

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Maghera Physio
42 Main Street
MAGHERA
BT46 5AE

Certificate Reference Number:
0270-0930-1262-6003-7006

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

◀ 150

This is how energy efficient
the building is.

Technical Information

| | |
|----------------------------------------------------------------------|---------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Air Conditioning |
| Total useful floor area (m ²): | 47 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 91.27 |
| Primary energy use (kWh/m ² per year): | 515.49 |

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 the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

| | |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Assessment Software: | G-ISBEM SiteNotes v17.1 using calculation engine SBEM v4.1.g.0 |
| Property Reference: | 766279010000 |
| Assessor Name: | Shaun Burns |
| Assessor Number: | EES/005828 |
| Accreditation Scheme: | Elmhurst Energy Systems |
| Employer/Trading Name: | Burns Commercial Ltd |
| Employer/Trading Address: | 17 Meeting Street, Magherafelt |
| Issue Date: | 02 Jul 2020 |
| Valid Until: | 01 Jul 2030 (unless superseded by a later certificate) |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: 0030-7227-0460-1200-9060 | |

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.