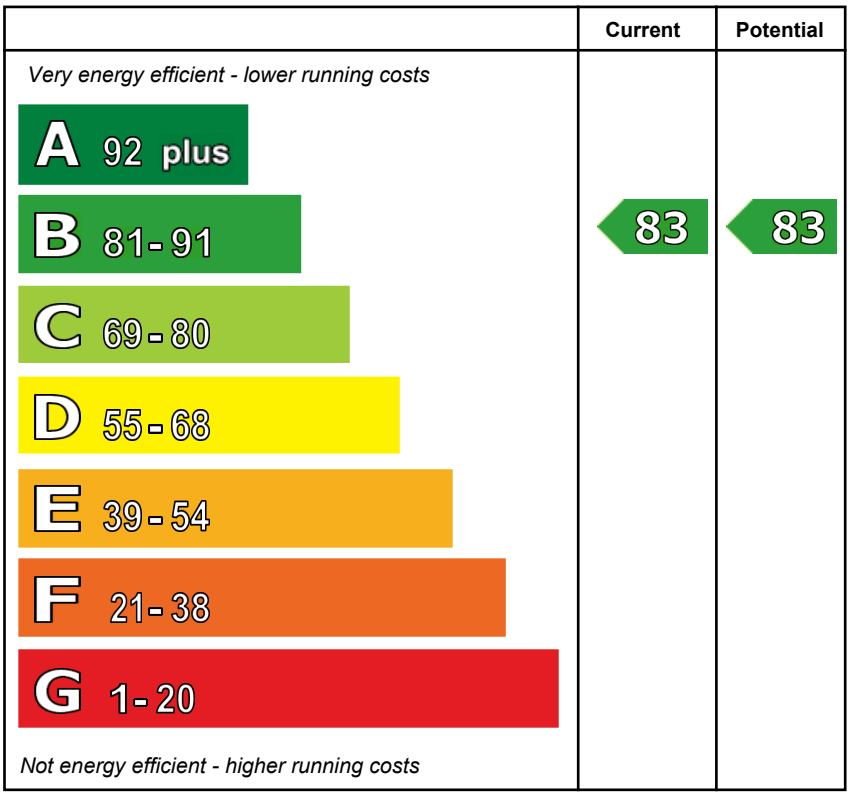
Energy Performance Certificate

Northern Ireland

Apartment A5,
25 Woodbrook Avenue,
LISBURN,
BT28 2ZG

Date of assessment:	19 March 2010
Date of certificate:	19 March 2010
Reference number:	0668-3961-0877-9390-3861
Type of assessment:	SAP, new dwelling
Accreditation scheme:	Elmhurst Energy Systems Ltd
Assessor's name:	Mr. Damian McNulty
Assessor's accreditation number:	EES/005603
Employer/trading name:	Carvill Group Limited
Employer/trading address:	75 Derriaghy Industrial Park, Dunmurry, Belfast, Antrim, BT17 9HU
Related party disclosure:	Employed by the professional dealing with the property transaction

Energy Efficiency Rating



Technical information

Main heating type and fuel:	Community scheme, wood chips
Total floor area:	65 m²
Approximate energy use:	158 kWh/m² per year
Approximate CO_2 emissions:	5 kg/m² per year
Dwelling type:	Top-floor flat

Benchmarks

Typical new build	77
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.

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

	Current	Potential
Energy use	158 kWh/m² per year	158 kWh/m² per year
Carbon dioxide emissions	0.3 tonnes per year	0.3 tonnes per year
Lighting	£35 per year	£35 per year
Heating	£242 per year	£242 per year
Hot water	£106 per year	£106 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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 SAP 2005 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 E (rating 50).

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.communities.gov.uk/epbd

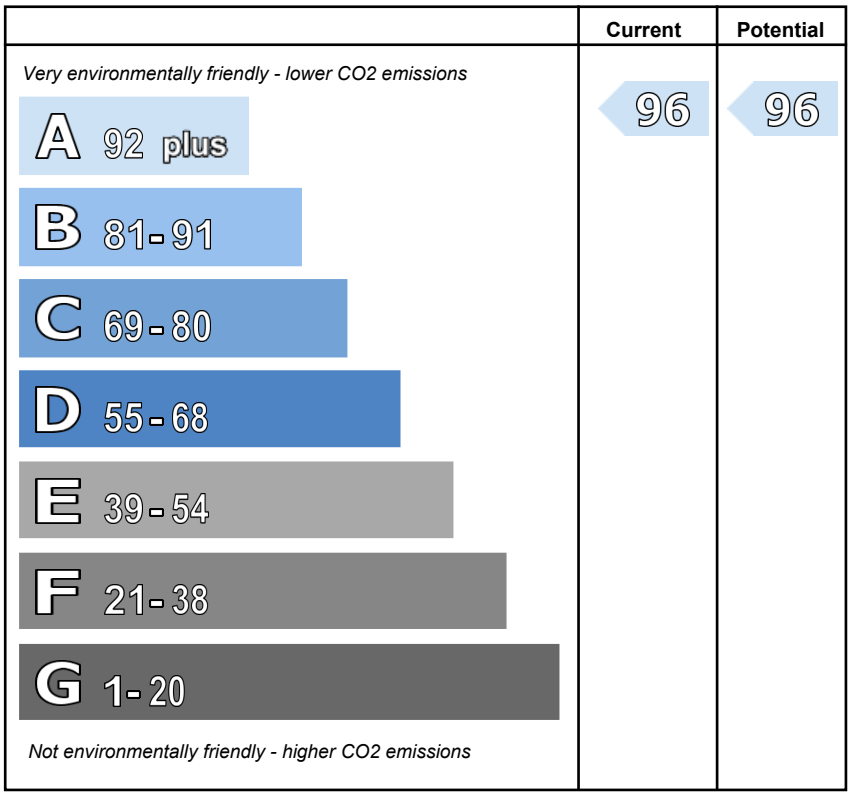
Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK' s carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Environmental Impact (CO2) Rating



Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Apartment A5,
25 Woodbrook Avenue,
LISBURN, BT28 2ZG

Date of certificate: 19 March 2010
Reference number: 0668-3961-0877-9390-3861

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Compliant / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very good	Very good
Roof	Average thermal transmittance 0.14 W/m²K	Very good	Very good
Floor	(other premises below)	-	-
Windows	High performance glazing	Very good	Very good
Main heating	Community scheme, wood chips	Good	Very good
Main heating controls	Charging system linked to use of community heating, programmer and TRVs	Good	Good
Secondary heating	None	-	-
Hot water	From main system	Good	Very good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Air tightness	Air permeability 10.0 m³/h.m² (assumed)	Average	Average
Current energy efficiency rating		B 83	
Current environmental impact (CO_2) rating			A 96

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Biomass community heating

Recommendations

None

Further measures to achieve even higher standards

None

About the cost effective measures to improve this home's performance ratings

Not applicable

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions. The papers you are given by the builder and the warranty provider will help you in this.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.