

## 8.25. Bute House, Edinburgh (Line id 3)

- The SG are Sole occupier in this building which is Leased.
- The Lease termination date is November 2019, which we assume has been extended.
- The building was constructed in 1850s and has Grade A (National Trust) status.
- The sole occupier is the Ministerial Private Office.
- The % client occupancy for the building is 100%.
- The building nia is 797m<sup>2</sup>, the client nia is 797m<sup>2</sup> and there is <sup>REDACTED</sup> client staff.
- The building is presently heated by a gas fired wet heating system, installed over 10 years ago.
- The building usage of air handling units is unknown, assumed none.
- The domestic hot water source is unknown, assumed from gas boiler.
- There is no catering gas usage onsite.

8.25.1. The building presently operates on gas for heating and potentially for domestic hot water as the source is unknown, but not for catering. The building usage for air handling units is unknown, assumed none. Therefore, cost expenditure is required to meet the 2030 commitment.

8.25.2. There is no requirement for high grade heat produced by gas fired boilers as the existing heating system does not serve any ventilation plant. Due to the size of the building, we recommend direct electric heating will be the most appropriate heating replacement in lieu of gas. We have excluded ASHP due to the Grade A (National Trust) status. It is worth noting that the work will likely require Listed Building consent.

8.25.3. The domestic hot water heating will need to be replaced with alternatives with electrical source.

8.25.4. As SG are a minor occupier in this building and the building is Leased, landlord consent shall be required to undertake the works.

The indicative budget CAPEX cost to meet 2030 commitment using direct electric heating and electrical source domestic hot water heating is £807,038.