











| Building Energy Performance | | Scotland |
|---|---|---|
| Energy Performance Certificate | Calculated asset rating using iSBEM v3.4.a [SBEM] | Building type Office |
| | 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+) | |
| Current rating | | Excellent |
| | |  B |
| | | Very Poor |
| Carbon Dioxide Emissions | | |
| The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year | | 24 |
| Approximate current energy use per m ² of floor area: | | 88 kWh/m² |
| Main heating fuel: Natural Gas | | Building Services: Heating with Nat. Vent. |
| Renewable energy source: | | 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: | | 32  C+ |
| Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating: | | 22  B+ |
| Recommendations for the cost-effective improvement (lower cost measures) of the energy performance | | |
| 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 6b, Earls Court - Offices, Earls Gate Park, Grangemouth

Conditioned area (m²): 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