

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Virtual Environment v6.4.0 [SBEM]	Building type Retail/Financial
	Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
	D (46 to 60)	
E (61 to 80)		E
F (81 to 100)		
G (100+)		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		72
Approximate current energy use per m ² of floor area:		180 kWh/m²
Main heating fuel: Natural Gas		Building Services: Air conditioning
Renewable energy source: Heat pumps		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:		27 B
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		63 E+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Consider installing an A-Band rated, high efficiency chillers selected from the ECA list (http://www.eca.gov.uk/etl/) to qualify for a 28% capital allowance, while the Carbon Trust can provide interest-free loans to fund the purchase of energy-saving</p> <p>2. Ensure that any spotlights or lamps that are installed are of the energy efficient types. Options include compact fluorescent (CFL), LED's and efficient 12 volt dichroic lights. Typically a 50W halogen lamp will cost around £15 a year to run, a Xenon filled 35W</p> <p>3. Consider replacing HWS with point of use system.</p>		

Address: 2nd and 3rd Floor offices Fraser House, Friars Lane, Inverness, IV1 1B

Conditioned area (m²): 1740

Name of protocol organisation: Stroma Accreditation Ltd, [STRO004299]

Date of issue of certificate: 08 Mar 2013 (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