

Energy Performance Certificate

Northern Ireland

Apartment 1-3
117 Lisburn Road
BELFAST
BT9 7AF

Date of assessment: 12 March 2011
Date of certificate: 5 April 2011
Reference number: 9529-2063-0397-6979-0974
Accreditation scheme: Stroma Accreditation
Assessor's name: Mr Shane Mckenna DipOCDEA
Assessor's accreditation number: STRO003984
Employer/trading name: Ember Energy NI
Employer/trading address: 8 The Mount, Belfast, BT5 4NA

Related party disclosure: No related party

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91	89	89
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		

Technical Information

Main heating type and fuel: Boiler and radiators, mains gas
Total floor area: 35 m²
Approximate energy use: 120 kWh/m² per year
Approximate CO₂ emissions: 20 kg/m/m per year
Dwelling type: Mid-floor flat

Benchmarks

Typical new build **88**
Average for Northern Ireland **50**

The approximate energy use and CO₂ emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to two benchmarks: one that would be attained by a typical new dwelling with oil heating constructed to the minimum standards of the building regulations current at the date of the assessment and the second is the average for the housing stock in Northern Ireland.

Estimated energy used, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	120 kWh/m ² per year	120 kWh/m ² per year
Carbon dioxide emissions	0.7 tonnes per year	0.7 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£158 per year	£158 per year
Hot water	£67 per year	£67 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Accreditation, to a scheme authorised by the Government. This certificate was produced using the SAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008. A copy of the certificate has been lodged on a national register.

If you have a complaint or wish to confirm that this certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.emberenergyni.co.uk together with details of their procedures for confirmation authenticity of a certificate and for making complaint.

About the building's performance ratings

The ratings on the certificate proved a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.



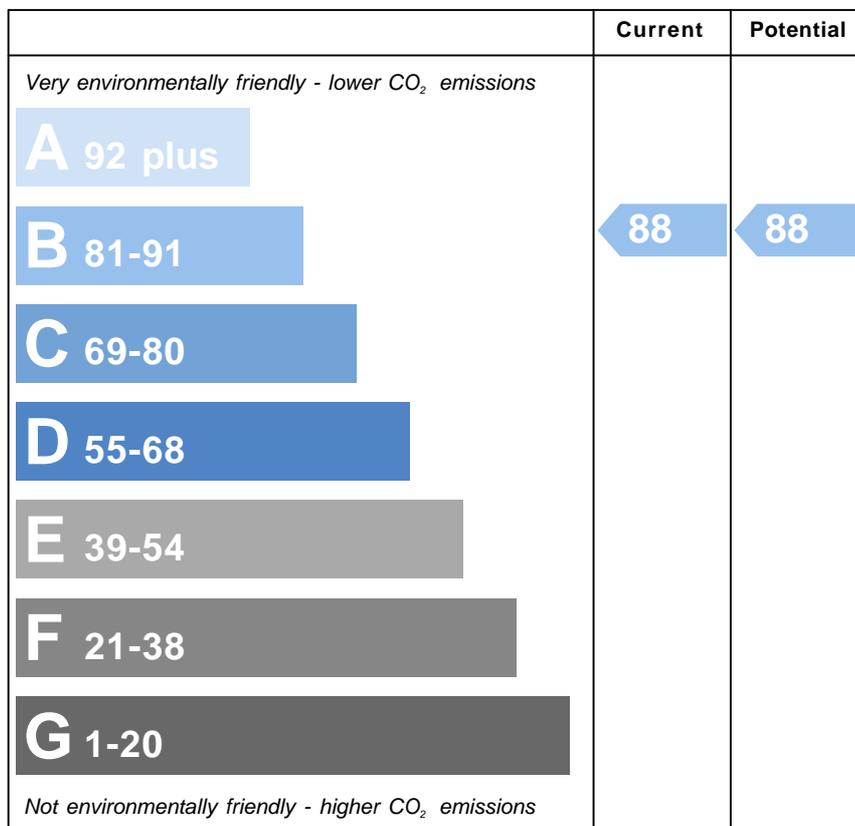
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Environmental Impact (CO₂) Rating



Visit the government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measurers to improve this home's energy performance

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Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Compliant / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.25 W/m ² K	Very Good	Very Good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, mains gas	Very Good	Very Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Very Good	Very Good
Lighting	Low energy lighting in 75% of fixed outlets	Very Good	Very Good
Air tightness	Air permeability 3.0 m ³ /h.m ² (as tested)	Very Good	Very Good

Current energy efficiency rating **B 89**

Current environmental impact (CO₂) rating **B 88**

Thermal transmittance is a measure of the rate of heat loss through a building fabric; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

Recommendations

None.

Further measures to achieve even higher standards

None.

About the cost effective measures to improve this home's performance ratings

Not applicable

About the further measures achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions. The papers you are given by the builder and the warranty provider will help you in this.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹ For information on approved competent persons schemes enter 'existing competent person schemes' into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.