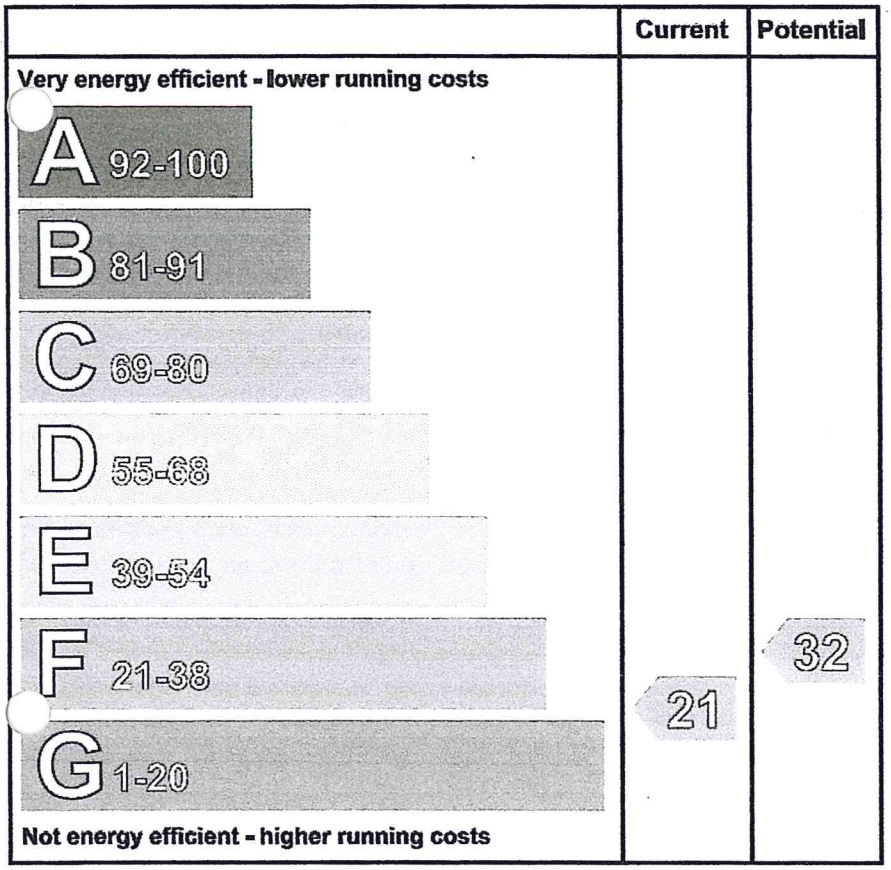
Energy Performance Certificate — Northern Ireland

9, Windmill Road
BANGOR
BT20 5RA

Date of assessment:	30 August 2012
Date of certificate:	03 September 2012
Reference number:	7509-5032-0278-6272-8964
Type of assessment:	RdSAP, existing dwelling
Accreditation scheme:	Elmhurst Energy Systems Ltd
Assessor's name:	Mrs. Patricia Best
Assessor's accreditation number:	EES/004738
Employer/Trading name:	Patricia Best Chartered Surveyor
Employer/Trading address:	115B Station Road, Craigavad, Co Down, Holywood, BT18 0BU
Related party disclosure:	No related party

Energy Efficiency Rating



Technical Information

Main heating type and fuel:	Boiler and radiators, oil
Total floor area:	123 m²
Approximate energy use:	466 kWh/m² per year
Approximate CO_2 emissions:	14 kg/m² per year
Dwelling type:	Semi-detached house

Benchmarks

Average for Northern Ireland: D57

The approximate energy use and CO_2 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 the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	466 kWh/m² per year	378 kWh/m² per year
Carbon dioxide emissions	14 tonnes per year	11 tonnes per year
Lighting	£120 per year	£60 per year
Heating	£2,267 per year	£1,894 per year
Hot water	£286 per year	£214 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 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 the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings provide 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 Northern Ireland is band D (rating 57).

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.epb.dfpni.gov.uk

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 describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.