











| Building Energy Performance | | Scotland |
|--|---|---|
| Energy Performance Certificate | Calculated asset rating using iSBEM v4.1.d [SBEM] | Building type Hotels |
| | 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 | | 143 |
| Approximate current energy use per m ² of floor area: | | 482 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: | | 68  E+ |
| Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating: | | 111  G |
| Recommendations for the cost-effective improvement (lower cost measures) of the energy performance | | |
| 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 (m²): 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