

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

22 Upper Water Street
NEWRY
BT34 1DJ

Certificate Reference Number:
0230-0033-6069-2202-6002

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

◀ 99

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Oil
Building environment:	Air Conditioning
Total useful floor area (m ²):	131
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	65.31
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one
could have rating as follows:

41

If newly built

111

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.e using calculation engine SBEM v4.1.e.5
Property Reference:	326060260000
Assessor Name:	Christopher Branagan
Assessor Number:	NHER007008
Accreditation Scheme:	National Energy Services
Employer/Trading Name:	CB Energy Assessing
Employer/Trading Address:	103a Rostrevor Road, Hilltown, Newry, County Down BT34 5TZ
Issue Date:	04 Feb 2017
Valid Until:	03 Feb 2027 (unless superseded by a later certificate)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: 0692-0026-6240-2000-3303	

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.