

# Energy Performance Certificate

Northern Ireland

## Non-Domestic Building

1 & 2 Gosford Place  
ARMAGH  
BT61 9AR

Certificate Reference Number:  
9107-3095-0481-0200-5595

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 website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk)

## Energy Performance Asset Rating

More energy efficient

A+

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

◀ 97

This is how energy efficient the building is.

Less energy efficient

## Technical information

|  |                                    |
|--|------------------------------------|
| Main heating fuel:   | Natural Gas                        |
| Building environment:  | Heating and Mechanical Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 2141.9                             |
| Building complexity (NOS level):                                     | 3                                  |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 55.63                              |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 300.29                             |

## Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

88 If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

**Assessment Software:** iSBEM v4.1.g using calculation engine SBEM v4.1.g.0

**Property Reference:** 171452900000

**Assessor Name:** Garry Wolfe

**Assessor Number:** ECMK302922

**Accreditation Scheme:** ECMK Ltd

**Employer/Trading Name:** MEA (NI) Ltd

**Employer/Trading Address:** 551 Antrim Road, BELFAST, BT15 3BU

**Issue Date:** 26 Jun 2018

**Valid Until:** 25 Jun 2028 (unless superseded by a later certificate)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: 0510-0248-0419-7995-5006

## 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 website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.