

Energy Performance Certificate	Building Energy Performance		Scotland
	Calculated asset rating using iSBEM v4.1.e [SBEM]	Building type Retail/Financial	Current rating
	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+)		Excellent
Carbon Dioxide Emissions			
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		160	
Approximate current energy use per m ² of floor area:		309 kWh/m ²	
Main heating fuel: Grid Supplied Electricity		Building Services: Heating with Nat. Vent.	
Renewable energy source: None		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	
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		155	
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance			
1. Insert Recommendation here			
2. Consider replacing T8 lamps with retrofit T5 conversion kit.			

Address: 123a Clepington Road, DUNDEE, DD3 7PA

Conditioned area (m ²):	49
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Name of protocol organisation: Stroma Accreditation, [STRO003525]

Date of issue of certificate: 22 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**