

27 Chiltern
Portland Street
LONDON
SE17 2DB

Dwelling type: Mid floor flat
Date of assessment: 16 July 2009
Date of certificate: 16 July 2009
Reference number: 9668-7093-6243-6241-9034
Total floor area: 51 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B	81	81
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	77	77
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	191 kWh/m ² per year	191 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£238 per year	£238 per year
Hot water	£98 per year	£98 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER003963
Assessor's name: Mr Jason Ademola
Company name/trading name: Munters Limited
Address: Blackstone Road, Huntingdon, Cambs, PE29 6EE
Phone number: 01480 442327
Fax number:
E-mail address: jason.ademola@munters.co.uk

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nher.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 on the certificate 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 England and Wales is band E (rating 46).

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.communities.gov.uk/epbd

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 on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

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.

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- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Government is the controller of the data on the register
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

27 Chiltern
Portland Street
LONDON
SE17 2DB

Date of certificate: 16 July 2009
Reference number: 9668-7093-6243-6241-9034

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 against the following scale: Very poor / Poor / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	Very poor	Very poor
Roofs	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Single glazed	Very poor	Very poor
Main heating	Community scheme	Good	Good
Main heating controls	Unit charging, programmer and TRVs	Good	Good
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good	Very good
Current energy efficiency rating		B 81	
Current environmental impact (CO₂) rating		C 77	

Low and zero carbon energy sources

None

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

Higher cost measures			
1 Replace single glazed windows with low-E double glazing	£46	B 84	B 82
Enhanced energy efficiency rating		B 84	
Enhanced environmental impact (CO₂) rating			B 82

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 a reduction in carbon dioxide (CO₂) emissions.

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

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these 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.

1 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

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 that 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.

¹ For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

Energy Performance Certificate

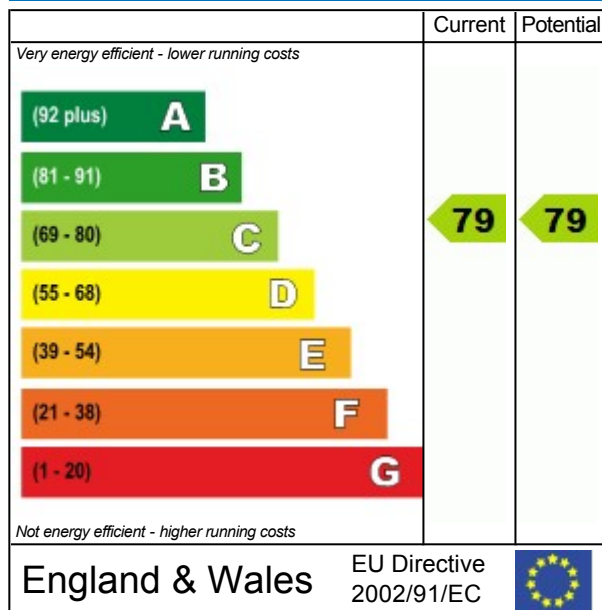


Flat 196 Bradenham
Boyson Road
LONDON
SE17 2BE

Dwelling type: Mid floor flat
Date of assessment: 21 January 2010
Date of certificate: 05-May-2010
Reference number: 2398-3041-6289-7850-1934
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

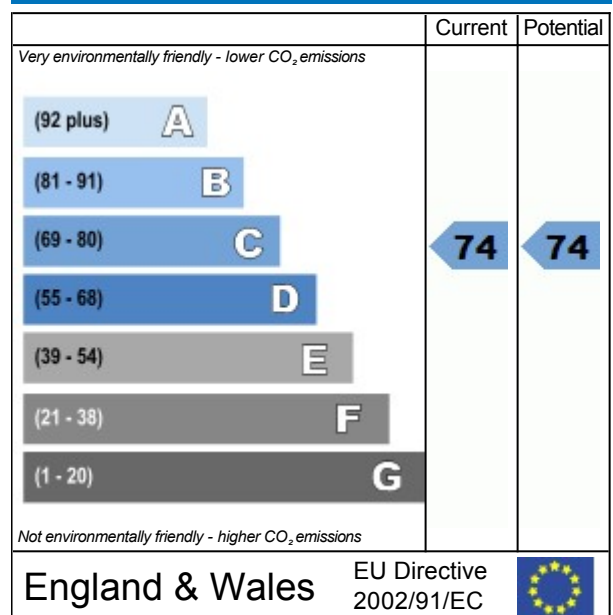
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	185 kWh/m ² per year	185 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£38 per year	£38 per year
Heating	£304 per year	£304 per year
Hot water	£129 per year	£129 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 temperature, 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.



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About this document

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Assessor's accreditation number: NHER003904
Assessor's name: Mr Robin Bailey
Company name/trading name: Savills Commercial Ltd
Address: 25 Finsbury Circus, London, EC2M 7EE
Phone number: 0207 409 8737
Fax number: 0207 454 1333
E-mail address: dea3@savills.com
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nher.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 on the certificate 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 England and Wales is band E (rating 46).

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.communities.gov.uk/epbd

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 on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

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.

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- Learn more about energy efficiency and reducing energy consumption.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommended measures to improve this home's energy performance

Flat 196 Bradenham
Boyson Road
LONDON
SE17 2BE

Date of certificate: 05-May-2010
Reference number: 2398-3041-6289-7850-1934

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 against the following scale: Very poor / Poor / Average / Good / Very good. 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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	Very poor	Very poor
Roofs	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Single glazed	Very poor	Very poor
Main heating	Community scheme	Good	Good
Main heating controls	Flat rate charging, no thermostatic control of room temperature	Very poor	Very poor
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Current energy efficiency rating		C 79	
Current environmental impact (CO₂) rating		C 74	

Low and zero carbon energy sources

None

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Replace single glazed windows with low-E double glazing	£67	B 83	C 79
Enhanced energy efficiency rating		B 83	
Enhanced environmental impact (CO₂) rating			C 79

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 a reduction in carbon dioxide (CO₂) emissions.

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

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these 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.

1 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

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.
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Energy Performance Certificate

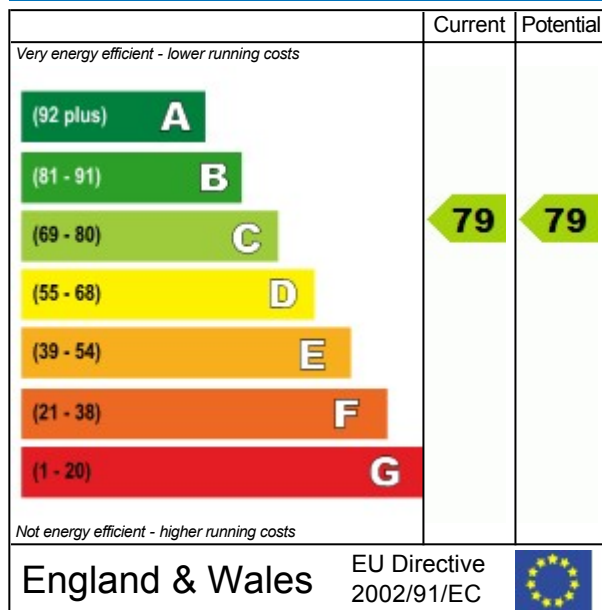


28 Chiltern
Portland Street
LONDON
SE17 2DB

Dwelling type: Mid floor flat
Date of assessment: 20 December 2009
Date of certificate: 05-May-2010
Reference number: 2008-7990-6212-7751-1004
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

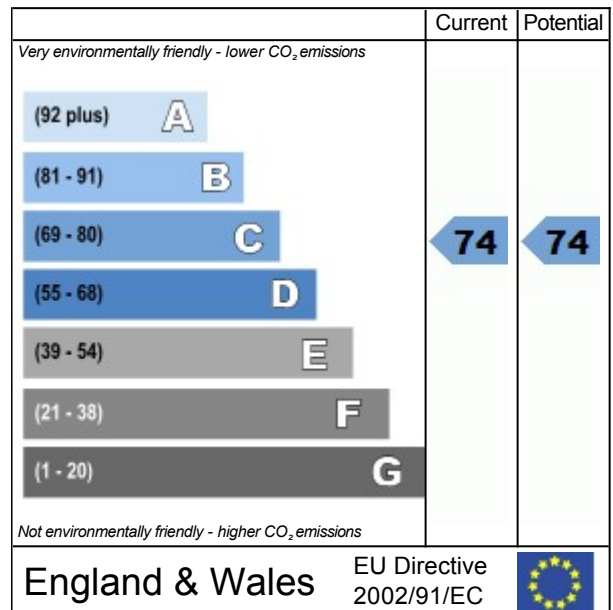
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Energy Efficiency Rating



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Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	191 kWh/m ² per year	191 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.1 tonnes per year
Lighting	£35 per year	£35 per year
Heating	£294 per year	£294 per year
Hot water	£125 per year	£125 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 temperature, 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.



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Assessor's name: Mr Robin Bailey
Company name/trading name: Savills Commercial Ltd
Address: 25 Finsbury Circus, London, EC2M 7EE
Phone number: 0207 409 8737
Fax number: 0207 454 1333
E-mail address: dea3@savills.com
Related party disclosure: No related party

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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.

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Recommended measures to improve this home's energy performance

28 Chiltern
Portland Street
LONDON
SE17 2DB

Date of certificate: 05-May-2010
Reference number: 2008-7990-6212-7751-1004

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		Energy Efficiency	Environmental
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Roofs	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Single glazed	Very poor	Very poor
Main heating	Community scheme	Good	Good
Main heating controls	Flat rate charging, no thermostatic control of room temperature	Very poor	Very poor
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Current energy efficiency rating		C 79	
Current environmental impact (CO₂) rating		C 74	

Low and zero carbon energy sources

None

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Replace single glazed windows with low-E double glazing	£65	B 83	C 79
Enhanced energy efficiency rating		B 83	
Enhanced environmental impact (CO₂) rating			C 79

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 a reduction in carbon dioxide (CO₂) emissions.

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

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these 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.

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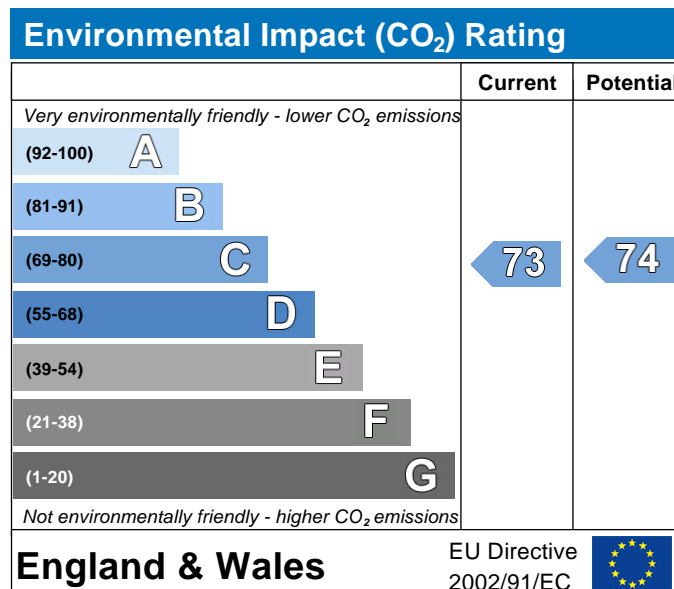
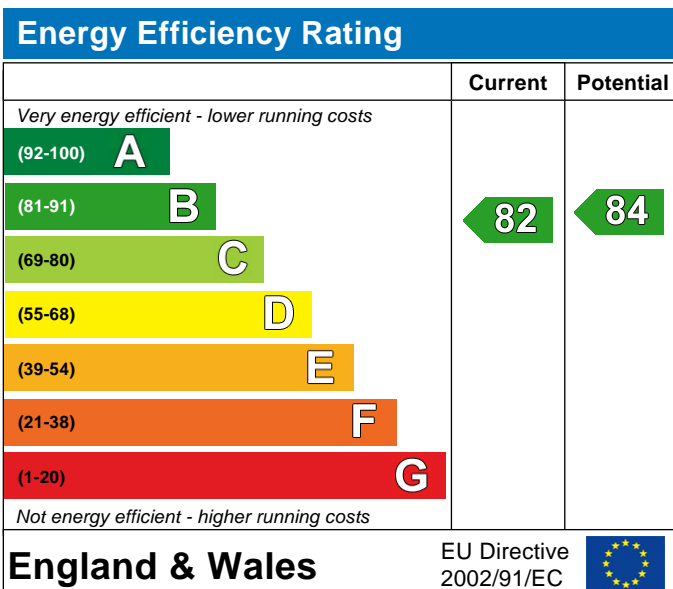
Energy Performance Certificate



Bradenham, Flat 95, Boyson Road
LONDON
SE17 2BB

Dwelling Type: Mid-floor flat
Date of Assessment: 21/02/2008
Date of Certificate: 22/02/2008
Reference Number: 0649-2859-6328-0128-9345
Total Floor Area: 53 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	178 kWh/m ² per year	168 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£43 per year	£21 per year
Heating	£128 per year	£130 per year
Hot water	£77 per year	£77 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions, to a scheme authorised by the Government. This certificate was produced using RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register.

Assessors accreditation number: NGIS800050
Assessors name: Malcolm Fox
Company name/trading name: Countrywide Surveyors Ltd
Address: Unit D, Mill Court, Featherstone Road, Wolverton Mill, Milton Keynes, MK12 5RE

Phone number: 01908 576448
Fax number: 01908 224938
E-mail address: epcaudit@cwsurveyors.co.uk
Related party disclosure:

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 our website at <http://www.northgate-dea.co.uk/> together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance rating

The ratings on the certificate provide a measure of the buildings 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 England and Wales is band E (rating 46).

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 building. Different methods of calculation are used for homes and for other building types. Details can be found at www.communities.gov.uk/epbd.

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 in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

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 and protect the environment. You should 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, such as:

- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use your timer to ensure that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- 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.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve the home's energy performance

Bradenham, Flat 95, Boyson Road
LONDON
SE17 2BB

Date of Certificate: 22/02/2008

Reference Number: 0649-2859-6328-0128-9345

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 against the following scale: Very poor / Poor / Average / Good / Very good

Element	Description	Current Performance	
		Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	Very poor	Very poor
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Single glazed	Very poor	Very poor
Main Heating	Community scheme with CHP	Good	Good
Main Heating Controls	Unit charging, programmer and TRVs	Good	Good
Secondary Heating	none	-	-
Hot Water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		B 82	
Current environmental impact (CO₂) rating		C 73	

Recommendations

All 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.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental Impact
1 Low energy lighting for all fixed outlets	£19	B 84	C 74
Sub-total	£19		
Higher cost measures			
None			
Total	£19		
Potential energy efficiency rating		B 84	
Potential environmental impact (CO₂) rating		C 74	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

2 Replace single glazed windows with low-E double glazing	£37	B 88	C 80
Enhanced energy efficiency rating		B 88	
Enhanced environmental impact (CO₂) rating		C 80	

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 a reduced carbon dioxide (CO₂) emissions.

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

Low cost measures (typically up to £500 each)

These measures are relatively inexpensive and are worth tackling first. 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 from an energy advisor 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.

Higher cost measures (typically over £500 each)

None

About the further measures to achieve even higher standards

2 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme or obtain advice from your local authority building control department.

Energy Performance Certificate



Flat 69 Roffo Court, Boyson Road, LONDON, SE17 2FL

Dwelling type: Top-floor maisonette
Date of assessment: 08 April 2013
Date of certificate: 12 July 2013
Reference number: 8703-1880-1229-9007-4473
Type of assessment: RdSAP, existing dwelling
Total floor area: 120 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 2,223

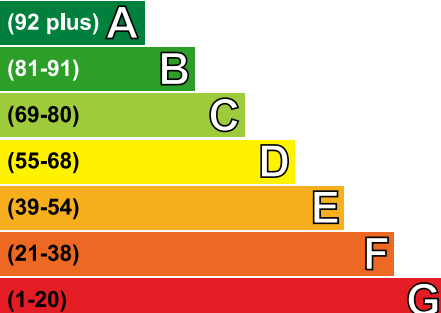
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	Not applicable
Heating	£ 1,644 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 2,223	£ 2,223	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
74	74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Flat, insulated	★★★★☆
Floor	(other premises below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to the use of community heating, programmer and trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★☆
Lighting	Low energy lighting in 91% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 141 kWh/m² per year

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.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,735	N/A	N/A	N/A
Water heating (kWh per year)	2,433			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by NHER. You can obtain contact details of the Accreditation Scheme at www.nesltd.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

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Assessor's accreditation number: NHER005422
Assessor's name: Mr Richard Brennan
Phone number: 0207 409 8737
E-mail address: dea3@savills.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

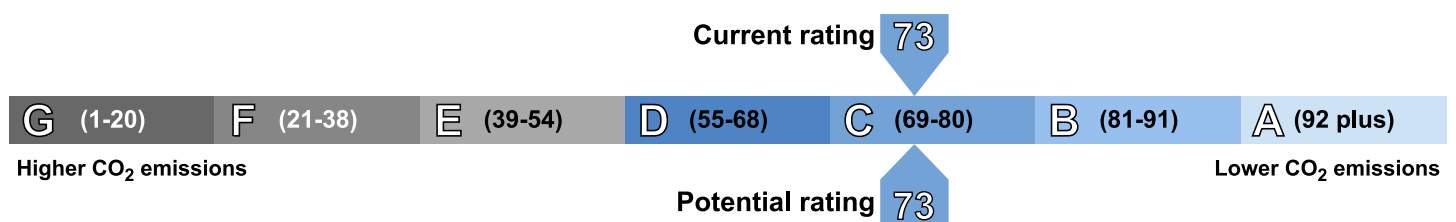
www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate



Flat 63 Roffo Court, Boyson Road, LONDON, SE17 2FL

Dwelling type: Mid-floor flat
Date of assessment: 09 April 2013
Date of certificate: 12 July 2013
Reference number: 8337-7824-0800-8201-6906
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,449

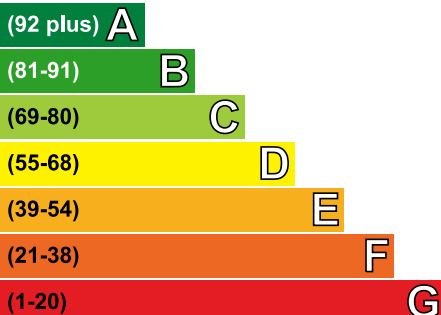
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Heating	£ 942 over 3 years	£ 942 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 1,449	£ 1,449	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	System built, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(other premises below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to the use of community heating, programmer and trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★☆
Lighting	Low energy lighting in 88% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 124 kWh/m² per year

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.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,714	N/A	N/A	N/A
Water heating (kWh per year)	2,264			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by NHER. You can obtain contact details of the Accreditation Scheme at www.nesltd.co.uk.

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Assessor's accreditation number: NHER005422
Assessor's name: Mr Richard Brennan
Phone number: 0207 409 8737
E-mail address: dea3@savills.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

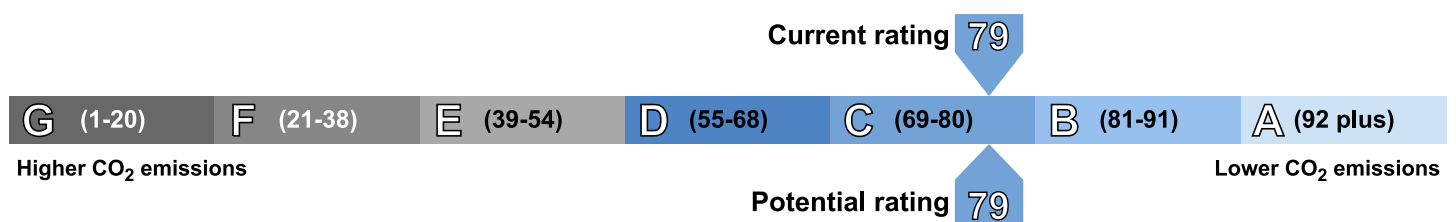
www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate



Flat 58 Roffo Court, Boyson Road, LONDON, SE17 2FL

Dwelling type: Mid-floor flat
Date of assessment: 09 April 2013
Date of certificate: 12 July 2013
Reference number: 0718-1007-7224-0827-8984
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,164

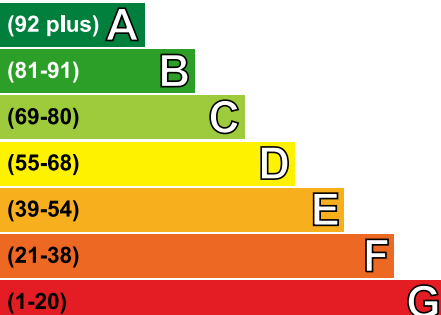
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 741 over 3 years	£ 741 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 1,164	£ 1,164	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	System built, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(other premises below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to the use of community heating, programmer and trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★☆
Lighting	Low energy lighting in 88% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 133 kWh/m² per year

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.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,739	N/A	N/A	N/A
Water heating (kWh per year)	2,023			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

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Assessor's accreditation number: NHER005422
Assessor's name: Mr Richard Brennan
Phone number: 0207 409 8737
E-mail address: dea3@savills.com
Related party disclosure: No related party

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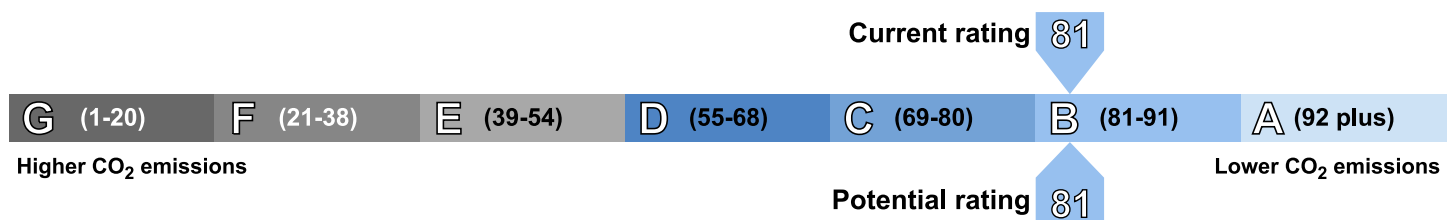
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About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate



Flat 57 Roffo Court, Boyson Road, LONDON, SE17 2FL

Dwelling type: Mid-floor flat
Date of assessment: 18 April 2013
Date of certificate: 12 July 2013
Reference number: 0105-2828-7043-9897-4781
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,032

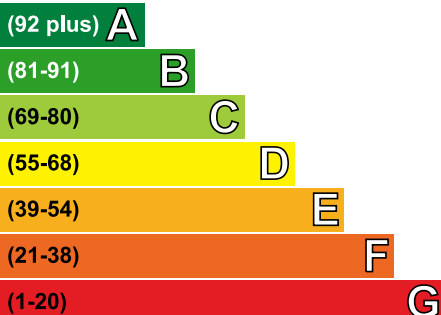
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	Not applicable
Heating	£ 657 over 3 years	£ 657 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 1,032	£ 1,032	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
	System built, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(other premises below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to the use of community heating, programmer and trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★☆
Lighting	Low energy lighting in 83% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 150 kWh/m² per year

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.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,388	N/A	N/A	N/A
Water heating (kWh per year)	1,864			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

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Assessor's accreditation number: NHER005422
Assessor's name: Mr Richard Brennan
Phone number: 0207 409 8737
E-mail address: dea3@savills.com
Related party disclosure: No related party

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About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

