

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

18-22 Waterloo Place
LONDONDERRY
BT48 6BU

Certificate Reference Number:
9937-3086-0097-0800-9701

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

E 101-125

F 126-150

G Over 150

◀ 88

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2536
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	72.08

Benchmarks

Buildings similar to this one could have ratings as follows:

47 If newly built

125 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SR 2008 No.170 as amended

Assessment Software: ISBEM v4.1.c using calculation engine SBEM v4.1.c.3

Property Reference: 977078830000

Assessor Name: Robert McFarland

Assessor Number: BREC201593

Accreditation Scheme: Bre

Employer/Trading Name: Energy Control Ireland (ECI)

Employer/Trading Address: 1, Carrickblackler Avenue, Portadown, Craigavon, BT63 5BB

Issue Date: 01 Jun 2011

Valid Until: 31 May 2021 (unless superseded by a later certificate)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: 0990-0849-3079-7806-7002

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

Recommendation Report Northern Ireland

Report Reference Number: 0990-0849-3079-7806-7002

18-22 Waterloo Place
LONDONDERRY
BT48 6BU

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	01 Jun 2011
Valid Until:	31 May 2021 (*)
Total Useful Floor Area (m ²):	2536
Calculation Tool Used:	iSBEM v4.1.c using calculation engine SBEM v4.1.c.3
Property Reference:	977078830000
Energy Performance Certificate for the property is contained in Report Reference Number: 9937-3086-0097-0800-9701	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Robert McFarland
Employer/Trading Name:	Energy Control Ireland (ECI)
Employer/Trading Address:	1, Carrickblacker Avenue, Portadown, Craigavon, BT63 5BB
Assessor Number:	BREC201593
Accreditation scheme:	Bre
Related Party Disclosure:	Not related to the owner

Table of Contents

1. Background.....	3
2. Introduction.....	3
3. Recommendations.....	4
4. Next Steps.....	6
5. Glossary.....	8

1. Background

Statutory Rule 2008 No.170, *The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008*, as amended, transposes the requirements of Articles 7, 9 and 10 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is a Recommendation Report as required under regulation 7 of Statutory Rule 2008 No. 170.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	2536
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Department's approved methodology and is based on calculation tool iSBEM v4.1.c using calculation engine SBEM v4.1.c.3 .

In accordance with Department's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Add weather compensation controls to heating system.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH
Consider installing building mounted wind turbine(s).	LOW

d) Other recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified

4. Next steps

a) Your Recommendation Report

As the relevant person (regulation 2), regulation 7 of SR 2008 No.170 requires that an Energy Performance Certificate "*shall be accompanied by a recommendation report*".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an authorised officer of an Enforcement Authority under regulation 32 of SR 2008 No.170.

This Recommendation Report has also been lodged on the Department's approved central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.niepcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.epb.dfpni.gov.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through an Accreditation Scheme approved by the Department
- Lodged on the Register operated by or on behalf of the Department.