



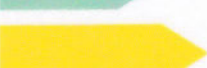







Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type Hotels
	<b>Current rating</b>	
	<b>Excellent</b>	
		<b>Carbon Neutral</b>
		<b>A (0 to 15)</b>
		<b>B (16 to 30)</b>
		<b>C (31 to 45)</b>
	<b>D (46 to 60)</b>	
	<b>E (61 to 80)</b>	
	<b>F (81 to 100)</b>	
	<b>G (100+)</b>	
<b>Carbon Dioxide Emissions</b>		<b>G</b> Very Poor
The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		<b>143</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>482 kWh/m<sup>2</sup></b>
Main heating fuel: Natural Gas		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.		
<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>68</b>  <b>E+</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>111</b>  <b>G</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
1. Improve insulation on HWS storage.	4. Some walls have uninsulated cavities - introduce cavity wall insulation.	
2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	5. Some windows have high U-values - consider installing secondary glazing.	
3. Add optimum start/stop to the heating system.	6. Add weather compensation controls to heating system.	

**Address:** Highlander Hotel, 75 West Church Street, Buckie AB56 1BQ

**Conditioned area (m<sup>2</sup>):** 406

**Name of protocol organisation:** Bre, [BRE-ND-EPC00024]

**Date of issue of certificate:** 15 Apr 2012 (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**