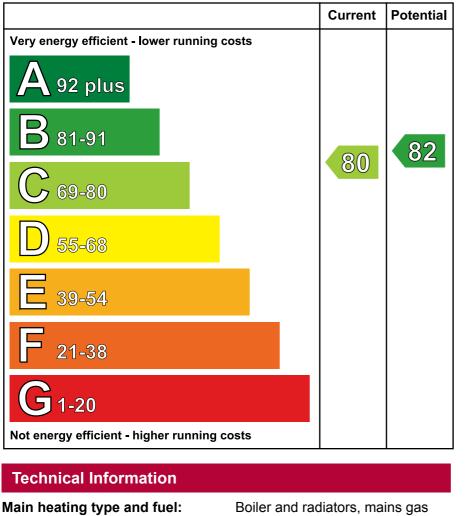
Energy Performance Certificate

Northern Ireland

Apartment E14 77b, Malone Road BELFAST BT9 6SB Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: 19 November 2015 20 November 2015 9997-1616-6929-2790-9953 RdSAP, existing dwelling ECMK Mr Declan Diamond ECMK201997 Diamond Innovation Ltd 74 Oldtown Road , Castledawson, Magherafelt, Co Derry, BT45 8BZ No related party

Related party disclosure:

Energy Efficiency Rating



Total floor area: Primary energy use: Approximate CO₂ emissions: Dwelling type: Boiler and radiators, mains gas 85 m² 114 kWh/m² per year 20 kg/m² per year Mid-floor flat

Benchmarks

Average for Northern Ireland



The primary energy use and CO_2 emissions are per square metre of floor area based on fuel use 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 (CO₂) emissions and fuel costs of this home

	Current	Potential	
Primary energy use	114 kWh/m ² per year	102 kWh/m ² per year	
Carbon dioxide emissions	1.7 tonnes per year	1.5 tonnes per year	
Lighting	£121 per year	£61 per year	
Heating	£243 per year	£252 per year	
Hot water	£117 per year	£117 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 and the data in it

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by ECMK, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2012 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended). A copy of the certificate has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research and compliance. The current property owner and/or tenant may opt out of having this information disclosed.

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.ecmk.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 60).

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.finance-ni.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.



For further advice on home energy efficiency please see www.nidirect.gov.uk/energy-

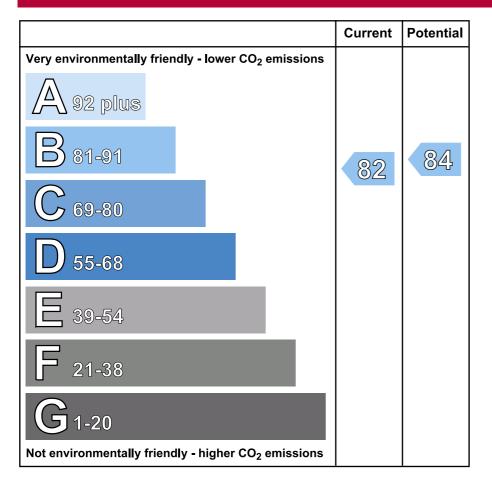
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About the impact of buildings on the environment

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 Department of Finance website at www.finance-ni.gov.uk to:

• Learn more about the national register where this certificate has been lodged

Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.finance-ni.gov.uk and at www.niepcregister.com

Recommended measures to improve this home's energy performance

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Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Description	Current performance		
Description	Energy Efficiency	Environmental	
Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆	
(another dwelling above)	****	${\leftrightarrow}{$	
(another dwelling below)	—	—	
Fully double glazed	★★★★☆	★★★★☆	
Boiler and radiators, mains gas	★★★★☆	★★★★☆	
Programmer, room thermostat and TRVs	****☆	★★★★☆	
None	—	—	
From main system	★★★★☆	★★★★☆	
No low energy lighting	*****	$\bigstar \mathring{\leftrightarrow} \mathring{\leftrightarrow} \mathring{\leftrightarrow} \mathring{\leftrightarrow} \mathring{\leftrightarrow}$	
Current energy efficiency rating			
	 (another dwelling above) (another dwelling below) Fully double glazed Boiler and radiators, mains gas Programmer, room thermostat and TRVs None From main system No low energy lighting 	DescriptionEnergy EfficiencyTimber frame, as built, insulated (assumed)★★★★☆(another dwelling above)☆☆☆☆☆☆(another dwelling below)Fully double glazed★★★★☆Boiler and radiators, mains gas★★★★☆Programmer, room thermostat and TRVs★★★★☆NoneFrom main system★★★★☆No low energy lighting★☆☆☆☆	

Low and zero carbon energy sources

Current environmental impact (CO₂) rating

None

B 82

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£40	£51	B 82	B 84
Total		£51		
Potential energy efficiency rating		B 82		
Potential environmental impact (CO ₂)		B 84		

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide emissions.

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

Building regulations apply to most measures. Building regulations approval and planning consent may be required for some measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work. Also check with Energywise or your local council to see if any grants are available.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

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.
- 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.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).