

Energy Performance Certificate

Northern Ireland

**3 Main Street
Large Town
BT5 4MN**

Date of assessment:	07 November 2008
Date of certificate:	08 November 2008
Reference number:	0000-0000-0000-0000-0000
Accreditation scheme:	ABC Accreditation Ltd
Assessor's name:	John Smith
Assessor's accreditation number:	ABC 12345
Employer/trading name:	EnergyWatch Ltd
Employer/trading address:	Alpha House New Way Belfast BT1 7RF
Related party disclosure:	EnergyWatch are the letting agent

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	80	82
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Technical information

Main heating type and fuel:	Boiler and radiators, mains gas
Total floor area:	135 m ²
Approximate energy use:	141 kWh/m ² per year
Approximate CO₂ emissions:	23 kg/m ² per year
Dwelling type:	Detached house

Benchmarks

Typical new build	80
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.