

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Southern Itec Office Block
Itec Business Park
52 Armagh Road
Newry
BT35 6DN

Certificate Reference Number:
0330-0236-7659-0204-1002

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 Department's website www.epb.dfpni.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

◀ 100

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 576 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 74.92 |

Benchmarks

Buildings similar to this one could have rating as follows:

26

If newly built

70

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

| | |
|----------------------------------|--|
| Assessment Software: | iSBEM v4.1.e using calculation engine SBEM v4.1.e.5 |
| Property Reference: | 305612270000 |
| Assessor Name: | Niall Conn |
| Assessor Number: | QUID201005 |
| Accreditation Scheme: | Quidos |
| Employer/Trading Name: | Energy (NI) Ltd |
| Employer/Trading Address: | 15 Ilford Avenue Belfast BT6 9SF |
| Issue Date: | 29 Apr 2016 |
| Valid Until: | 28 Apr 2026 (unless superseded by a later certificate) |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: 0190-0247-5240-3600-3603

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 contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**.