

ENERGY PERFORMANCE CERTIFICATE

UNIT 1A/B – LANGLANDS SQUARE, EAST KILBRIDE

7TH FEBRUARY 2013



Produced for GMD Properties Ltd
20 Picketlaw Farm Road
Carmunnock
Glasgow
G76 9EJ



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1.0 Covering Letter

Mr A. McCracken
Jones Lang LaSalle
150 St. Vincent Street
GLASGOW
G2 5ND



Mr Neil McCreath
EPC Options Ltd
78/10 Orchard Brae Avenue
EDINBURGH
EH4 2GA

7th February 2013

Ref: 1412/NM

Dear Mr McCracken,

Energy Performance Certificate: Unit 1 A/B – Langlands Square, East Kilbride

Further to your instructions dated 7th January 2013, provided on behalf of GMD Properties Ltd, I have pleasure in enclosing the completed Energy Performance Certificate for the above property.

The Energy Performance Certificate has been produced using the approved ISBEM software, following significant property specific input data being collected.

For your information, the Building Emissions Rating is outlined below:

Property	Building Emissions Rating (A= Excellent - G= Poor)
Unit 1 A/B – Langlands Square, East Kilbride.	C

Please find enclosed the completed Energy Performance Certificate and a separate Recommendations Report, for your information. There is a single key recommendation contained within the Energy Performance Certificate, which the future occupier may wish to consider implementing in order to reduce energy consumption and the associated energy use costs related to the property.

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The single key recommendation included within the Energy Performance Certificate therefore focuses on the replacement of the relatively energy inefficient, T8 model of fluorescent strip lighting, utilised throughout the warehouse accommodation within the property.

The subject T8 model of fluorescent strip lighting uses reasonably high levels of energy when compared to modern bulbs and given advances in lighting technology, energy efficient T5 models of fluorescent strip lighting are available, which use significantly less energy than older and larger counterparts, while still providing a bright light source for the user.

In light of the foregoing, the single key recommendation included within the Energy Performance Certificate, proposes the replacement of the energy inefficient T8 model of fluorescent strip lighting, with the superior T5 model.

I appreciate that immediately replacing the aforementioned lighting source would have purchase cost implications, however the recommendation is worth undertaking at the point when each individual strip light requires to be replaced upon bulb failure.

In conclusion, while the building is currently within the "C" rated band after being modelled to produce 39 kg of Carbon Dioxide per sq. metre, should the single key recommendation contained within the Energy Performance Certificate be implemented, the Building Emissions Rating would be improved to fall within the "B" rated band (30 kg of Carbon Dioxide per sq. metre).

At the current time, the system remains a method by which the European Union hopes to make commercial property stakeholders increasingly aware of their building energy use and at this stage, there are no mandatory procedures which the landlord or the current occupiers will have to undertake.

I trust the enclosed information is acceptable and informative, however if you require any further information then please do not hesitate to get in contact with me.

Yours sincerely,











Neil McCreath BSc (Hons) MRICS
Director – EPC Options Ltd.

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2.0 Energy Performance Certificate

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type General Industrial and Special Industrial Groups
	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+)	
Carbon Dioxide Emissions		
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		39
Approximate current energy use per m ² of floor area:		79 kWh/m²
Main heating fuel: Oil		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:		20
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		30
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Consider replacing T8 lamps with retrofit T5 conversion kit.		

Address: Unit 1 A/B, Langlands Square, East Kilbride G75 0YY

Conditioned area (m²): 282

Name of protocol organisation: Bre, [BRE-ND-EPC00303]

Date of issue of certificate: 06 Feb 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

3.0 Recommendations Report

Building Address:

Unit 1 A/B
Langlands Square
East Kilbride
G75 0YY

Building Type(s): General Industrial and Special Industrial Groups

ADMINISTRATIVE INFORMATION

Issue Date:	06 Feb 2013
Valid Until:	05 Feb 2023 (*)
Total Useful Floor Area (m ²):	282
Calculation Tool Used:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

QUALIFIED/ACCREDITED PERSON DETAILS

Person Name:	Neil McCreath
Employer/Trading Address:	EPC Options Ltd - 78/10 Orchard Brae Avenue, Edinburgh EH4 2GA
Protocol Organisation:	Bre
Membership Number:	BRE-ND-EPC00303

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1. Background

Building (Scotland) Act 2003 and Statutory Instrument 2007 No. 534, *The Building (Scotland) Amendment Regulations 2006*, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This Recommendation Report is the Additional advice in clause 6.9.3 of the Scottish Building Standards Non-domestic Technical Handbook which may be provided. Cost effective improvements should be inserted into the Recommendations section of the Energy Performance Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	282
Building services:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.d using calculation engine SBEM v4.1.d.0 .

In accordance with Government's current guidance, the Qualified / Accredited Person did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the Qualified / Accredited Person for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

No recommendations of long term payback have been identified

d) Other recommendations

This section lists other recommendations selected by the Qualified / Accredited Person, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the qualified/accredited person have been identified

4. Next steps

a) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Qualified / Accredited Person has reviewed in the light of his / her knowledge of the building and its use. The Qualified / Accredited Person may have comments on the recommendations based on his / her knowledge of the building and its use.

The Qualified / Accredited Person may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

b) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

c) Complaints

Details of the Qualified / Accredited Person and the relevant protocol organisation are on this report and the energy performance certificate. You can get contact details of the protocol organisation from our website at www.sbsa.gov.uk/european_issues/epcprotocols.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Qualified / Accredited Person based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- For an existing building, produced by a Qualified / Accredited Person who is accredited to produce Recommendation Reports through a Government Approved protocol agreement