

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v4.1.d [SBEM]	Building type Retail/Financial and Professional services
	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+)		G 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		163
Approximate current energy use per m ² of floor area:		316 kWh/m²
Main heating fuel: Grid Supplied Electricity Building Services: Heating with Nat. Vent. Renewable energy source: Other non-calculated 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:		30 B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		110 G
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes. 4. Consider installing an air source heat pump. 2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. 3. Some windows have high U-values - consider installing secondary glazing.		

Address: First to Fourth Floors, 30-32 Frederick Street, EDINBURGH EH2 2JR

Conditioned area (m²): 342

Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS060730]

Date of issue of certificate: 03 Feb 2012 (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