

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Lynden Gate
50 Knockbreda Road
BELFAST
BT6 0JB

Certificate Reference Number:
0980-0532-4719-9506-4002

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



..... 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

◀ **84**

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	242
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	54.02
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one
could have rating as follows:

47

If newly built

127

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: 891745540000

Assessor Name: Shane McKenna

Assessor Number: ECMK280009

Accreditation Scheme: ECMK

Employer/Trading Name: Ember Energy NI

Employer/Trading Address: 8 The Mount, Belfast BT5 4NA

Issue Date: 05 Jun 2012

Valid Until: 04 Jun 2022 (unless superseded by a later certificate)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: 0499-0564-1540-9700-8203

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.