

ENERGY PERFORMANCE CERTIFICATES

FORMER BI TECHNOLOGY BUILDINGS –
TELFORD ROAD, EASTFIELD INDUSTRIAL ESTATE, GLENROTHES.

20TH DECEMBER 2012



Produced for TTG Properties Limited
Clive House
12 – 18 Queens Road
Weybridge
Surrey
KT13 9XB



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Energy Performance Certificate
Recommendation Report

1.0 Covering Letter

Mr H. Brooke
Andrew Reilly Associates Ltd
31 Rutland Square
EDINBURGH
EH1 2BW



Mr Neil McCreath
EPC Options Ltd
78/10 Orchard Brae Avenue
EDINBURGH
EH4 2GA

20th December 2012

Ref: 1390/NM

Dear Mr Brooke,

Energy Performance Certificates

Former BI Technology Buildings – Telford Road, Eastfield Industrial Estate, Glenrothes

Further to your instructions dated 12th December 2012, provided on behalf of TTG Properties Limited, I have pleasure in enclosing the completed Energy Performance Certificates for the two industrial buildings located at Telford Road, Eastfield Industrial Estate, Glenrothes.

The Energy Performance Certificate for each building has been produced using the approved ISBEM software, following significant property specific input data being collected.

Please therefore find enclosed, a completed Energy Performance Certificate and separate Recommendations Report, for each building respectively.

I do appreciate however, that the buildings may be used for alternative uses to their existing functions and that the recommendations included within each Energy Performance Certificate may be superseded, especially given the buildings may be substantially redeveloped or demolished at some point in the future.

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It is important to highlight however, that the recommendations included within the Energy Performance Certificate for each building, relate to the buildings in their current form and do not take into account any potential future and alternative uses.

The Energy Performance Certificate and accompanying Recommendation Report for each building contains various recommendations which may be considered by the future occupier(s), in order to reduce energy consumption and the associated energy use costs related to each building.

For your information in the first instance, the Building Emissions Rating for each building is outlined below:

Property	Building Emissions Rating (A= Excellent - G= Poor)
Former BI Technology Building (1)	G
Former BI Technology Building (2)	F+

I trust the enclosed information is acceptable and informative, however if you require any further information then please do not hesitate to get in contact with me.

Yours sincerely,














Neil McCreath BSc (Hons) MRICS

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2.0 Former BI Technology Building (1)

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type General Industrial and Special Industrial Groups
	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+)	
 G 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		129
Approximate current energy use per m ² of floor area:		347 kWh/m²
Main heating fuel: Natural Gas		Building Services: Air conditioning
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:		33  C+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		99  F
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Replace 38 mm diameter (T12) & 25 mm diameter (T8) fluorescent tubes on failure with 16 mm (T5) tubes.</p> <p>2. The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.</p> <p>3. Consider replacing heating boiler plant with a condensing type.</p>		

Address: Former BI Technology Building (1), Telford Road, Glenrothes KY7 4NX
Conditioned area (m²): 6496

Name of protocol organisation: Bre, [BRE-ND-EPC00303]

Date of issue of certificate: 19 Dec 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

Building Address:

Former BI Technology Building (1)
Telford Road
Eastfield Industrial Estate
Glenrothes
KY7 4NX

Building Type(s): General Industrial and Special Industrial Groups

ADMINISTRATIVE INFORMATION	
Issue Date:	19 Dec 2012
Valid Until:	18 Dec 2022 (*)
Total Useful Floor Area (m ²):	6496
Calculation Tool Used:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

QUALIFIED/ACCREDITED PERSON DETAILS	
Person Name:	Neil McCreath
Employer/Trading Address:	EPC Options Ltd - 78/10 Orchard Brae Avenue, Edinburgh EH4 2GA
Protocol Organisation:	Bre
Membership Number:	BRE-ND-EPC00303

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1. Background

Building (Scotland) Act 2003 and Statutory Instrument 2007 No. 534, *The Building (Scotland) Amendment Regulations 2006*, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This Recommendation Report is the Additional advice in clause 6.9.3 of the Scottish Building Standards Non-domestic Technical Handbook which may be provided. Cost effective improvements should be inserted into the Recommendations section of the Energy Performance Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	6496
Building services:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v4.1.d using calculation engine SBEM v4.1.d.0 .

In accordance with Government's current guidance, the Qualified / Accredited Person did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the Qualified / Accredited Person for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

No recommendations of short term payback have been identified

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	LOW

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	MEDIUM

d) Other recommendations

This section lists other recommendations selected by the Qualified / Accredited Person, based on an understanding of the building, and / or based on a valid existing energy report.

Recommendation	Potential impact
Replace 38 mm diameter (T12) & 25 mm diameter (T8) fluorescent tubes on failure with 16 mm (T5) tubes.	LOW

4. Next steps

a) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Qualified / Accredited Person has reviewed in the light of his / her knowledge of the building and its use. The Qualified / Accredited Person may have comments on the recommendations based on his / her knowledge of the building and its use.

The Qualified / Accredited Person may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

b) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

c) Complaints

Details of the Qualified / Accredited Person and the relevant protocol organisation are on this report and the energy performance certificate. You can get contact details of the protocol organisation from our website at www.sbsa.gov.uk/european_issues/epcprotocols.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact












The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Qualified / Accredited Person based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- For an existing building, produced by a Qualified / Accredited Person who is accredited to produce Recommendation Reports through a Government Approved protocol agreement

3.0 Former BI Technology Building (2)

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.d [SBEM]	Building type General Industrial and Special Industrial Groups
	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+)	
 F+		
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		
88		
Approximate current energy use per m ² of floor area:		
355 kWh/m²		
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.		
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:	72	 E
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
<p>1. Replace 38 mm diameter (T12) & 25 mm diameter (T8) fluorescent tubes on failure with 16 mm tubes.</p> <p>2. Consider replacing heating boiler plant with a condensing type.</p>		

Address: Former BI Technology Building (2), Telford Road, Glenrothes KY7 4NX

Conditioned area (m²): 911

Name of protocol organisation: Bre, [BRE-ND-EPC00303]

Date of issue of certificate: 19 Dec 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

Building Address:

Former BI Technology Building (2)
Telford Road
Eastfield Industrial Estate
Glenrothes
KY7 4NX

Building Type(s): General Industrial and Special Industrial Groups

ADMINISTRATIVE INFORMATION	
Issue Date:	19 Dec 2012
Valid Until:	18 Dec 2022 (*)
Total Useful Floor Area (m ²):	911
Calculation Tool Used:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

QUALIFIED/ACCREDITED PERSON DETAILS	
Person Name:	Neil McCreath
Employer/Trading Address:	EPC Options Ltd - 78/10 Orchard Brae Avenue, Edinburgh EH4 2GA
Protocol Organisation:	Bre
Membership Number:	BRE-ND-EPC00303

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This Recommendation Report is the Additional advice in clause 6.9.3 of the Scottish Building Standards Non-domestic Technical Handbook which may be provided. Cost effective improvements should be inserted into the Recommendations section of the Energy Performance Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	911
Building services:	Heating and Natural Ventilation

2. Introduction

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No recommendations of short term payback have been identified

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	HIGH

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

No recommendations of long term payback have been identified

d) Other recommendations

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Recommendation	Potential impact
Replace 38 mm diameter (T12) & 25 mm diameter (T8) fluorescent tubes on failure with 16 mm tubes.	MEDIUM

4. Next steps

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