

# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

1, Carson Street  
LARNE  
BT40 1SF

Certificate Reference Number:  
0620-0531-2859-7297-3006

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

◀ 72 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m <sup>2</sup> ):	573
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	38.75
Primary energy use (kWh/m <sup>2</sup> per year):	218.24

## Benchmarks

Buildings similar to this one could have rating as follows:

27	If newly built
71	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.g using calculation engine SBEM v4.1.g.0

**Property Reference:** 275835220000

**Assessor Name:** Geoffrey Kennedy

**Assessor Number:** STRO005203

**Accreditation Scheme:** Stroma Certification Ltd

**Employer/Trading Name:** NI Property Group

**Employer/Trading Address:** 7 Rathconvil Road, Newry, BT35 6RP

**Issue Date:** 16 Mar 2020

**Valid Until:** 15 Mar 2030 (unless superseded by a later certificate)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: 0970-2983-0451-2620-5070**

## 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.