Display Energy Certificate

Northern Ireland

How efficiently is this building being used?

Mid Ulster Council
Oaks Road Depot
Oaks Road
DUNGANNON
BT71 4AR

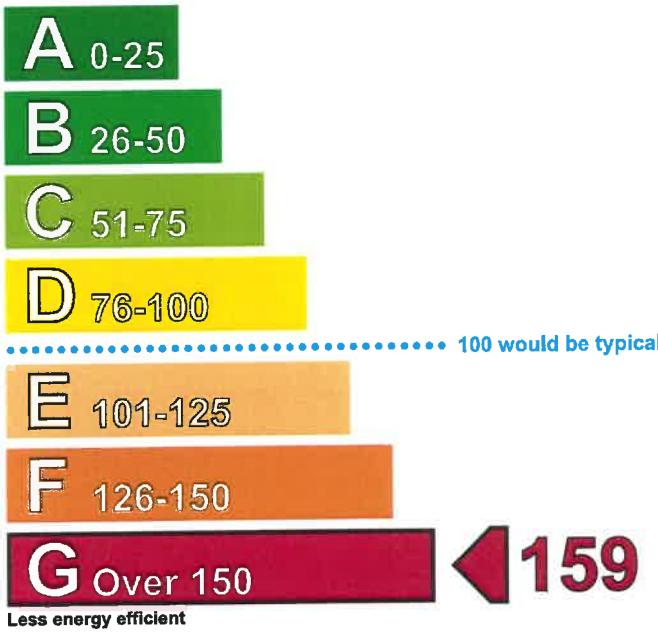
Certificate Reference Number:
9728-1066-0915-0600-6321

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.finance-ni.gov.uk.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

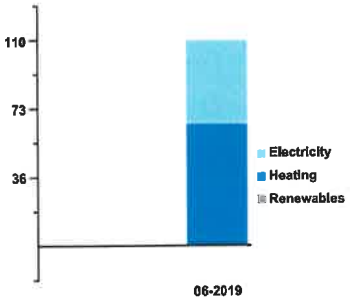
More energy efficient



Less energy efficient

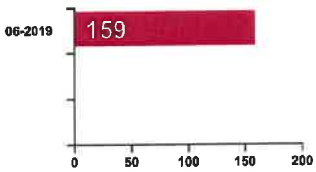
Total CO_2 Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO_2.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.



Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m^2): 914.3
Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/m^2/year)	267	90
Typical Energy Use (kWh/m^2/year)	120	95
Energy from renewables	0.0%	0.0%

Administrative Information

This is a Display Energy Certificate as defined in NI SR2008/170 as amended.

Assessment Software:	SystemsLink, ORToolkit, v3.6
Property Reference:	785936620000
Assessor Name:	Campbell Morris
Assessor Number:	STRO001255
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	MEA Ltd
Employer/Trading Address:	First Floor, MoBank House, 551 Antrim Road, BELFAST, BT15 3BU
Issue Date:	11-07-2019
Nominated Date:	26-06-2019
Valid Until:	25-06-2020
Related Party Disclosure:	Contractor to the occupier for EPBD services only.

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report. - 0670-0621-2959-8626-3002.

Advisory Report Northern Ireland

Report Reference Number: 0670-0621-2959-8626-3002

Building Occupier
Mid Ulster Council

Address
Oaks Road Depot
Oaks Road
DUNGANNON
BT71 4AR

Building Type(s): General Office

ADMINISTRATIVE INFORMATION	
Issue Date:	2019-07-11
Valid Until:	2026-07-10
Total Useful Floor Area (m^2):	914.30
Assessment Software	SystemsLink, ORToolkit, v3.6
Property Reference	785936620000
Type of Inspection	Physical

ENERGY ASSESSOR DETAILS	
Assessor Name:	Campbell Morris
Employer/Trading Name:	MEA Ltd
Employer/Trading Address:	First Floor, MoBank House, 551 Antrim Road, BELFAST, BT15 3BU
Assessor Number	STRO001255
Accreditation Scheme:	Stroma Certification Ltd

Table of Contents

1. Background

Statutory Rules of Northern Ireland 2008 No. 170, The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended), transposes the requirements of Articles 11, 12 and 13 of the recast Energy Performance of Buildings Directive 2010/31/EU.

This report is an Advisory Report as required under regulation 11(3)(b) of the Statutory Rule SR2008 No. 170 (as amended).

This section provides general information regarding the building:

Total Useful Floor Area (m^2):	914.30
Building Description:	Building fabric dates from c1970s. Services from two floors.
Building Environment:	Heating and Natural Ventilation
On-site renewable energy sources:	None.
Separable energy uses discounted:	N/A.

Fuel Types:	**Quantity Used (kWh)**
Oil	244123
Electricity	82612
None	0

2. Introduction

This Advisory Report was produced in line with the Government's approved methodology and is based on assessment software SystemsLink, ORToolkit, v3.6. This advisory report was developed based on a physical visit of the building.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building on inspection date prior to producing this Advisory 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
Consider fitting zone controls to reduce over and under heating where structure, orientation, occupation or emitters have different characteristics.	HIGH
Consider upgrading major time controls to include optimum start/ stop.	HIGH
If stratification occurs consider re-circulating the air during heating.	LOW
Consider replacing heating boiler plant with high-efficiency type.	HIGH
Consider how building fabric air tightness could be improved, for example sealing, draught stripping and closing off unused ventilation openings, chimneys.	HIGH
Consider installing timer controls to energy consuming plant and equipment and adjust to suit current building occupancy.	HIGH
Consider fitting existing air curtains with energy saving controls such as door interlocks and occupancy time switches.	HIGH
Consider adjusting existing, or installing new, automatic external door closers, or consider adopting revolving door solutions.	HIGH
It is recommended that energy management techniques are introduced. These could include efforts to gain building users commitment to save energy, allocating responsibility for energy to a specific person (champion), setting targets and monitoring.	HIGH
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	HIGH
Clean windows and roof lights to maximise daylight entering building and reduce the need for artificial lighting.	LOW
Consider implementing a programme of planned lighting systems maintenance to maintain effectiveness and energy efficiency.	HIGH
Consider installing weather compensator controls on heating and cooling systems.	HIGH

b) Recommendations with a medium payback

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

Recommendation	Potential Impact
Consider engaging experts to review the condition of the building fabric and propose measures to improve energy performance. This might include building pressure tests for air tightness and thermography tests for insulation continuity.	HIGH
Consider introducing or improving wall insulation (internal lining) to solid single skin structures.	HIGH
Consider fitting secondary glazing and/or under glaze sky lights where appropriate.	LOW
Engage experts to propose specific measures to reduce hot water wastage and plan to carry this out.	MEDIUM
Where appropriate consider replacing heating boiler plant with a condensing type.	HIGH
Consider applying reflective coating to windows and/or fit shading devices to reduce unwanted solar gain.	LOW
Consider implementing regular inspections of the building fabric to check on the condition of insulation and sealing measures and removal of accidental ventilation paths.	HIGH

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Consider installing building mounted photovoltaic electricity generating panels.	HIGH
Consider introducing or improving insulation of flat roofs.	HIGH
Engage experts to review overall heating strategy and propose an investment programme for upgrading and/or switching to alternative solutions.	HIGH
Engage experts to review the building lighting strategies and propose alterations and/or upgrades to daylighting provisions, luminaires and their control systems and an implementation plan.	HIGH
Consider constructing draught lobbies to reduce unwanted air infiltration.	HIGH

d) Other Recommendations

Recommendation	Potential Impact
The building manager should seek to prohibit staff from using portable electric room heaters within the already conditioned work environment.	HIGH
Re-site boiler to within building envelope in order to reduce linear pipe runs and resultant measured losses.	HIGH
Investigate cause of water staining to suspended ceiling and remediate, in order to limit further damage to building fabric.	HIGH
Building fabric is incomplete; appoint a competent contractor to replace damaged/broken/missing suspended ceiling tiles.	HIGH
Building services penetrate the fabric (walls) in an unsatisfactory manner. Investigate a remedial solution that limits scope for unwanted air infiltration.	HIGH
Mechanical exhaust within toilets appears to require cleaning. Building manager should consider appointing a competent person to clean, maintain and service this specific building service on a periodic basis.	LOW
The unnecessary use of internal lighting should be prohibited and monitored thereafter by the building manager.	HIGH
Consider converting all existing light fitting/luminaires to low energy LED type lamps as soon as is practically possible.	HIGH
Door/access to plant room is in poor condition and should be repaired/replaced as a priority.	LOW
Consider as a priority the feasibility of replacing the existing main heating plant, with a modern (condensing) equivalent. Ideally and where practical, a product that operates using a low carbon fuel source.	HIGH

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.

4. Next Steps

a) Your Advisory Report

As the building occupier, regulation 11(3)(b) of SR2008/170 (as amended) requires that you have in your possession or control at all times a valid advisory report.

You must be able to produce a copy of this Advisory Report within seven days if requested by an Enforcement Authority under regulation 32(4) of SR2008/170 (as amended).

This Advisory Report has also been lodged on the Government's 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-Domestic Register (www.niepcregister.com) using the report reference number of this document.

You must commission a new Advisory Report within seven years from the issue date noted on this Advisory Report.

b) Implementing recommendations

The recommendations provided within this Advisory Report have been selected by the accredited assessor from a central list of recommendations, based on his / her knowledge of the building fabric, building services, the operation of plant and equipment within the curtilage of the building, and the general management of the building.

The building has been identified as being: one of special architectural or historical interest, in a conservation area, in a designated area of special character or appearance (e.g. a national park, an AoNB), or of traditional construction. Some of the recommendations provided with this report may not be suitable for such a building, some may need special consents, and other measures/alternatives may be available. Further information and guidance is available on national building heritage and conservation websites such as www.communities-ni.gov.uk/topics/historic-environment .

The accredited assessor may have inserted additional measures in section 3d (Other Recommendations). The recommendations are provided as an indication of opportunities that appear to exist to improve the buildings energy efficiency.

c) Legal disclaimer

The advice provided in this Advisory Report is intended to be for information only. Recipients of this Advisory 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 display energy certificate. You can get contact details of the accreditation scheme from our website at www.finance-ni.gov.uk, together with details of their procedures for confirming authenticity of a report and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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. The carbon impact indicators are determined by the assessor based on his / her knowledge of the building. In most instances, the carbon impact has not been calculated accurately.

c) Valid report

A valid existing report is defined at the Energy Assessor's discretion.