

# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

95a, Main Street  
MAGHERA  
BT46 5AB

Certificate Reference Number:  
0330-0932-1029-4892-8092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 77 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	39
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	130.13

## Benchmarks

Buildings similar to this one could have rating as follows:

42	If newly built
110	If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

<b>Assessment Software:</b>	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	342089810000
<b>Assessor Name:</b>	Tanya Kelly
<b>Assessor Number:</b>	STRO000638
<b>Accreditation Scheme:</b>	Stroma Accreditation
<b>Employer/Trading Name:</b>	Kelly & Co., Chartered Surveyors
<b>Employer/Trading Address:</b>	2 Tirkane Road, Maghera, BT46 5AG.
<b>Issue Date:</b>	18 Dec 2012
<b>Valid Until:</b>	17 Dec 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Owner or Director of the organisation dealing with the property transaction.
<b>Recommendations for improving the property are contained in Report Reference Number:</b>	<b>0894-9921-2840-3090-3203</b>

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**.