

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Unit 1a
3 Main Street
MAGHERA
BT46 5AA

Certificate Reference Number:
0160-0435-3379-5121-1002

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

D 76-100

E 101-125

F 126-150

G Over 150

◀ 222

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	160
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	165.3

Benchmarks

Buildings similar to this one could have rating as follows:

44

If newly built

118

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 SiteNotes v17.0 using calculation engine SBEM v4.1.e.5
Property Reference:	657314130000
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, BT45 6BN
Issue Date:	01 Oct 2015
Valid Until:	30 Sep 2025 (unless superseded by a later certificate)
Related Party Disclosure:	Relative of the professional dealing with the property transaction.
Recommendations for improving the property are contained in Report Reference Number:	0195-2413-7140-1300-6503

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**.