











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.4.a [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+)		
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:		581 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:		30  B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		0  ??
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>2. 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>3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.</p> <p>4. Consider replacing heating boiler plant with high efficiency type.</p> <p>5. The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.</p> <p>6. Install more efficient water heater.</p>		

Address: Suit 3B, Unit 4, Flemington Industrial Estate, Motherwell
Conditioned area (m²): 80
Name of protocol organisation: Northgate Land and Property Solutions Ltd, [00000034555]
Date of issue of certificate: 13 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