

# Energy Performance Certificate

Northern Ireland

## Non-Domestic Building

89 Cullnady Road  
Upperlands  
MAGHERA  
BT46 5TN

Certificate Reference Number:  
0698-2171-6130-6700-8103

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 website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.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

E 101-125

F 126-150

G Over 150

◀ 191

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	98
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	268.05
Primary energy use (kWh/m <sup>2</sup> per year):	1069

### Benchmarks

Buildings similar to this one could have rating as follows:

34

If newly built

90

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

<b>Assessment Software:</b>	G-ISBEM SiteNotes v17.1 using calculation engine SBEM v4.1.g.0
<b>Property Reference:</b>	886761110000
<b>Assessor Name:</b>	Shaun Burns
<b>Assessor Number:</b>	EES/005828
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Burns Commercial Ltd
<b>Employer/Trading Address:</b>	17 Meeting Street, Magherafelt
<b>Issue Date:</b>	26 Mar 2019
<b>Valid Until:</b>	25 Mar 2029 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Relative of the professional dealing with the property transaction.
<b>Recommendations for improving the property are contained in Report Reference Number:</b>	<b>0270-8976-0461-1610-1084</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 the contact details of the accreditation scheme from the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.