





Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v4.1.c [SBEM]	Building type Offices and Workshop businesses
	Current rating	
	Excellent	
	 <b>Carbon Neutral</b>	
	<b>A</b> (0 to 15)	
	<b>B</b> (16 to 30)	
	<b>C</b> (31 to 45)	
	<b>D</b> (46 to 60)	
 <b>D</b>		
<b>E</b> (61 to 80)		
<b>F</b> (81 to 100)		
<b>G</b> (100+)		
Very Poor		
<b>Carbon Dioxide Emissions</b> The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		<b>54</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>127 kWh/m<sup>2</sup></b>
<b>Main heating fuel:</b> Natural Gas <b>Building Services:</b> Air conditioning <b>Renewable energy source:</b> Other non-calculated <b>Electricity:</b> Grid supplied		
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change.</b> <b>Less Carbon Dioxide emissions from buildings helps the environment.</b>		
<b>Benchmarks</b>		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		<b>24</b>  <b>B</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>50</b>  <b>D+</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Consider replacing low voltage spotlighting with energy efficient compact fluorescent lighting.      4. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.		
2. Consider upgrading the LTHW gas boiler heating plant with new, higher efficient systems.      5. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.		
3. Consider replacing T8 lamps with retrofit T5 conversion kit.      6. Some glazing is poorly insulated. Replace/improve glazing and/or frames.		

**Address:** Clarendon House (Excl Grd Flr), 116 George Street, Edinburgh, EH2 4LH  
**Conditioned area (m<sup>2</sup>):** 3783  
**Name of protocol organisation:** Royal Institution of Chartered Surveyors, [RICS118243]  
**Date of issue of certificate:** 03 Aug 2011 (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**