Energy Performance Certificate

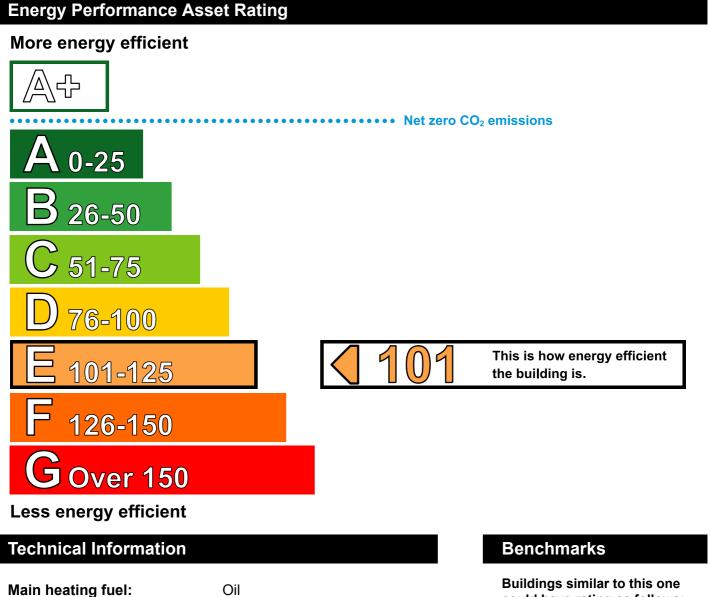
Non-Domestic Building

31b Rainey Street MAGHERAFELT **BT45 5DA**

Certificate Reference Number:

0010-8988-0345-5760-7060

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.



Main heating ruei.	
Building environment:	Heating and Natural Ventilation
Total useful floor area (m²):	81
Building complexity (NOS leve	el): 3
Building emission rate (kgCO	<mark>2/m²):</mark> 98.96

could have rating as follows:



If newly built 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:	864887650000	
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:	03 Sep 2015	
Valid Until:	02 Sep 2025 (unless superseded by a later certificate)	
Related Party Disclosure:	Owner or Director of the organisation dealing with the property transaction.	
Recommendations for improving the property are contained in Report Reference Number: 9856-4061-0854-0700-7801		

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**.