





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using DesignBuilder v.1.6.9.003 [SBEM]	Building type Office
	Current rating	
	Excellent	
	 Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
 D+		
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		50
Approximate current energy use per m ² of floor area:		136 kWh/m²
Main heating fuel: Natural Gas Building Services: Air conditioning 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:		58  D
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		48  D+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.		
2. Consider installing solar water heating.		

Address: 22 Haymarket Yards, Edinburgh, EH12 5BH

Conditioned area (m²): 5358

Name of protocol organisation: CIBSE Certification Limited, [LCEA085187]

Date of issue of certificate: 14 Oct 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