

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

3, River Street
NEWRY
BT34 2DQ

Certificate Reference Number:
9922-3017-0919-0000-9191

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

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 135 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	133
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	175.89
Primary energy use (kWh/m ² per year):	925.97

Benchmarks

Buildings similar to this one could have rating as follows:

30	If newly built
80	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.g using calculation engine SBEM v4.1.g.0

Property Reference: 929910120000

Assessor Name: Chris Branagan

Assessor Number: EES/011861

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: CB Energy

Employer/Trading Address: 103a Rostrevor rd Hilltown

Issue Date: 13 Mar 2019

Valid Until: 12 Mar 2029 (unless superseded by a later certificate)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: 0990-0041-2999-2197-1002

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.