











Building Energy Performance		Scotland						
Energy Performance Certificate	Calculated asset rating using DDB PartL v24.00 [SBEM]	Building type Office						
	Current rating							
	Excellent							
	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+)							
		 D						
		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		57						
Approximate current energy use per m ² of floor area:		198 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:		34  C+						
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		52  D+						
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance								
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use. </td> <td style="width: 50%; vertical-align: top;"> 4. Consider replacing heating boiler plant with high efficiency type. </td> </tr> <tr> <td style="vertical-align: top;"> 2. Consider replacing T8 lamps with retrofit T5 conversion kit. </td> <td style="vertical-align: top;"> 5. Improve insulation on DHW storage. </td> </tr> <tr> <td style="vertical-align: top;"> 3. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. </td> <td style="vertical-align: top;"> 6. Some windows have high U-values - consider installing secondary glazing. </td> </tr> </table>			1. Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	4. Consider replacing heating boiler plant with high efficiency type.	2. Consider replacing T8 lamps with retrofit T5 conversion kit.	5. Improve insulation on DHW storage.	3. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	6. Some windows have high U-values - consider installing secondary glazing.
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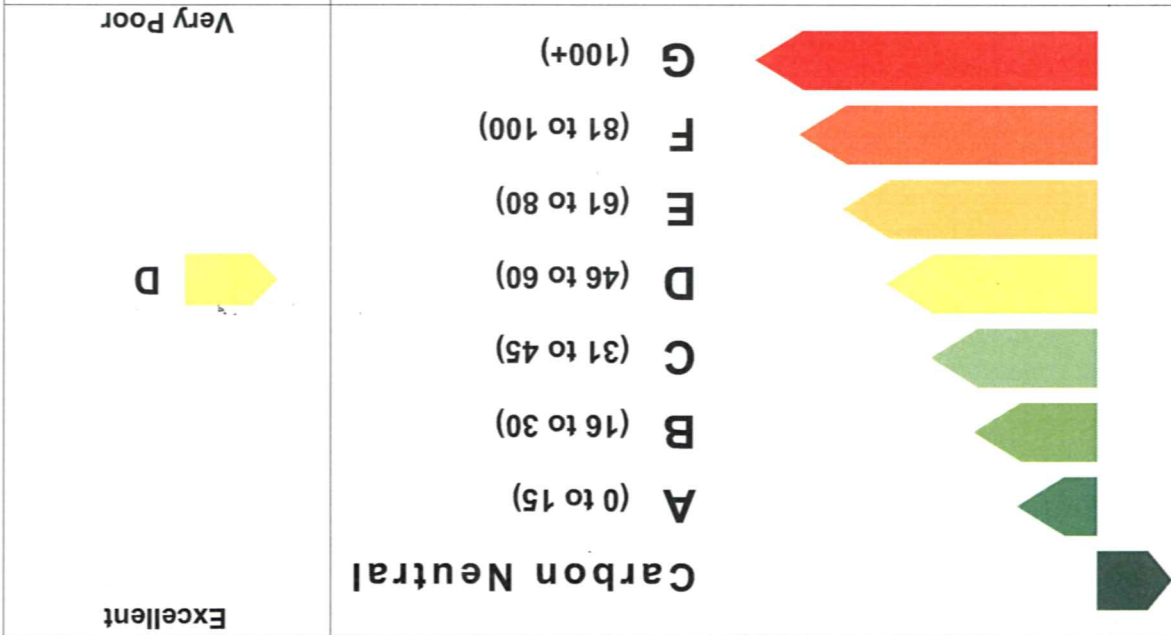
Address: Cairncross House, 25 Union Street, Edinburgh, EH1 3LR
Conditioned area (m²): 1235
Name of protocol organisation: CIBSE, [LCEA016216]
Date of issue of certificate: 17 Sep 2008 (Valid for a period not exceeding 10 years)

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

Building Energy Performance Scotland

Calculated asset rating using DDB PartL v24.00 [SBEM]
 Building type Workshops/maintenance depot
 Current rating Excellent

Energy Performance Certificate



Carbon Dioxide Emissions
 The number refers to the calculated carbon dioxide emissions in terms of kg per m² of floor area per year
 53

Approximate current energy use per m² of floor area:
 186 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: **B**
 Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating: **D+**

Recommendations for the cost-effective improvement (lower cost measures) of the energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
2. Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.
3. Add optimum start/stop to the heating system.
4. Add weather compensation controls to heating system.
5. Some glazing is poorly insulated. Replace/improve glazing and/or frames.
6. Install more efficient water heater.

Address: 17 Swanfield, Edinburgh, EH6 5RX

Conditioned area (m²): 192

Name of protocol organisation: CIBSE, [LCEA016216]

Date of issue of certificate: 17 Sep 2008 (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