

Energy Performance Certificate



215 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8137-7138-1640-3246-3906
Type of assessment: SAP, new dwelling
Total floor area: 29 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:

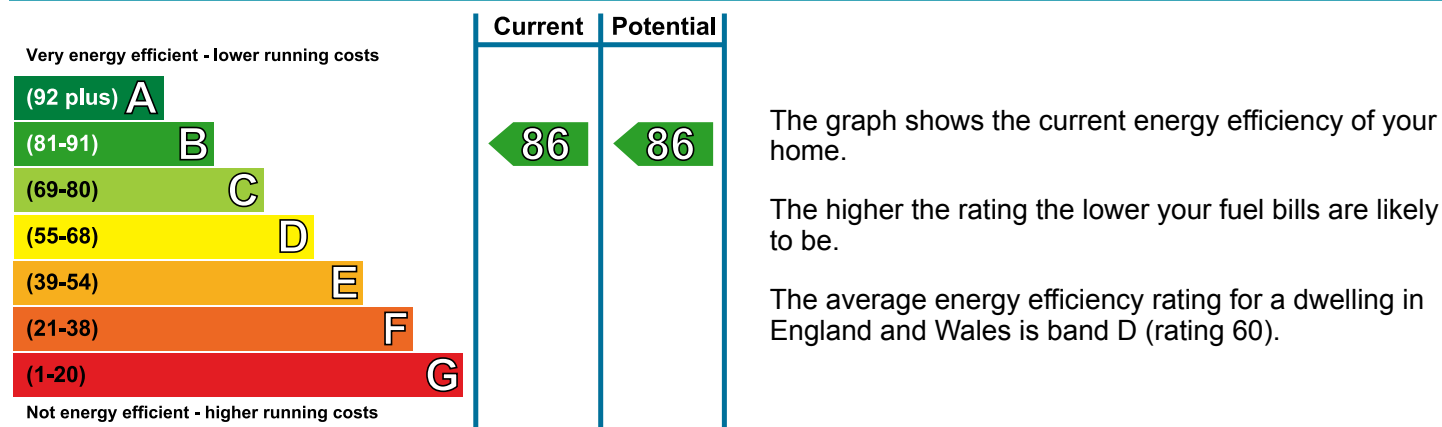
£ 567

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	Not applicable
Heating	£ 303 over 3 years	£ 303 over 3 years	
Hot Water	£ 183 over 3 years	£ 183 over 3 years	
Totals	£ 567	£ 567	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 66 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby
Phone number: 01248 362576
E-mail address: john.rigby@watkinjones.com
Related party disclosure: No related party

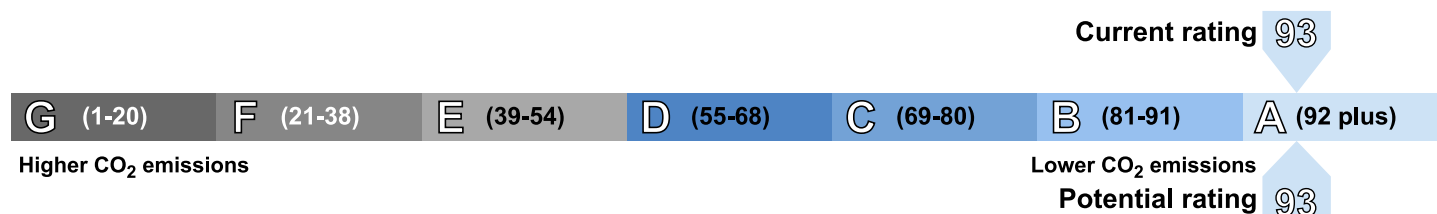
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 0.4 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	265
Water heating (kWh per year)	1,710

Energy Performance Certificate



216 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	Reference number:	0368-3063-7358-1527-1900
Date of assessment:	06 August 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	06 August 2013	Total floor area:	196 m ²

Use this document to:

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

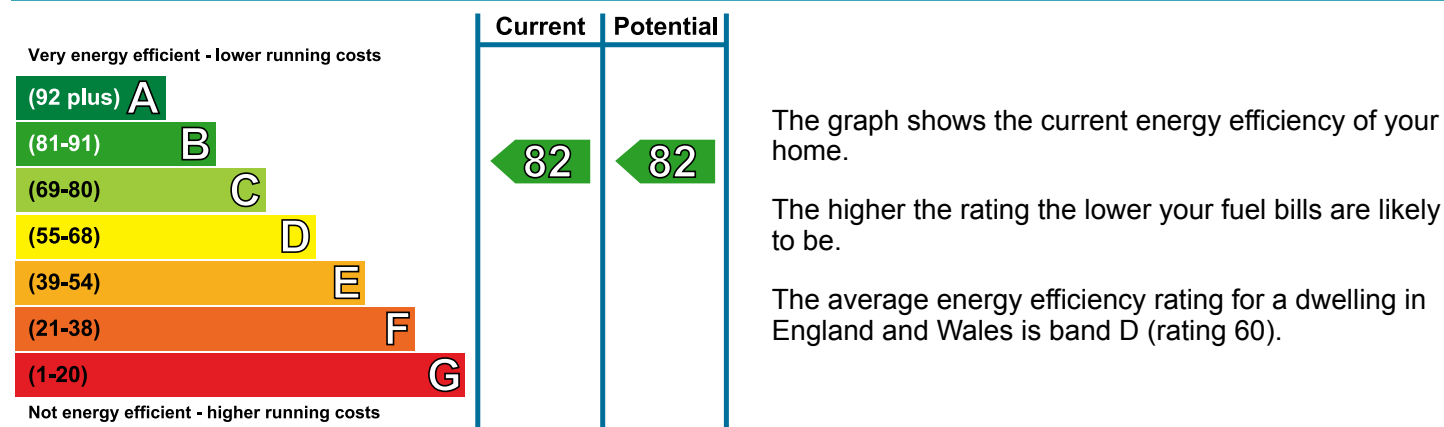
Estimated energy costs of dwelling for 3 years:	£ 2,370
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	Not applicable
Heating	£ 1,872 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,370	£ 2,370	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 7.0 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 74 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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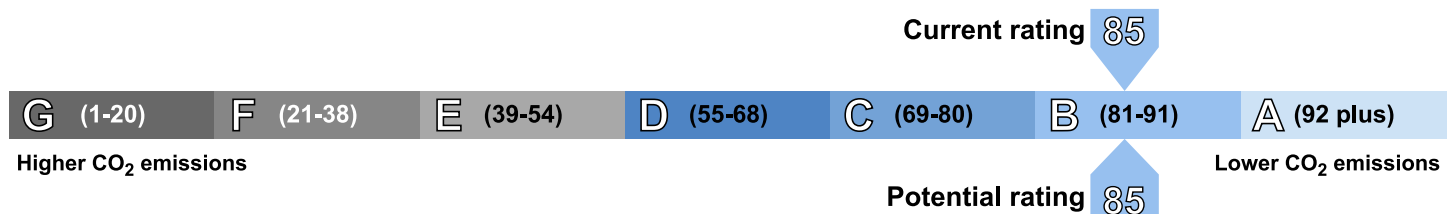
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About the impact of buildings on the environment

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 2.6 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,802
Water heating (kWh per year)	2,399

Energy Performance Certificate

217 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8304-4161-5239-1607-5873
Type of assessment: SAP, new dwelling
Total floor area: 128 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:

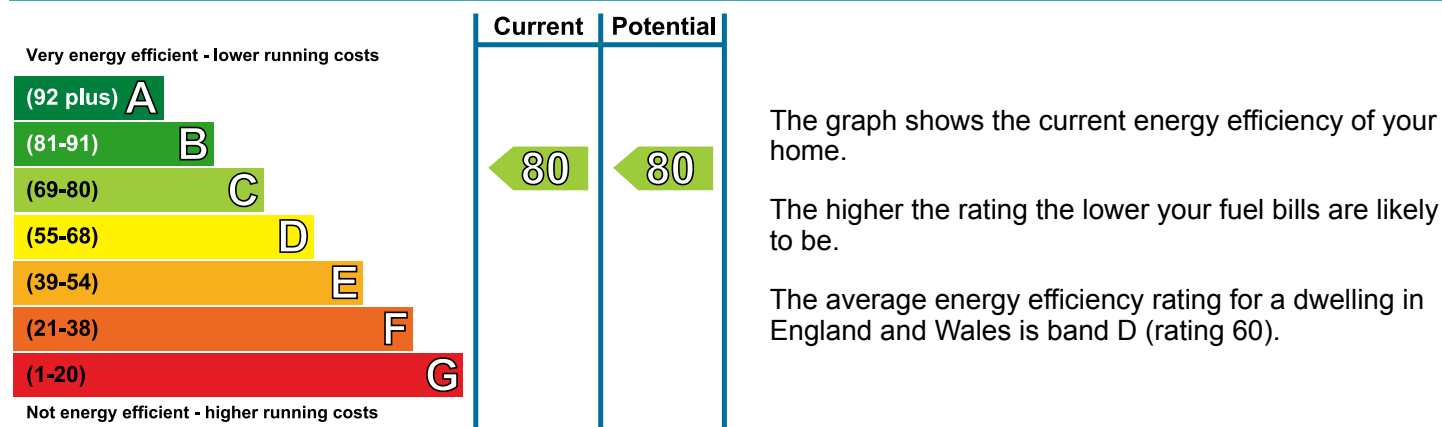
£ 1,884

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	Not applicable
Heating	£ 1,434 over 3 years	£ 1,434 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,884	£ 1,884	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 5.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 86 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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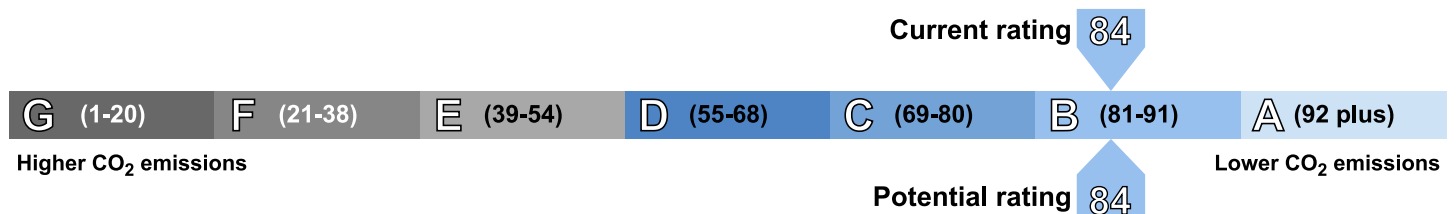
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About the impact of buildings on the environment

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 2.0 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	2,806
Water heating (kWh per year)	2,359

Energy Performance Certificate



218 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	Reference number:	8417-7138-1660-0276-3902
Date of assessment:	06 August 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	06 August 2013	Total floor area:	159 m ²

Use this document to:

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

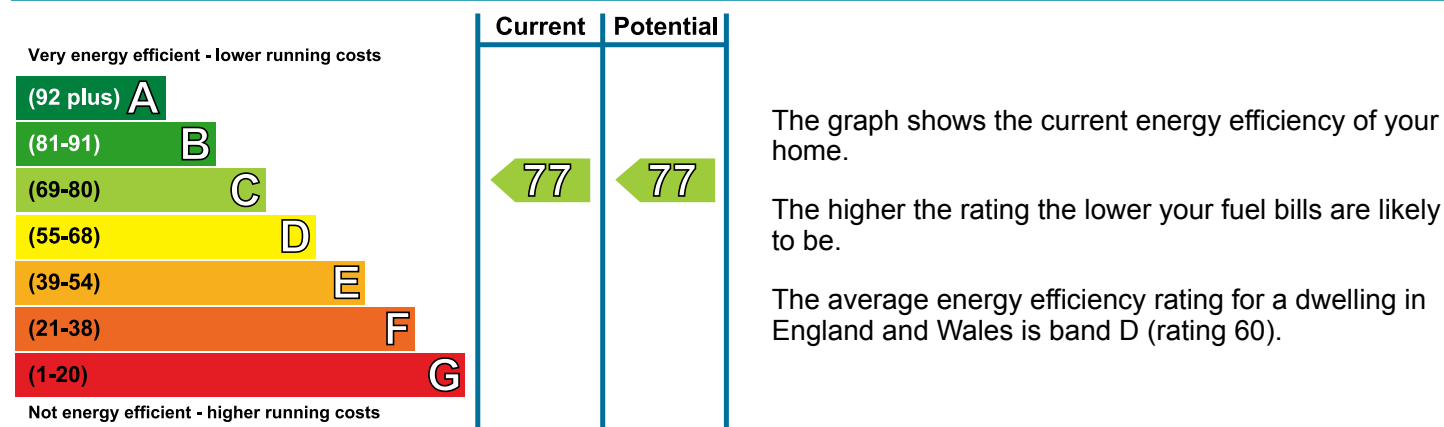
Estimated energy costs of dwelling for 3 years:	£ 2,559
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	Not applicable
Heating	£ 2,091 over 3 years	£ 2,091 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,559	£ 2,559	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.8 m ³ /h.m ² (as tested)	★★★★☆

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.

Current primary energy use per square metre of floor area: 100 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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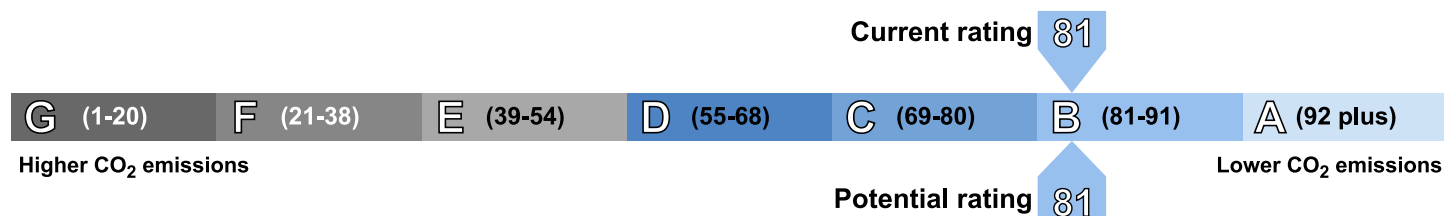
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About the impact of buildings on the environment

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 2.9 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	4,300
Water heating (kWh per year)	2,380

Energy Performance Certificate



301 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	Reference number:	8037-7138-1660-4256-3902
Date of assessment:	06 August 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	06 August 2013	Total floor area:	156 m ²

Use this document to:

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

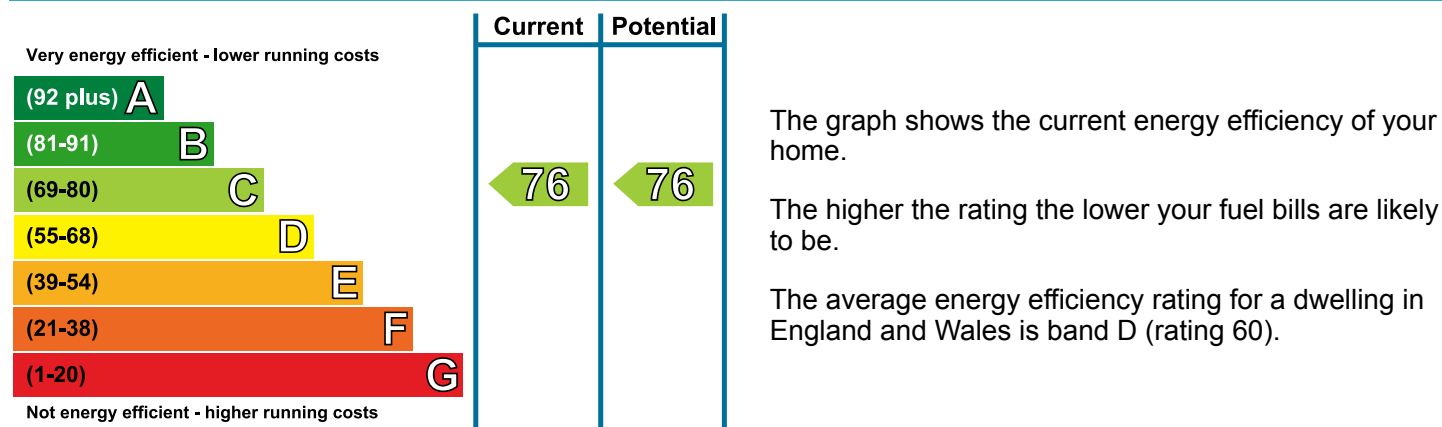
Estimated energy costs of dwelling for 3 years:	£ 2,550
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	Not applicable
Heating	£ 2,085 over 3 years	£ 2,085 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,550	£ 2,550	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.1 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 102 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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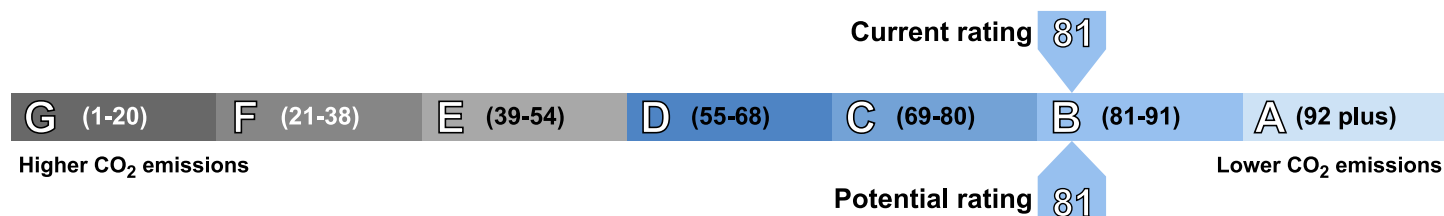
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About the impact of buildings on the environment

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 2.9 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	4,292
Water heating (kWh per year)	2,379

Energy Performance Certificate

302 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0416-3826-7686-9107-2335
Type of assessment: SAP, new dwelling
Total floor area: 127 m²

Use this document to:

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Estimated energy costs of dwelling for 3 years:

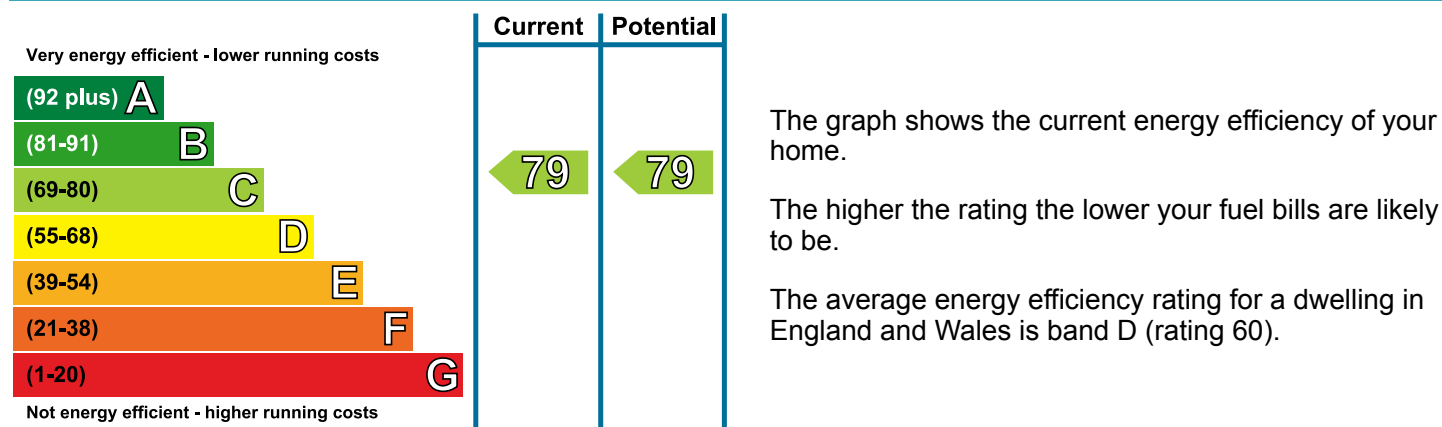
£ 1,944

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	Not applicable
Heating	£ 1,500 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,944	£ 1,944	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.20 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.8 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 90 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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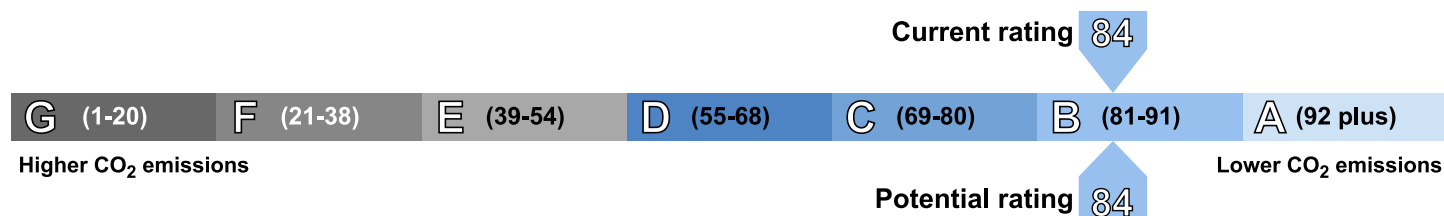
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About the impact of buildings on the environment

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 2.1 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	2,965
Water heating (kWh per year)	2,358

Energy Performance Certificate



303 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	Reference number:	0068-5063-7368-1827-1984
Date of assessment:	06 August 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	06 August 2013	Total floor area:	193 m ²

Use this document to:

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

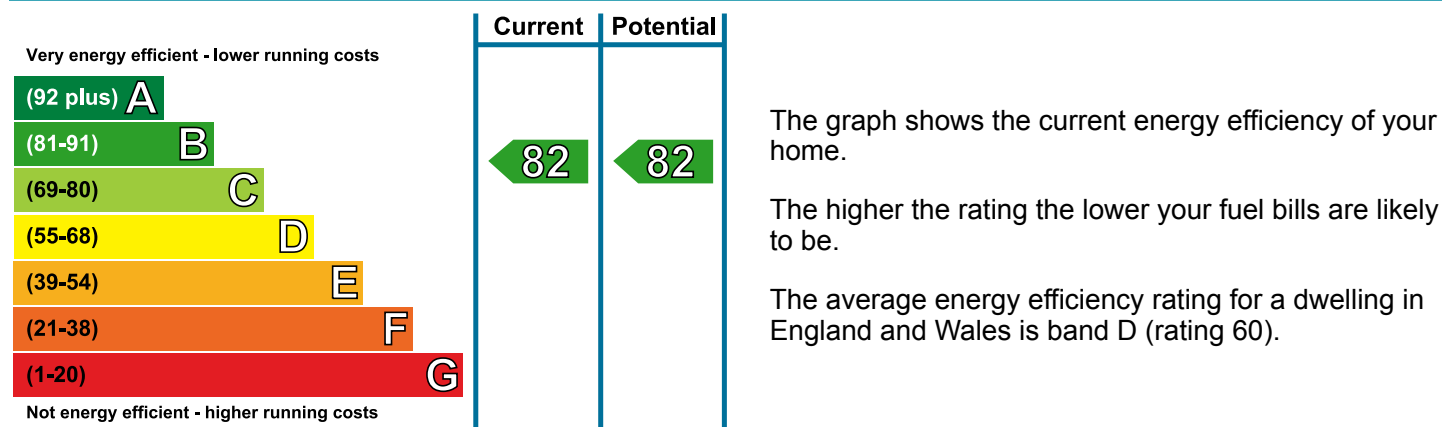
Estimated energy costs of dwelling for 3 years:	£ 2,280
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	Not applicable
Heating	£ 1,785 over 3 years	£ 1,785 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,280	£ 2,280	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.2 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby
Phone number: 01248 362576
E-mail address: john.rigby@watkinjones.com
Related party disclosure: No related party

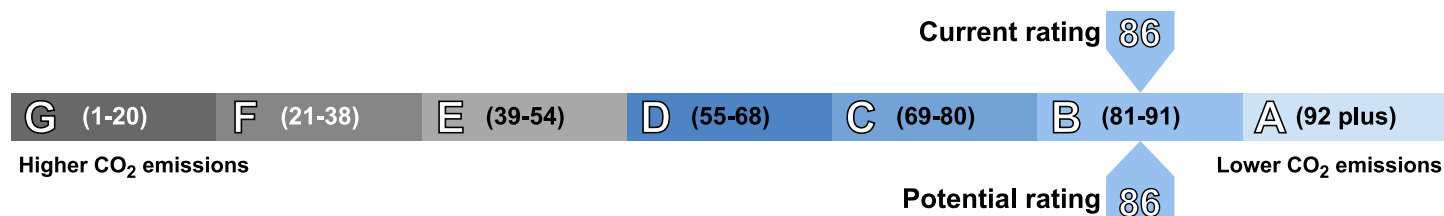
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 2.5 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,605
Water heating (kWh per year)	2,398

Energy Performance Certificate



304 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8297-7138-1670-6256-3906
Type of assessment: SAP, new dwelling
Total floor area: 30 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:

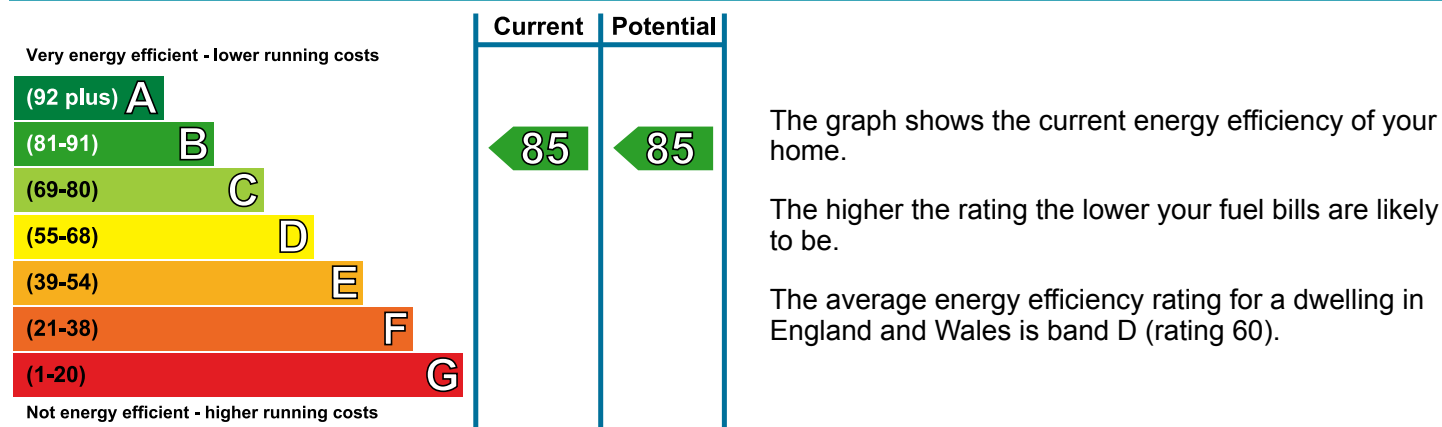
£ 603

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 72 over 3 years	£ 72 over 3 years	Not applicable
Heating	£ 345 over 3 years	£ 345 over 3 years	
Hot Water	£ 186 over 3 years	£ 186 over 3 years	
Totals	£ 603	£ 603	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 71 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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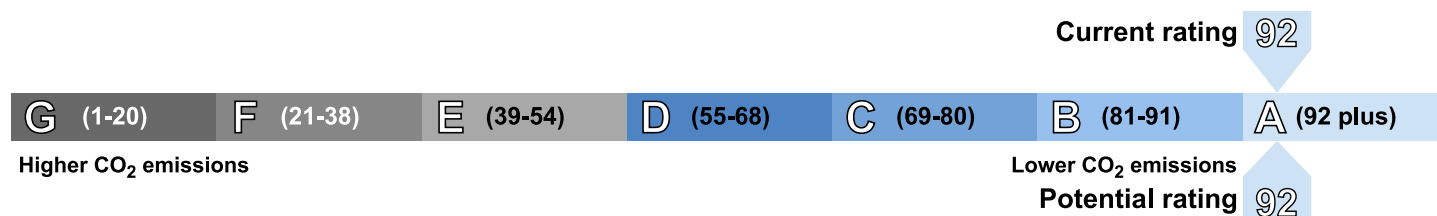
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About the impact of buildings on the environment

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 0.4 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	360
Water heating (kWh per year)	1,719

Energy Performance Certificate

305 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8507-7138-1670-9286-3906
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

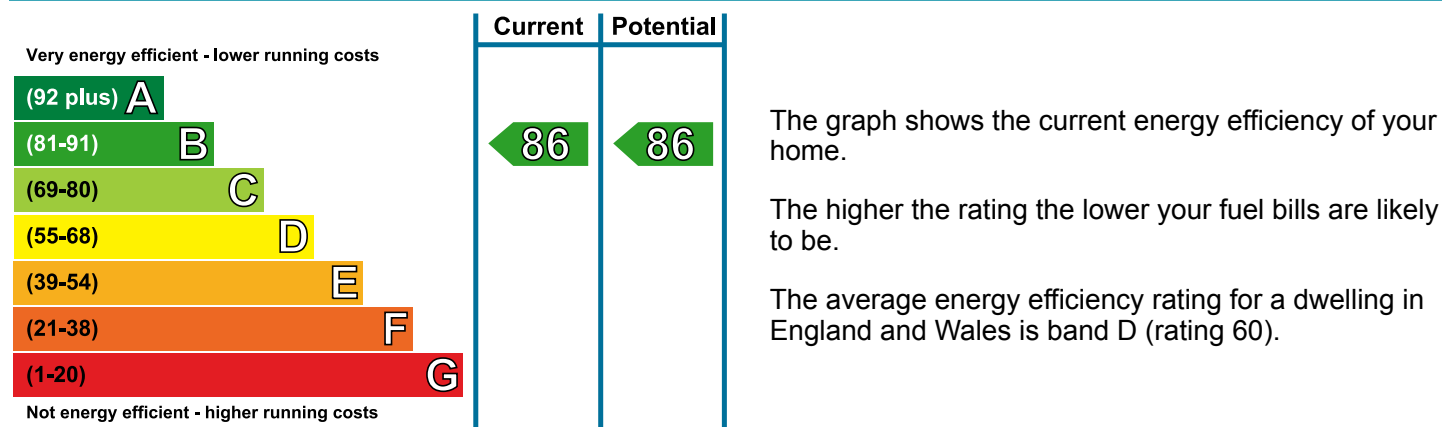
£ 489

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 261 over 3 years	£ 261 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 489	£ 489	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 73 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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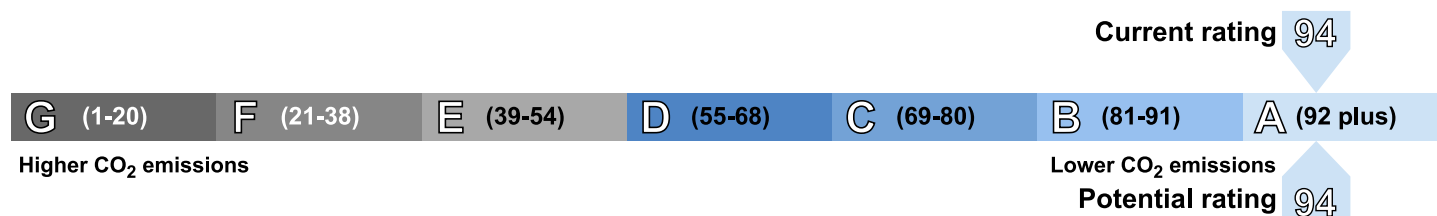
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About the impact of buildings on the environment

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	179
Water heating (kWh per year)	1,659

Energy Performance Certificate

306 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0068-3063-7388-1727-1950
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

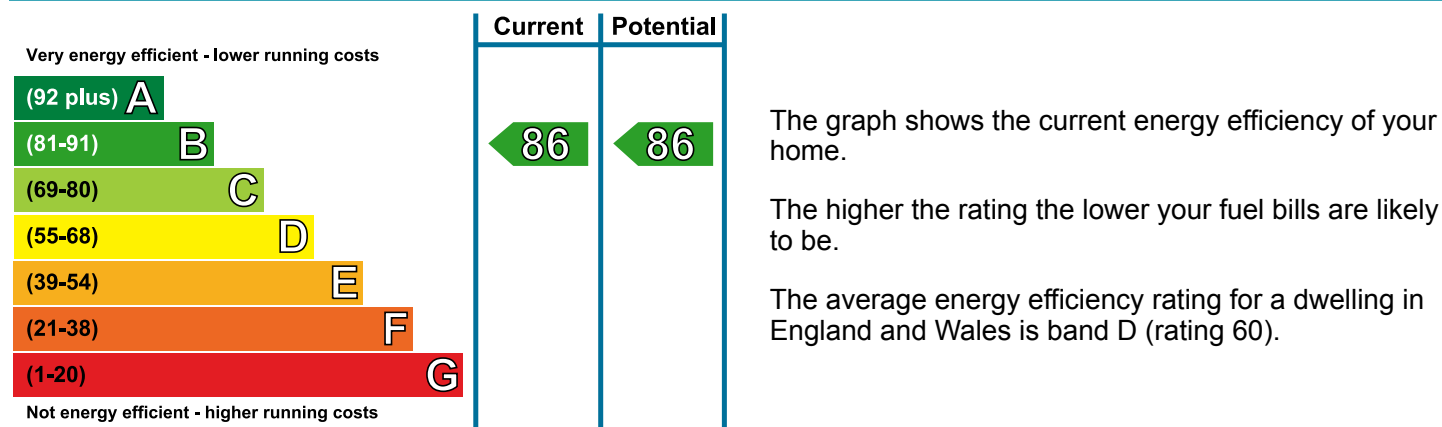
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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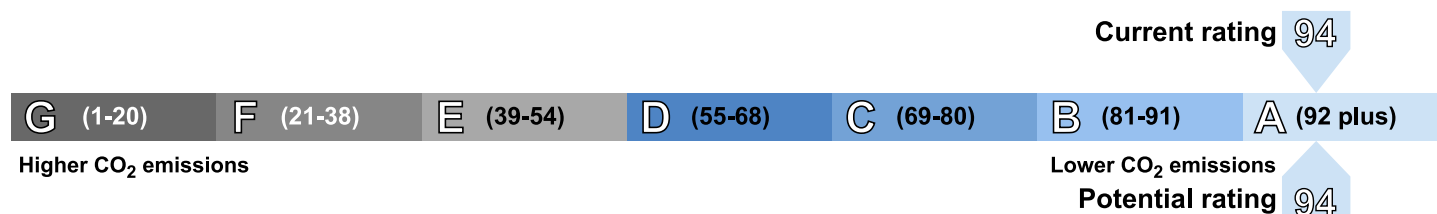
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About the impact of buildings on the environment

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate

307 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0068-2063-7398-1527-1900
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

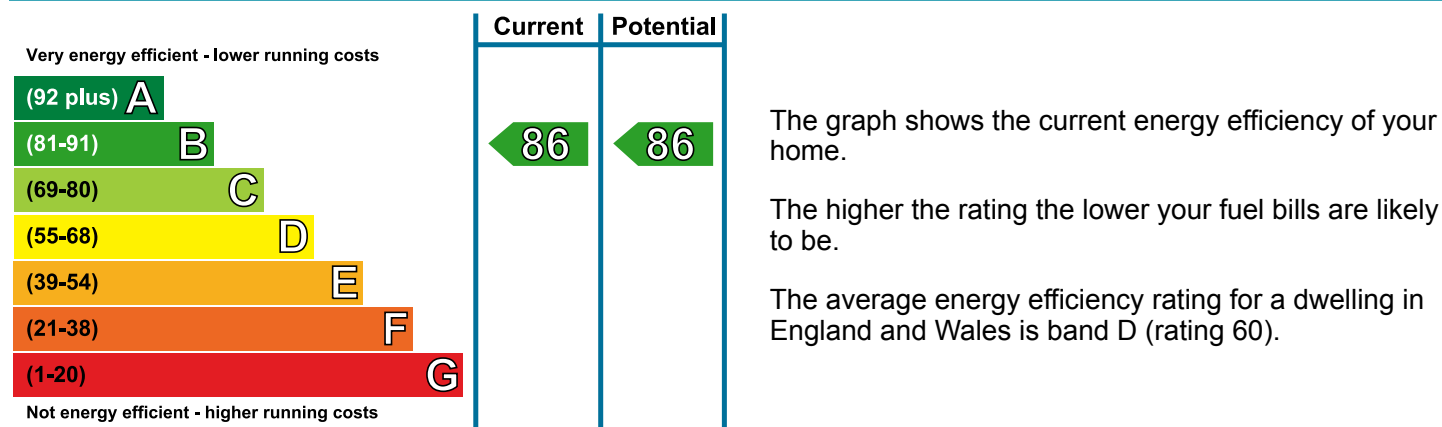
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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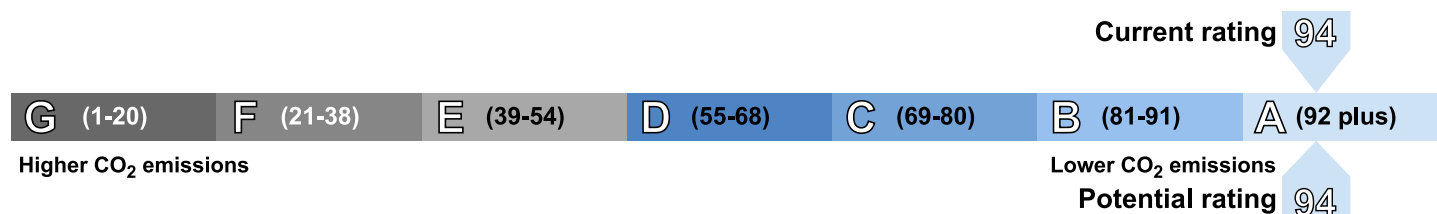
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Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



308 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0414-3826-7689-9107-6311
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

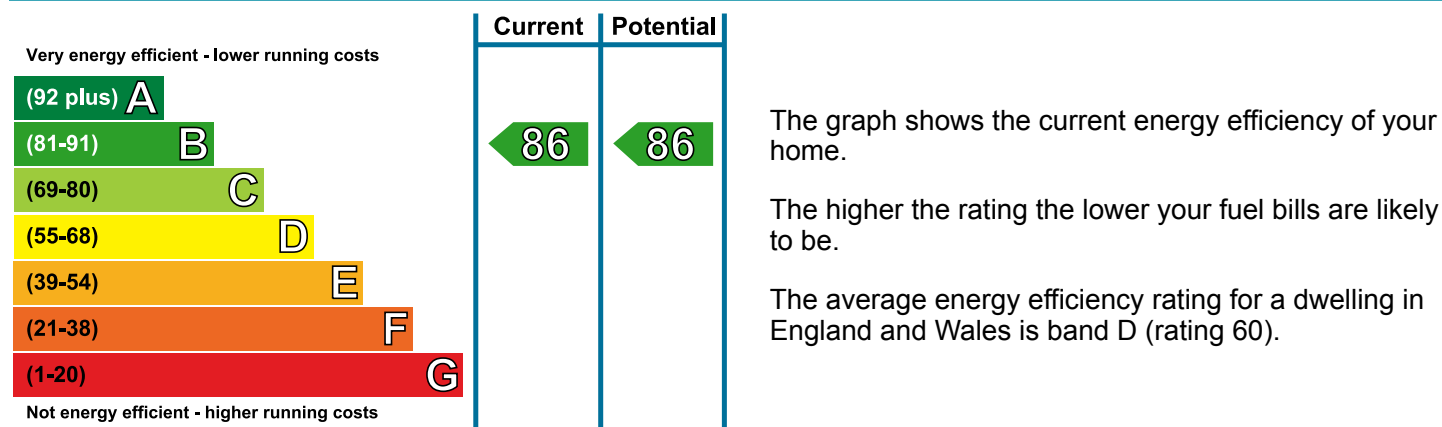
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

Low and zero carbon energy sources

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- Combined heat and power

Recommendations

None.

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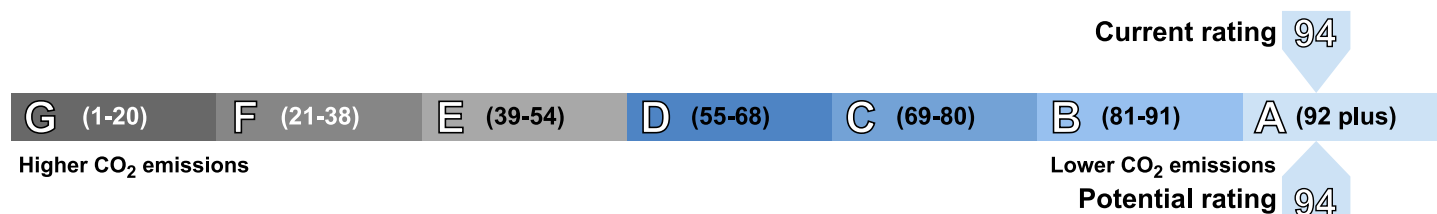
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Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



309 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8197-7138-1690-7236-3906
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

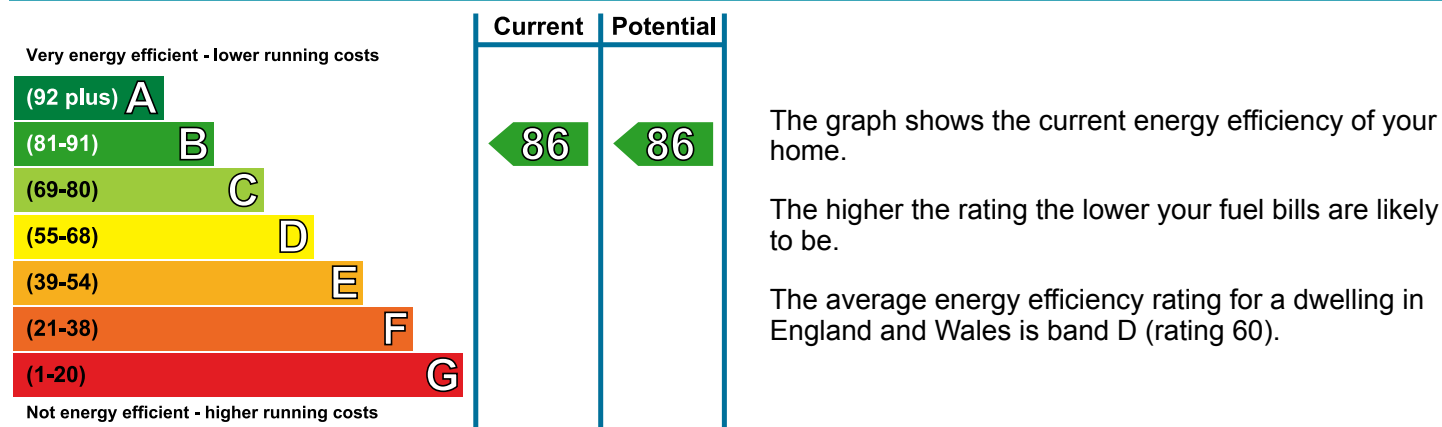
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

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Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

Low and zero carbon energy sources

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Recommendations

None.

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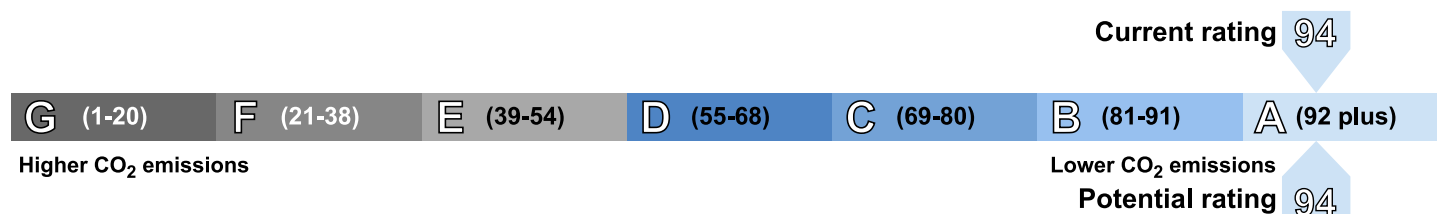
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The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



310 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0368-3063-7398-1627-1990
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

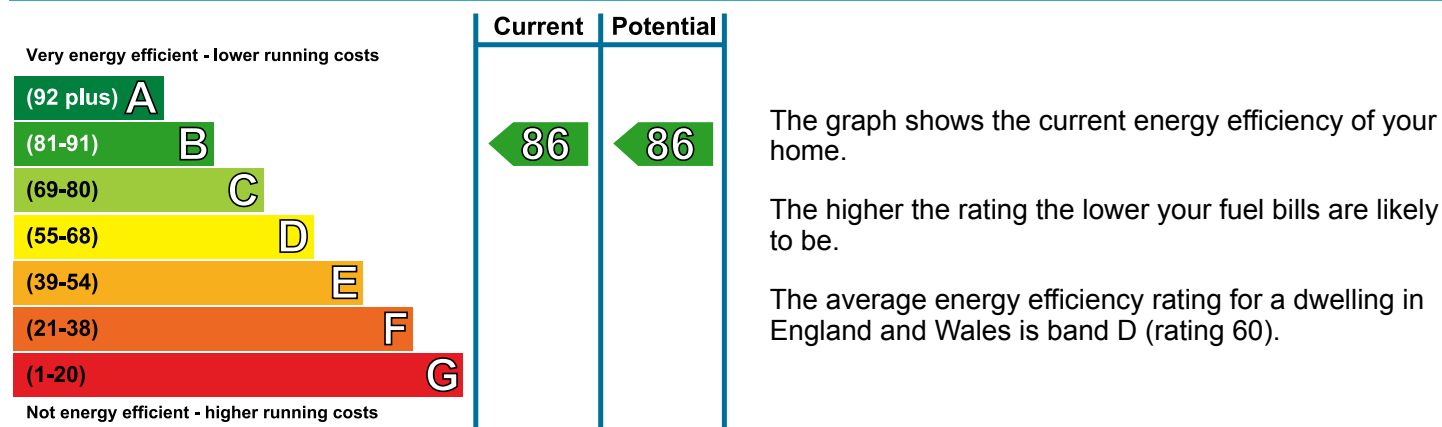
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby
Phone number: 01248 362576
E-mail address: john.rigby@watkinjones.com
Related party disclosure: No related party

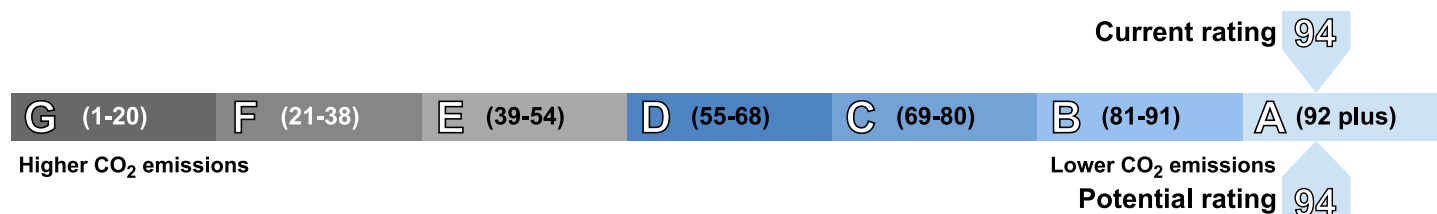
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



311 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0513-3826-7780-9107-7311
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

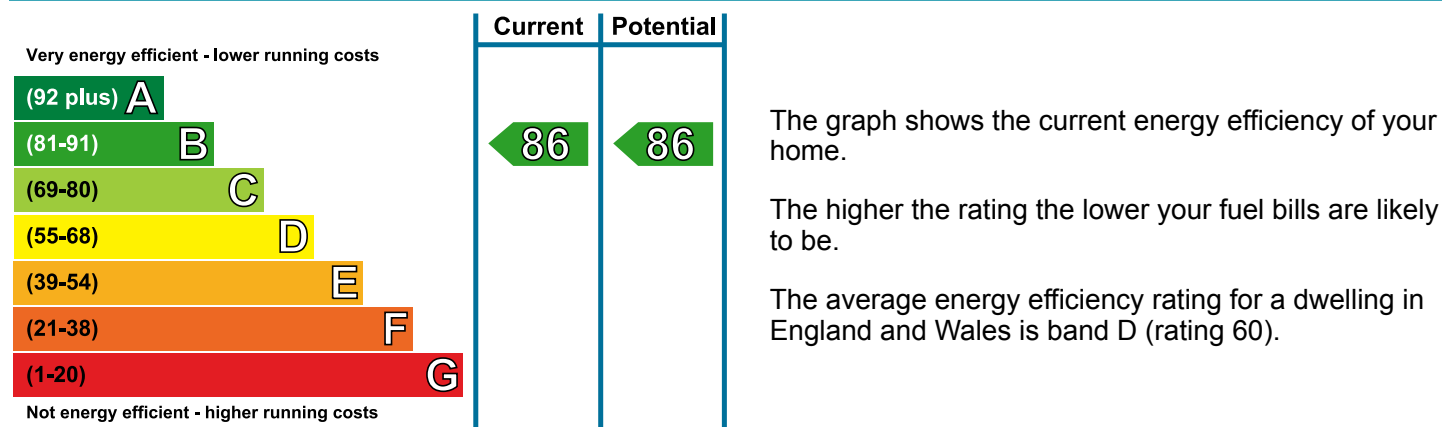
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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Related party disclosure: No related party

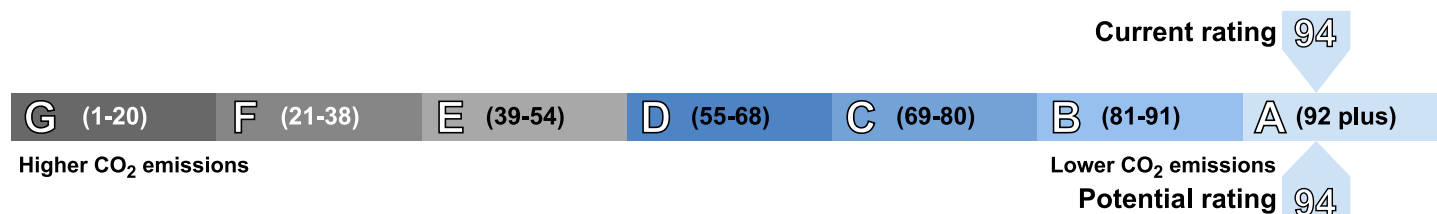
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About the impact of buildings on the environment

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



312 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8305-0161-0239-0707-6873
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

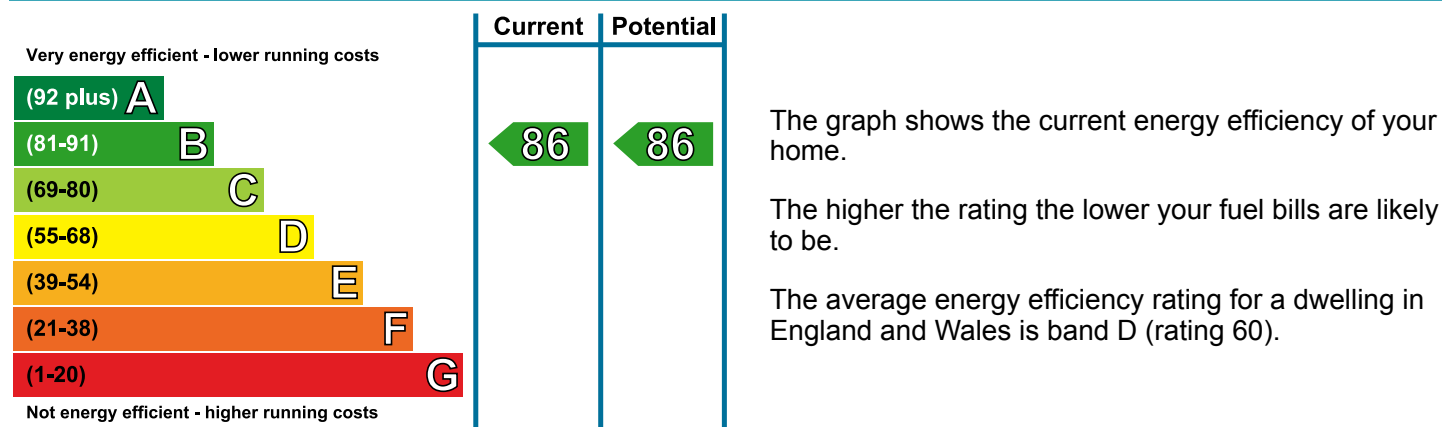
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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Related party disclosure: No related party

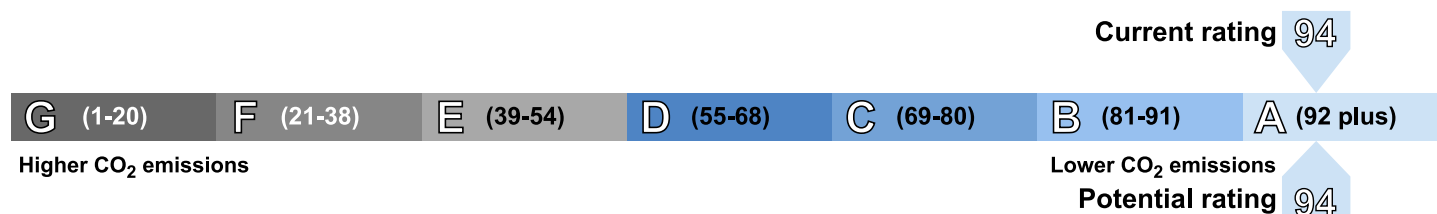
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The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate



313 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8117-7138-1700-9236-3906
Type of assessment: SAP, new dwelling
Total floor area: 19 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:

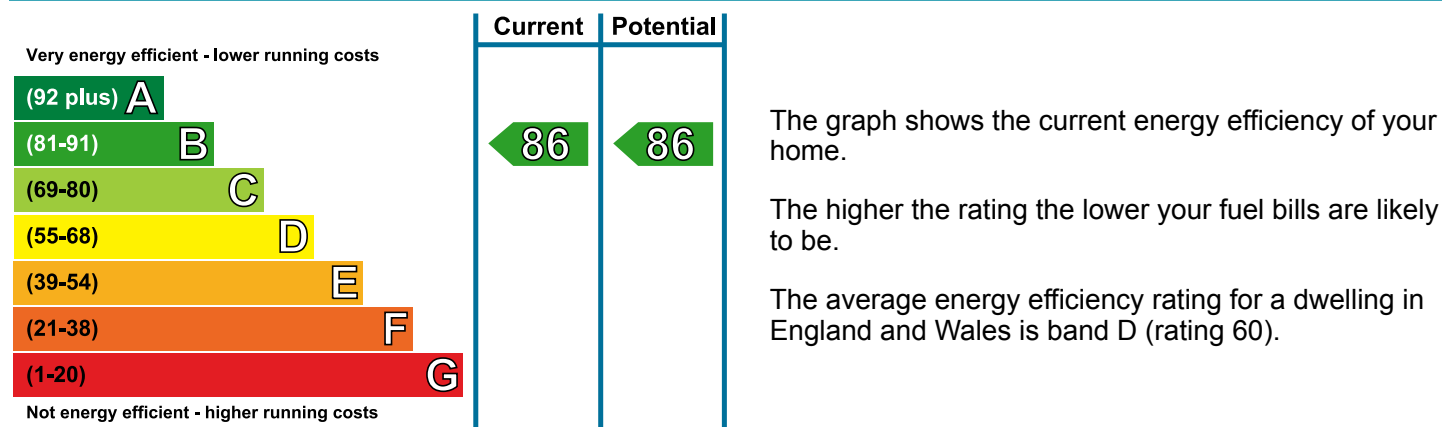
£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 48 over 3 years	£ 48 over 3 years	Not applicable
Heating	£ 258 over 3 years	£ 258 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	£ 486	£ 486	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 72 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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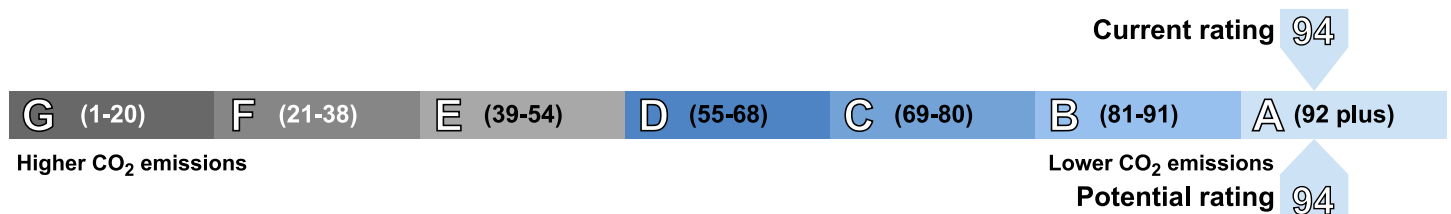
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About the impact of buildings on the environment

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	173
Water heating (kWh per year)	1,659

Energy Performance Certificate

314 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 0168-3073-7318-1027-1930
Type of assessment: SAP, new dwelling
Total floor area: 16 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:

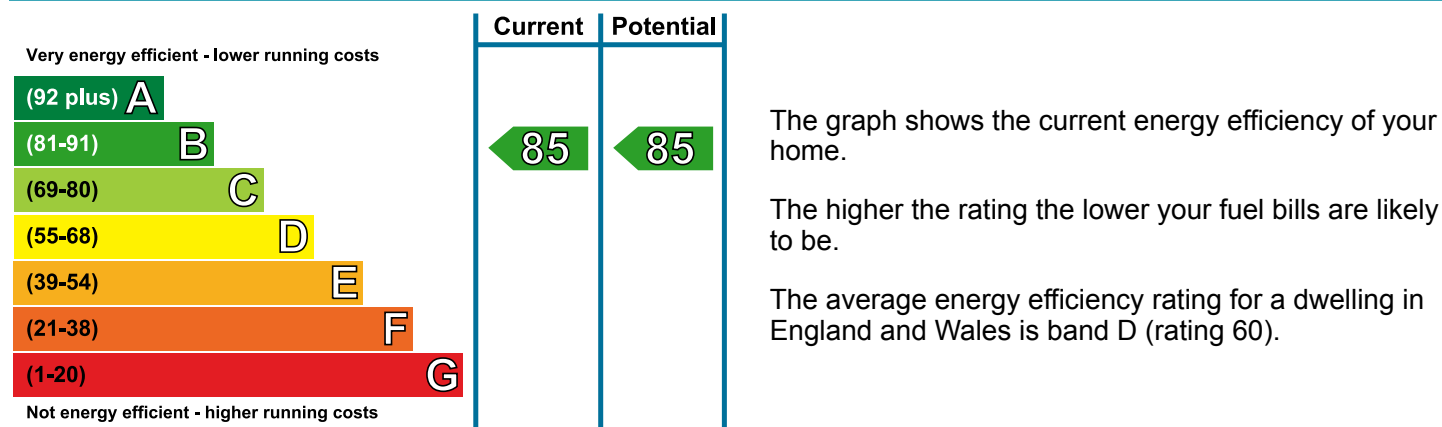
£ 477

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 45 over 3 years	£ 45 over 3 years	Not applicable
Heating	£ 255 over 3 years	£ 255 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	£ 477	£ 477	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 80 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

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Related party disclosure: No related party

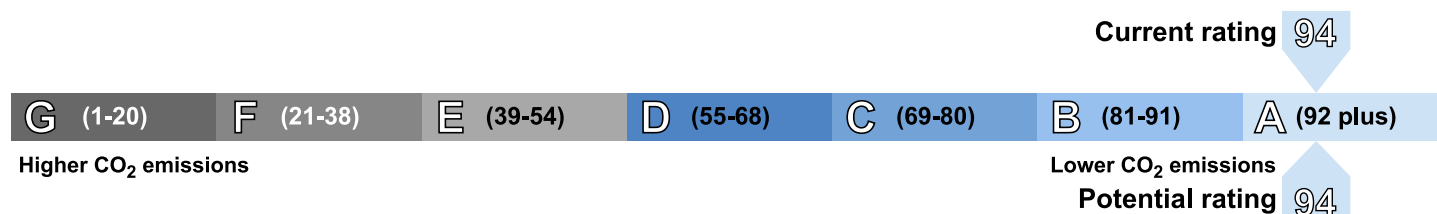
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About the impact of buildings on the environment

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 0.3 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	164
Water heating (kWh per year)	1,654

Energy Performance Certificate



315 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	Reference number:	8117-7138-1710-6256-3906
Date of assessment:	06 August 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	06 August 2013	Total floor area:	29 m ²

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:

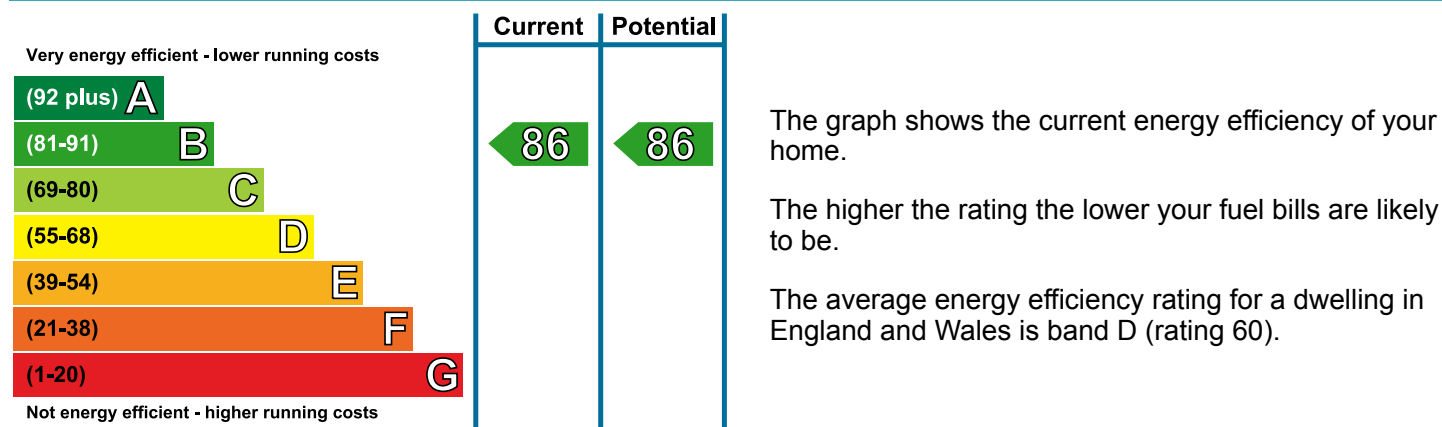
£ 564

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	Not applicable
Heating	£ 300 over 3 years	£ 300 over 3 years	
Hot Water	£ 183 over 3 years	£ 183 over 3 years	
Totals	£ 564	£ 564	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 66 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

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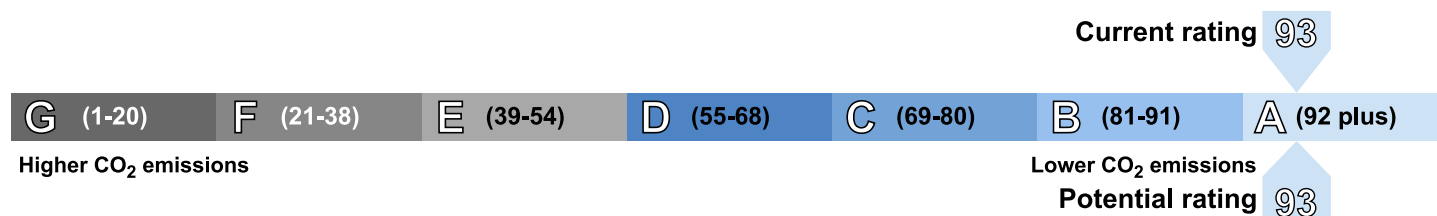
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About the impact of buildings on the environment

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 0.4 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	260
Water heating (kWh per year)	1,710

Energy Performance Certificate



316 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type: Mid-floor flat
Date of assessment: 06 August 2013
Date of certificate: 06 August 2013

Reference number: 8427-7138-1710-8226-3902
Type of assessment: SAP, new dwelling
Total floor area: 196 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:

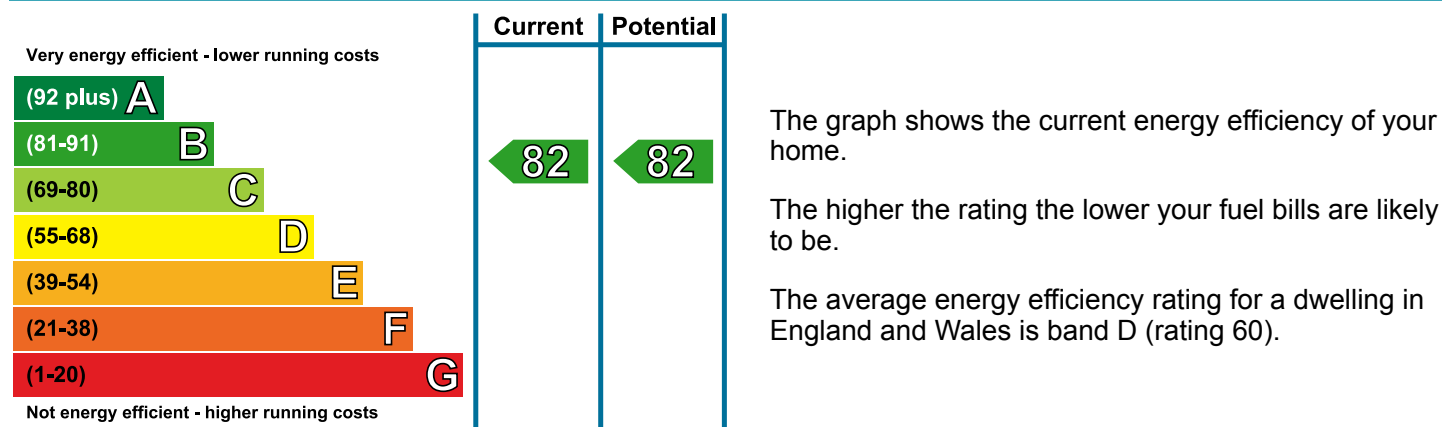
£ 2,379

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	Not applicable
Heating	£ 1,881 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,379	£ 2,379	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m ² K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.2 m ³ /h.m ² (assessed average)	★★★★☆

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.

Current primary energy use per square metre of floor area: 74 kWh/m² per year

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. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Recommendations

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: EES/006511
Assessor's name: Mr. John Rigby
Phone number: 01248 362576
E-mail address: john.rigby@watkinjones.com
Related party disclosure: No related party

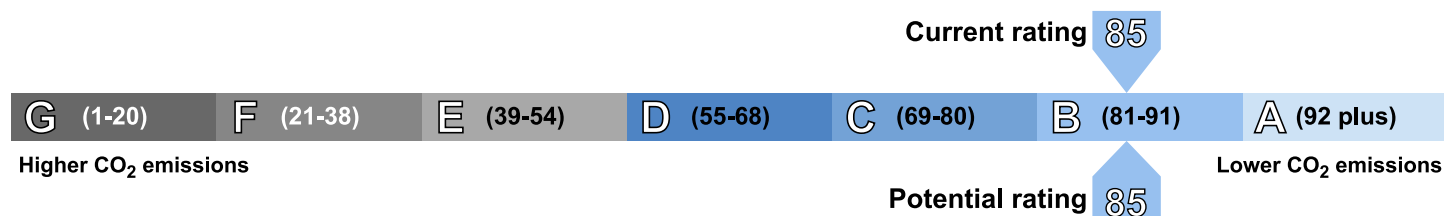
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 2.6 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. The higher the rating the less impact it has on the environment.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	3,828
Water heating (kWh per year)	2,399