

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

11-14 Newry Street
Warrenpoint
NEWRY
BT34 3JZ

Certificate Reference Number:
0180-0237-1629-1294-3002

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 61 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:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	886
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	55.01
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have rating as follows:

44	If newly built
114	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).

Assessment Software: iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

Property Reference: 812632210000

Assessor Name: Bernard Joseph Clarke

Assessor Number: EES/008900

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: Best Property Services

Employer/Trading Address: 108 Hill Street, Newry Co Down

Issue Date: 25 Apr 2013

Valid Until: 24 Apr 2023 (unless superseded by a later certificate)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: 0391-9241-2240-1600-8703

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, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.