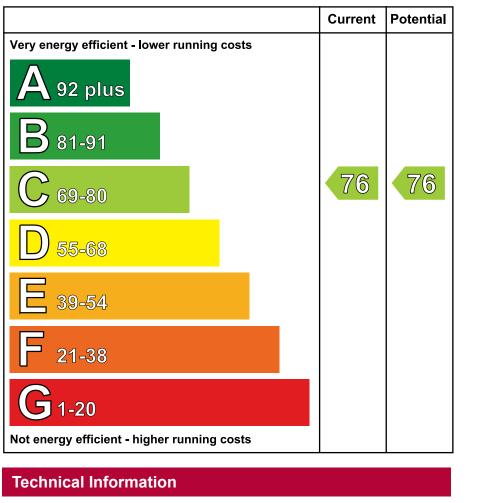
Energy Performance Certificate

2 Castle Terrace HILLSBOROUGH BT26 6GQ 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 December 2016 19 December 2016 9876-0932-6819-2961-0996 SAP, new dwelling Stroma Certification Mr William Ross DEA STRO001949 A1 Domestic Energy Assessors 146 Bessbrook Road, MOUNTNORRIS, BT60 2UB No related party

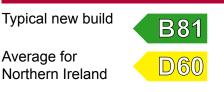
Related party disclosure:

Energy Efficiency Rating



Main heating type and fuel: Total floor area: Primary energy use: Approximate CO₂ emissions: Dwelling type: Boiler and underfloor heating, LPG 93 m² 92 kWh/m² per year 20 kg/m² per year Ground-floor flat

Benchmarks



The primary energy use and CO₂ 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 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 (CO₂) emissions and fuel costs of this home

	Current	Potential	
Primary energy use	92 kWh/m² per year	92 kWh/m² per year	
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year	
Lighting	£60 per year	£60 per year	
Heating	£422 per year	£422 per year	
Hot water	£173 per year	£173 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 Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the SAP 2009 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.stroma.com 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-

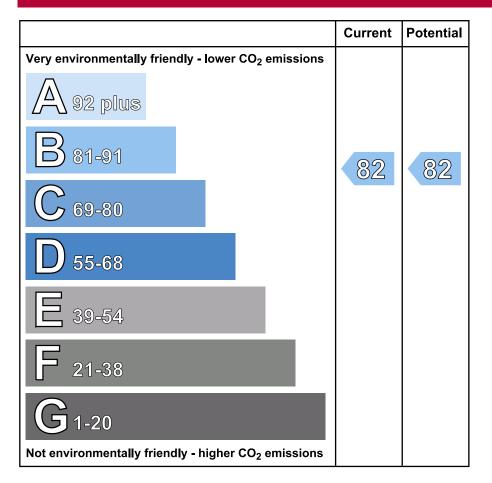
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About the impact of buildings on the environment

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 **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 following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient.

Element	Description	Current performance	
Liement	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.20 W/m ² K	****	****
Roof	Average thermal transmittance 0.1 W/m ² K	****	****
Floor	Average thermal transmittance 0.17 W/m ² K	—	—
Windows	High performance glazing	****	****
Main heating	Boiler and underfloor heating, LPG	-	★★★★ ☆
Main heating controls	Time and temperature zone control	****	****
Secondary heating	None	—	—
Hot water	From main system	★★★☆☆	★★★★ ☆
Lighting	Low energy lighting in all fixed outlets	****	****
Air tightness	Air permeability 2.9 m ³ /h.m ² (as tested)	****	****
Current energy efficiency rating		C 76	
Current environmental impact (CO ₂) rating			B 82
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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

None

Recommendations

None

Further measures to achieve even higher standards

None

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.