

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

7, Main Street
MAGHERA
BT46 5AA

Certificate Reference Number:
9716-3039-0079-0190-5495

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 51 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	95
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	44.18

Benchmarks

Buildings similar to this one could have rating as follows:

27	If newly built
71	If typical of the existing stock

Administrative Information

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

Assessment Software:	G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.e.5
Property Reference:	769041310000
Assessor Name:	Shaun Burns
Assessor Number:	EES/005828
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	SMART Property Marketing Ltd
Employer/Trading Address:	17 Meeting Street, Magherafelt
Issue Date:	20 Nov 2013
Valid Until:	19 Nov 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0570-0147-1099-6399-4096

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, 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 or call us on **0800 085 2005**.