






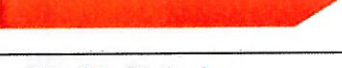




Building Energy Performance		Scotland
<b>Energy Performance Certificate</b>	Calculated asset rating using iSBEM v3.3.b [SBEM]	Building type Office
	<b>Current rating</b>	
	<b>Excellent</b>	
		<b>Carbon Neutral</b>
		<b>A (0 to 15)</b>
		<b>B (16 to 30)</b>
		<b>C (31 to 45)</b>
		<b>D (46 to 60)</b>
		<b>E (61 to 80)</b>
		<b>F (81 to 100)</b>
	<b>G (100+)</b>	
<b>Very Poor</b>		
<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>57</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>231 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>37</b>  <b>C+</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>26</b>  <b>B</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Only 100mm mineral wool insulation in between rafters roof space, consider adding 170mm mineral wool insulation over existing insulation and rafters	4. Add optimum start/stop to the heating system.	
2. Consider replacing gas boiler with biomass boiler	5. Add weather compensation controls to heating system.	
3. Consider replacing T8 lamps with retrofit T5 conversion kit.	6. Add local time control to heating system.	

**Address:** Ellon Business Centre, Broomiesburn Road, Ellon, AB41 9RD  
**Conditioned area (m<sup>2</sup>):** 646  
**Name of protocol organisation:** BRE Global, [BRE-ND-EPC-00110]  
**Date of issue of certificate:** 13 Feb 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**