of floor area:		138 kWh/m²
Main heating fuel: Grid Supplied Electricity Building Services: Air conditioning		
Renewable energy source: Heat pumps 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:	32	 C+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	70	 E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Some windows have high U-values - consider installing secondary glazing.		

Address: 131-135, George Street, Edinburgh EH2 4JS

Conditioned area (m²): 148

Name of protocol organisation: , [EES\008323]

Date of issue of certificate: 16 Jan 2013 (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