

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Hotel Carlton
2 Main Street
Belleek
ENNISKILLEN
BT93 3FX

Certificate Reference Number:
0990-5995-0357-8670-6004

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.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **92**

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2367
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	290.12

Benchmarks

Buildings similar to this one
could have rating as follows:

62

If newly built

164

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.d using calculation engine SBEM v4.1.d.0

Property Reference: 505956780000

Assessor Name: Robert McFarland

Assessor Number: BREC201593

Accreditation Scheme: Bre

Employer/Trading Name: Energy Control Ireland (ECI)

Employer/Trading Address: 1, Carrickblacker Avenue, Portadown, Craigavon, BT63 5BB

Issue Date: 17 Jan 2013

Valid Until: 16 Jan 2023 (unless superseded by a later certificate)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: 9580-4079-0975-0600-6595

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, 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 or call us on 0800 085 2005.

Recommendation Report Northern Ireland

Report Reference Number: 9580-4079-0975-0600-6595

Hotel Carlton
2 Main Street
Belleek
ENNISKILLEN
BT93 3FX

Building Type(s): C1 Hotels

ADMINISTRATIVE INFORMATION	
Issue Date:	17 Jan 2013
Valid Until:	16 Jan 2023 (*)
Total Useful Floor Area (m ²):	2367
Calculation Tool Used:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference	505956780000
Energy Performance Certificate for the property is contained in Report Reference Number: 0990-5995-0357-8670-6004	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Robert McFarland
Employer/Trading Name:	Energy Control Ireland (ECI)
Employer/Trading Address:	1, Carrickblacker Avenue, Portadown, Craigavon, BT63 5BB
Assessor Number	BREC201593
Accreditation Scheme:	Bre
Related Party Disclosure:	

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1. Background

Statutory Rule 2008 No.170, *The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008*, as amended, transposes the requirements of Articles 7, 9 and 10 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is an Recommendation Report as required under regulation 7 of the Statutory Rule 2008 No.170.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	2367
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Department's approved methodology and is based on calculation tool CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0.

In accordance with Department's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential Impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Add optimum start/stop to the heating system.	LOW
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	LOW
Some walls have uninsulated cavities - introduce cavity wall insulation.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add local temperature control to the heating system.	LOW
Add weather compensation controls to heating system.	LOW

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential Impact
Consider replacing heating boiler plant with a condensing type.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	LOW

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential Impact
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	LOW
Consider installing building mounted wind turbine(s).	LOW
Consider installing PV.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified.

4. Next Steps

a) Your Recommendation Report

As the relevant person (regulation 2), regulation 7 of SR 2008 No.170 requires that an Energy Performance Certificate "*shall be accompanied by a recommendation report*".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an authorised officer of an Enforcement Authority under regulation 32 of SR 2008 No.170.

This Recommendation Report has also been lodged on the Department's approved central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.niepcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations base on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional recommendations in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.epb.dfpni.gov.uk , together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through the Accreditation Scheme approved by the Department
- Lodged on the Register operated by or on behalf of the Department.