

# Energy Performance Certificate

Non-Domestic Building

Northern Ireland

GROUND FLOOR  
71-73 Castlereagh Road  
BELFAST  
BT5 5FD

Certificate Reference Number:  
9377-3064-0148-0901-7091

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](http://www.finance-ni.gov.uk).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> 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

◀ 134

This is how energy efficient  
the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	50
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	206.06
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one  
could have rating as follows:

37

If newly built

99

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).

<b>Assessment Software:</b>	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	378109670001
<b>Assessor Name:</b>	Paul Gordon
<b>Assessor Number:</b>	STRO017966
<b>Accreditation Scheme:</b>	Stroma Accreditation
<b>Employer/Trading Name:</b>	Northern Ireland Building Surveys
<b>Employer/Trading Address:</b>	16 Castle Karia Manor, Belfast, BT4 3QL
<b>Issue Date:</b>	15 Apr 2014
<b>Valid Until:</b>	14 Apr 2024 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.
<b>Recommendations for improving the property are contained in Report Reference Number: 0731-0944-7189-7694-0002</b>	

## 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](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.