











Building Energy Performance		Scotland
<b>Energy Performance Certificate</b>	Calculated asset rating using iSBEM v3.4.a [SBEM]	Building type Office
	<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>Carbon Dioxide Emissions</b>		<b>Very Poor</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>25</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>89 kWh/m<sup>2</sup></b>
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.
Renewable energy source:		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>22</b>  <b>B+</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	4. Consider installing building mounted wind turbine(s).	
2. Add optimum start/stop to the heating system.	5. Consider installing solar water heating.	
3. Add weather compensation controls to heating system.	6. Consider installing PV.	

**Address:** Block 6a, Earls Court - Offices, Earls Gate Park, Grangemouth

**Conditioned area (m<sup>2</sup>):** 165

**Name of protocol organisation:** Northgate Land and Property Solutions Ltd, [00000034555]

**Date of issue of certificate:** 11 Aug 2009 (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**