

Building Energy Performance		Scotland	
Energy Performance Certificate	Calculated asset rating using iSBEM v3.4.a [SBEM]	Building type Office	
	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> </div> <div style="width: 40%; text-align: center;"> <p><b>Carbon Neutral</b></p> <p><b>A</b> (0 to 15)</p> <p><b>B</b> (16 to 30)</p> <p><b>C</b> (31 to 45)</p> <p><b>D</b> (46 to 60)</p> <p><b>E</b> (61 to 80)</p> <p><b>F</b> (81 to 100)</p> <p><b>G</b> (100+)</p> </div> <div style="width: 25%; text-align: center;"> <p><b>Current rating</b></p> <p><b>Excellent</b></p> <p> <b>B</b></p> <p><b>Very Poor</b></p> </div> </div>		
	<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>23</b>
	Approximate current energy use per m <sup>2</sup> of floor area:		<b>81 kWh/m<sup>2</sup></b>
	<b>Main heating fuel:</b> Natural Gas <b>Building Services:</b> Heating with Nat. Vent. <b>Renewable energy source:</b> <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>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>20</b> <b>B+</b>	
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>			
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>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.</p> <p>2. Add optimum start/stop to the heating system.</p> <p>3. Add weather compensation controls to heating system.</p> </div> <div style="width: 50%;"> <p>4. Consider installing building mounted wind turbine(s).</p> <p>5. Consider installing solar water heating.</p> <p>6. Consider installing PV.</p> </div> </div>			

**Address:** Block 4a, Earls Court - Offices, Earls Gate Park, Grangemouth

**Conditioned area (m<sup>2</sup>):** 110

**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**