

# Energy performance certificate (EPC)

1st Floor Annex  
Beresford House  
2 Beresford Road  
Coleraine  
BT52 1GE

Energy rating

**D**

Valid until: **24 August 2033**

Certificate number: **3998-5811-9137-3176-2335**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

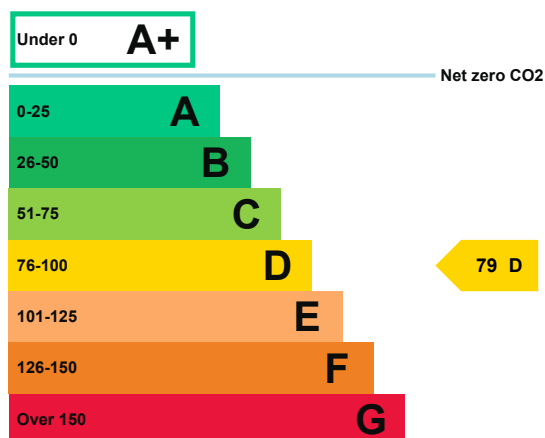
46 square metres

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**23 A**

If typical of the existing stock

**61 C**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	101.51
Primary energy use (kWh/m <sup>2</sup> per year)	573

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9952-4689-6480-9229-4550\)](#).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Declan Heggarty
Telephone	07595362912
Email	<a href="mailto:declan@nienergyrating.com">declan@nienergyrating.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024866
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Northern Ireland Energy Rating
Employer address	41 North Street, Ballycastle, County Antrim BT54 6BP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 August 2023
Date of certificate	25 August 2023

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