








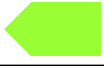



Building Energy Performance		Scotland						
Energy Performance Certificate	Calculated asset rating using IES <VE> v6.4.0 [SBEM]	Building type Storage or Distribution						
	<b>Current rating</b>							
	<b>Excellent</b>							
	 <b>Carbon Neutral</b>							
	 <b>A (0 to 15)</b>							
	 <b>B (16 to 30)</b>							
	 <b>C (31 to 45)</b>							
 <b>D (46 to 60)</b>								
 <b>E (61 to 80)</b>								
 <b>F (81 to 100)</b>								
 <b>G (100+)</b>								
 <b>G</b> 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>108</b>						
Approximate current energy use per m <sup>2</sup> of floor area:		<b>254 kWh/m<sup>2</sup></b>						
Main heating fuel: Natural Gas		Building Services: Heating with Mech. Vent.						
Renewable energy source: Heat pumps		Electricity: Grid supplied						
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change. 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>30</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>90</b>  <b>F+</b>						
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>								
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">1. Consider replacing T8 lamps with retrofit T5 conversion kit.</td> <td style="width: 50%;">4. Some windows have high U-values - consider installing secondary glazing.</td> </tr> <tr> <td>2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.</td> <td>5. Add weather compensation controls to heating system.</td> </tr> <tr> <td>3. Add optimum start/stop to the heating system.</td> <td>6. Consider replacing heating boiler plant with a condensing type.</td> </tr> </table>			1. Consider replacing T8 lamps with retrofit T5 conversion kit.	4. Some windows have high U-values - consider installing secondary glazing.	2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	5. Add weather compensation controls to heating system.	3. Add optimum start/stop to the heating system.	6. Consider replacing heating boiler plant with a condensing type.
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**Address:** P&H Warehouse, Pitreavie Business Park, Dunfermline KY11 8UJ

**Conditioned area (m<sup>2</sup>):** 16183

**Name of protocol organisation:** Stroma Accreditation Ltd, [STRO004938]

**Date of issue of certificate:** 31 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**