

# Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Ashwood Agencies Ltd  
42 Drumalig Road  
Carrduff  
BELFAST  
BT8 8EQ

Certificate Reference Number:  
9990-3932-0306-2440-4030

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](http://www.epb.dfpni.gov.uk).

## Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **268**

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 <sup>2</sup> ):	726
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	132.28

## Benchmarks

Buildings similar to this one  
could have rating as follows:

**32**

If newly built

**85**

If typical of the  
existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

**Assessment Software:** iSBEM v4.1.e using calculation engine SBEM v4.1.e.5

**Property Reference:** 330324420000

**Assessor Name:** Declan Heggarty

**Assessor Number:** STRO001014

**Accreditation Scheme:** Stroma Accreditation

**Employer/Trading Name:** Northern Ireland Energy Rating

**Employer/Trading Address:** 3 Everglades, Ballycastle, County Antrim BT54 6BE

**Issue Date:** 18 Nov 2016

**Valid Until:** 17 Nov 2026 (unless superseded by a later certificate)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: 9323-4049-0360-0490-4291**

## 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](http://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](http://www.carbontrust.co.uk) or call us on 0800 085 2005.