

Energy Performance Certificate

419 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: 0215-3826-7789-9107-8361
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:

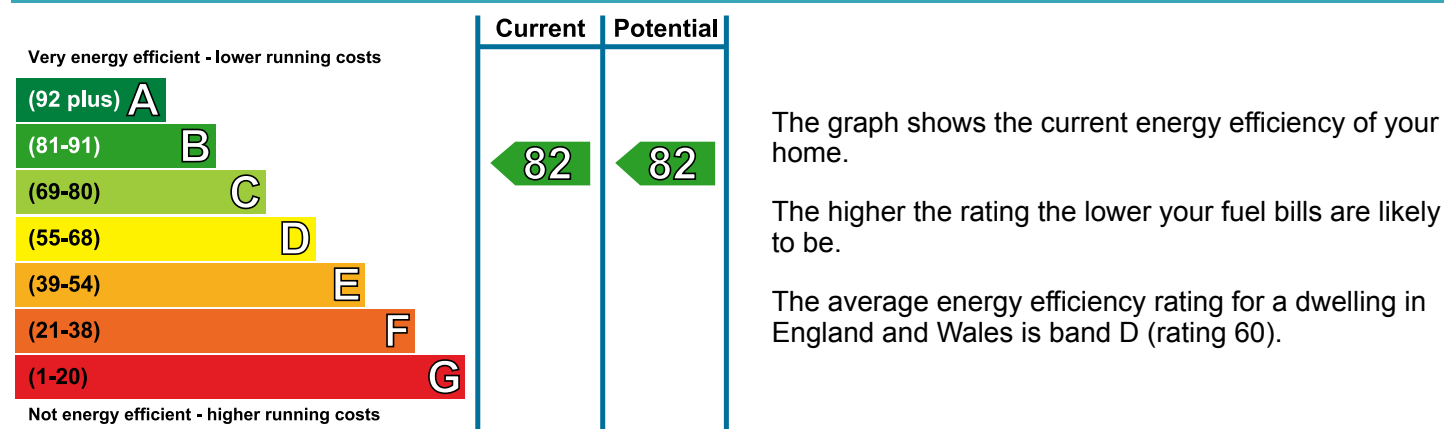
£ 2,370

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.

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

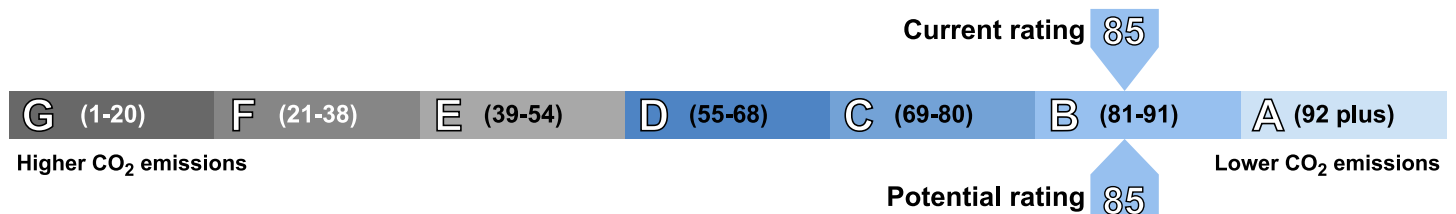
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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

Energy Performance Certificate



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

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

Reference number: 8306-3161-9239-8707-6873
Type of assessment: SAP, new dwelling
Total floor area: 104 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:

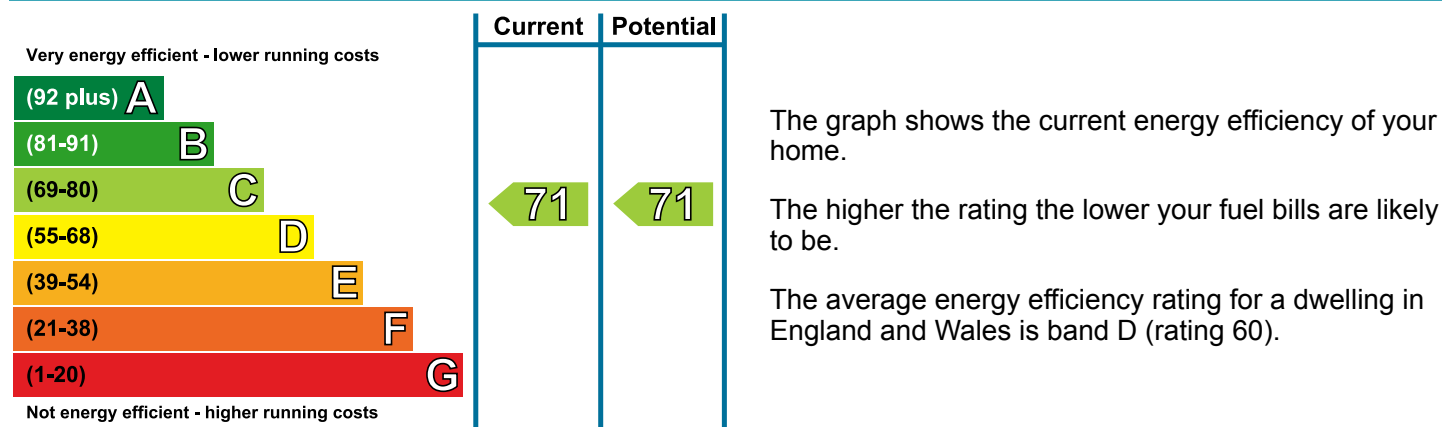
£ 2,349

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	Not applicable
Heating	£ 1,932 over 3 years	£ 1,932 over 3 years	
Hot Water	£ 249 over 3 years	£ 249 over 3 years	
Totals	£ 2,349	£ 2,349	

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	Average thermal transmittance 0.18 W/m ² K	★★★★☆
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: 138 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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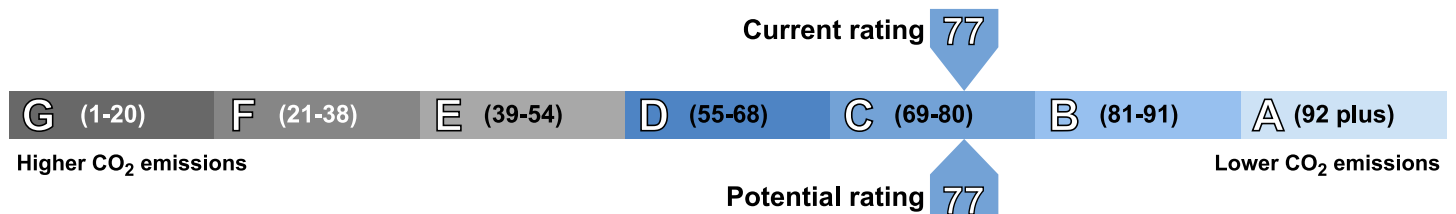
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About the impact of buildings on the environment

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)	3,989
Water heating (kWh per year)	2,316

Energy Performance Certificate



421 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: 0212-3826-7880-9107-4345
Type of assessment: SAP, new dwelling
Total floor area: 159 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:

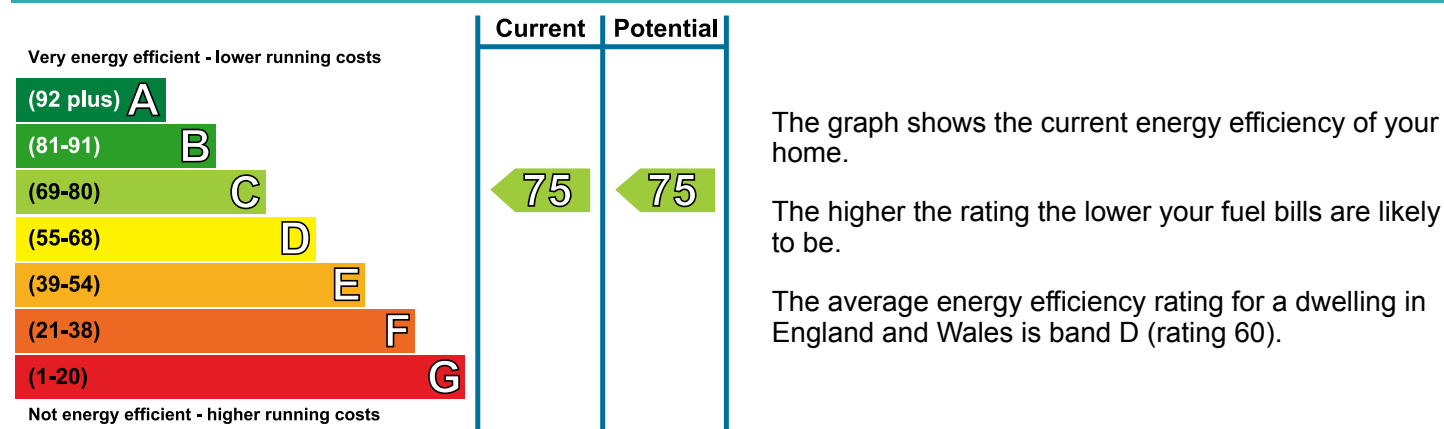
£ 2,715

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	£ 2,247 over 3 years	£ 2,247 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,715	£ 2,715	

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 6.8 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: 107 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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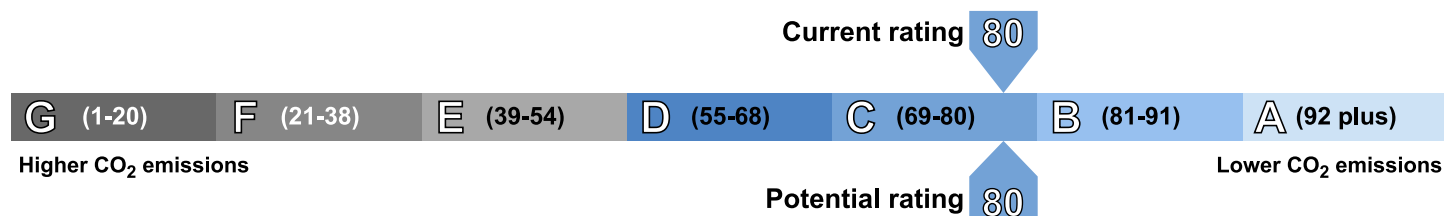
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About the impact of buildings on the environment

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 3.1 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)	4,665
Water heating (kWh per year)	2,380

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8157-7138-1820-9281-3906
Type of assessment: SAP, new dwelling
Total floor area: 156 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:

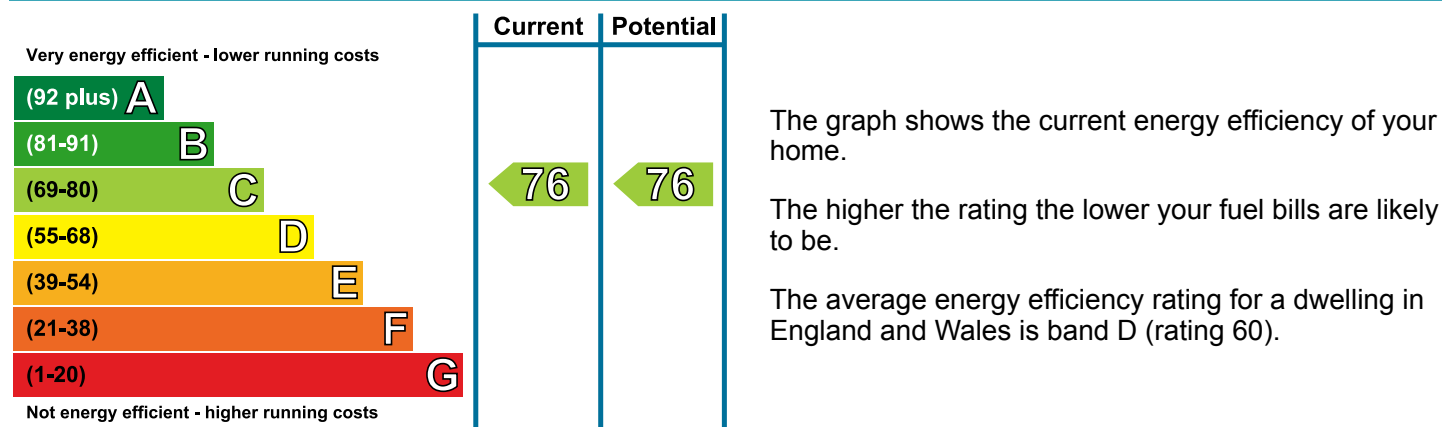
£ 2,553

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	£ 2,088 over 3 years	£ 2,088 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,553	£ 2,553	

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: 101 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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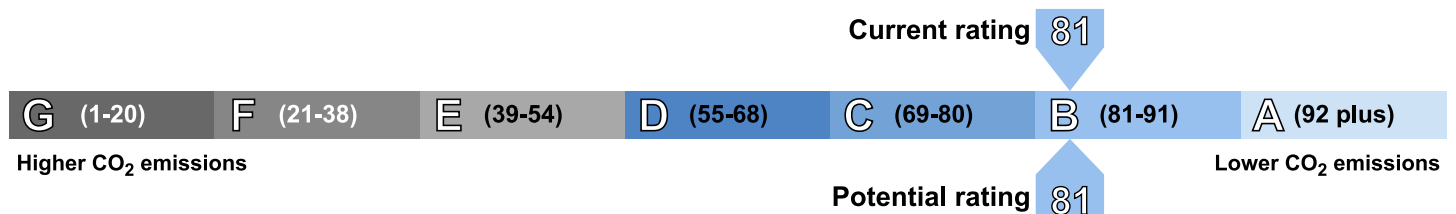
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About the impact of buildings on the environment

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)	4,297
Water heating (kWh per year)	2,379

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0418-3083-7338-1727-1920
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:

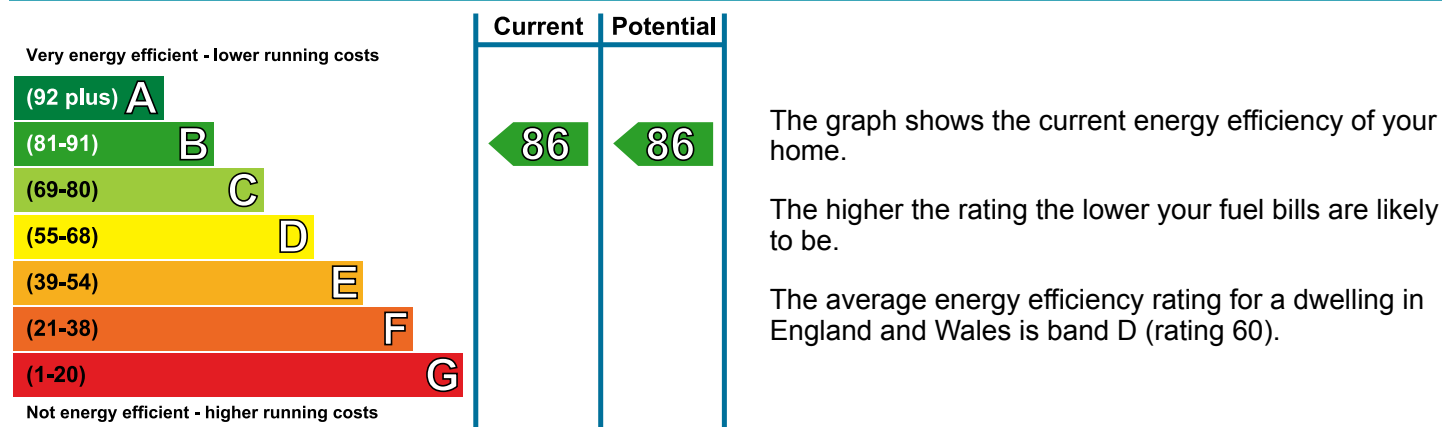
£ 549

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	£ 291 over 3 years	£ 291 over 3 years	
Hot Water	£ 186 over 3 years	£ 186 over 3 years	
Totals	£ 549	£ 549	

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: 59 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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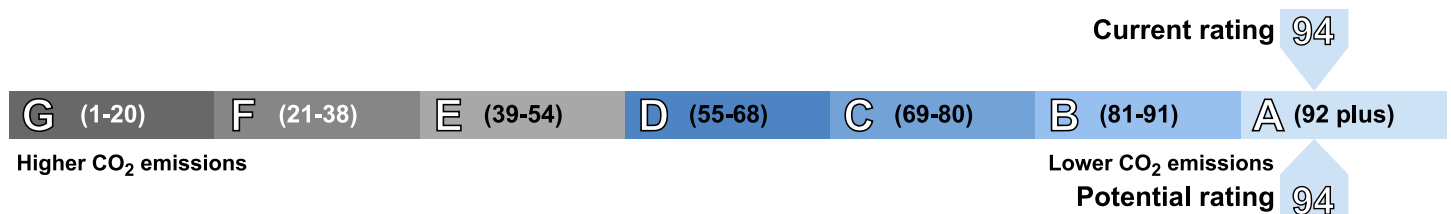
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About the impact of buildings on the environment

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)	246
Water heating (kWh per year)	1,719

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0917-3821-7883-9107-0311
Type of assessment: SAP, new dwelling
Total floor area: 194 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:

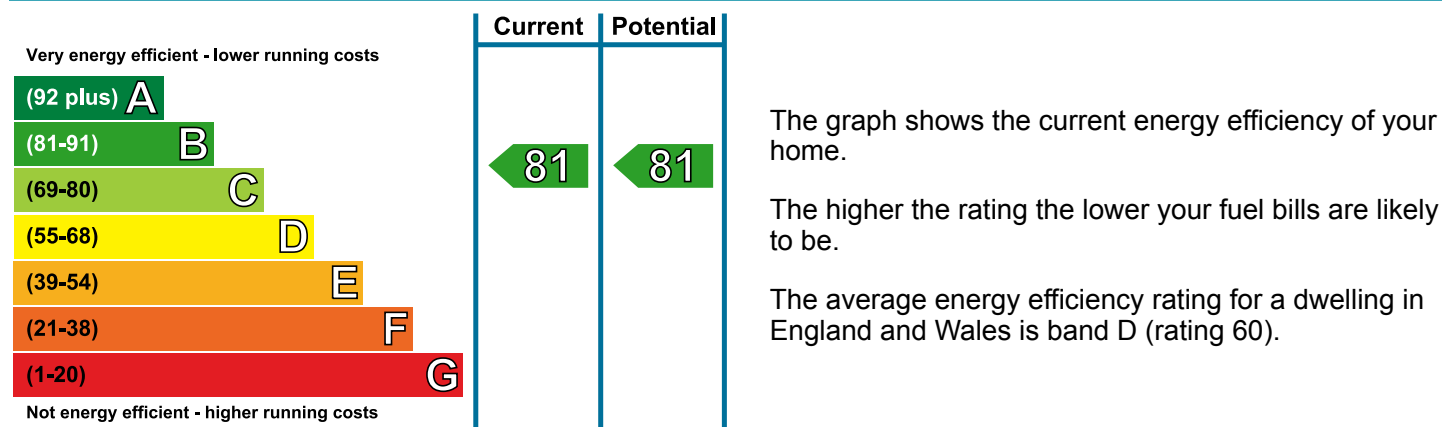
£ 2,508

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	Not applicable
Heating	£ 2,016 over 3 years	£ 2,016 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,508	£ 2,508	

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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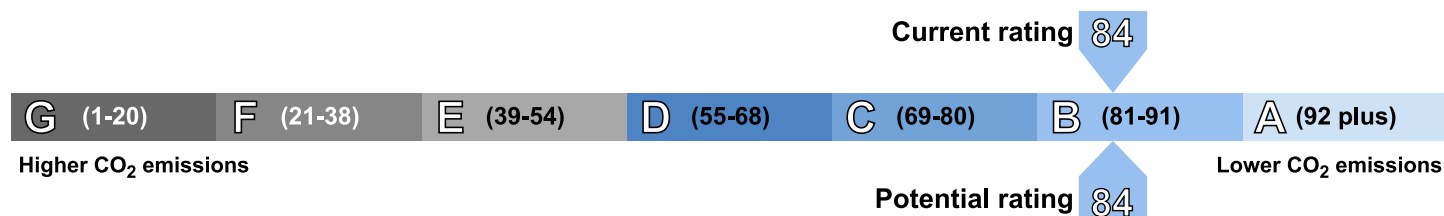
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About the impact of buildings on the environment

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 2.8 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. 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)	4,129
Water heating (kWh per year)	2,398

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0518-9083-7348-1127-1944
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:

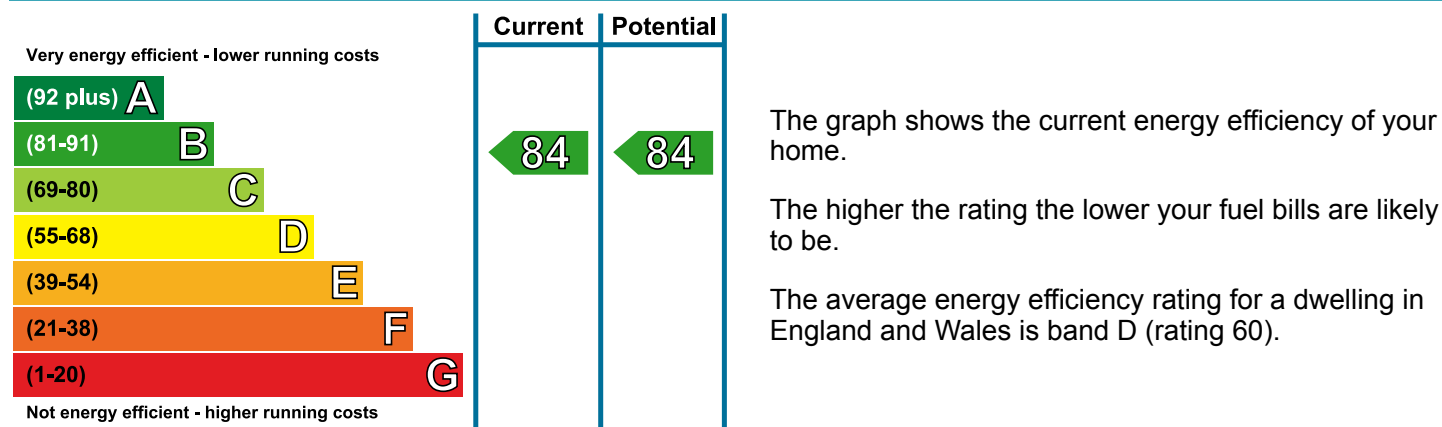
£ 528

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	£ 306 over 3 years	£ 306 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	£ 528	£ 528	

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: 103 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

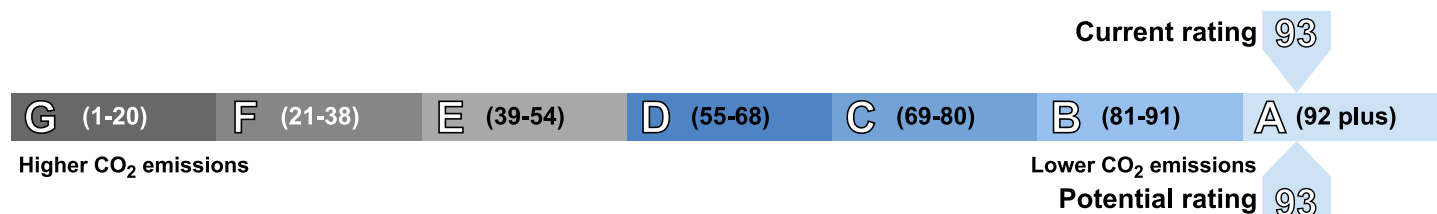
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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)	276
Water heating (kWh per year)	1,654

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0215-3821-7886-9107-7345
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:

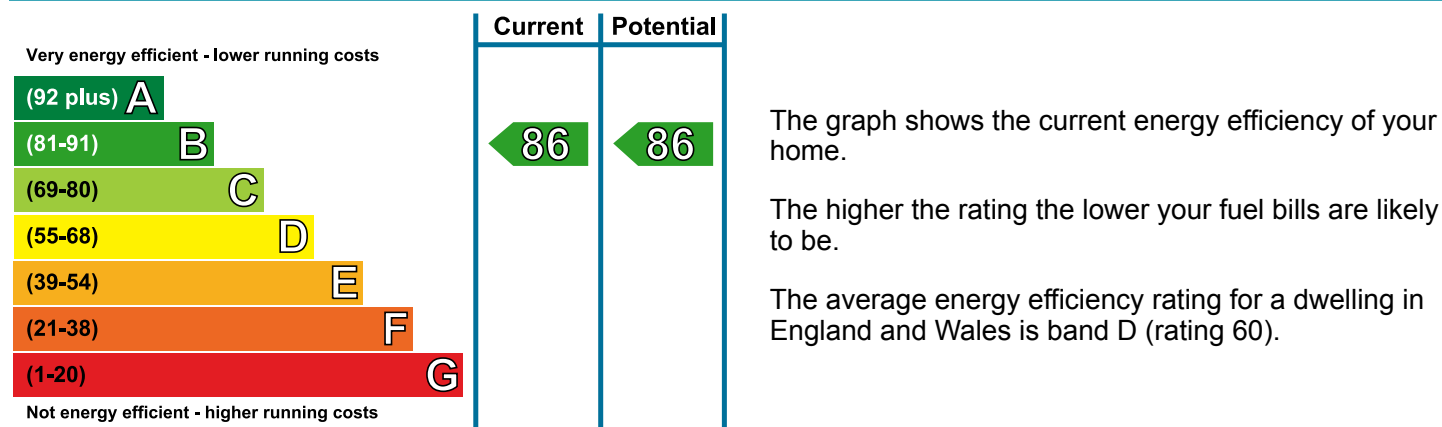
£ 486

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

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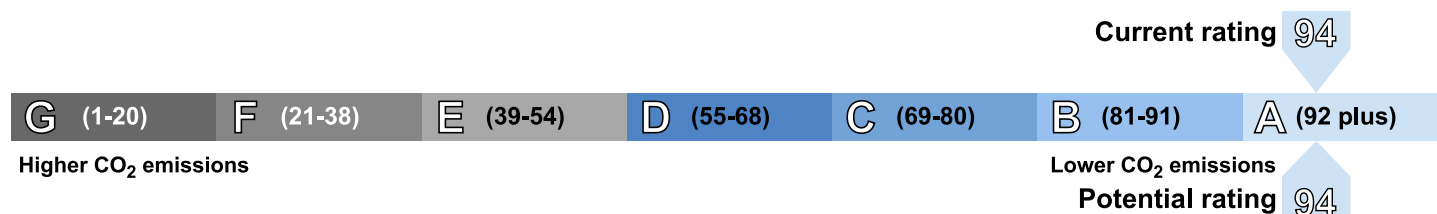
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The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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

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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0618-4083-7368-1827-1990
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:

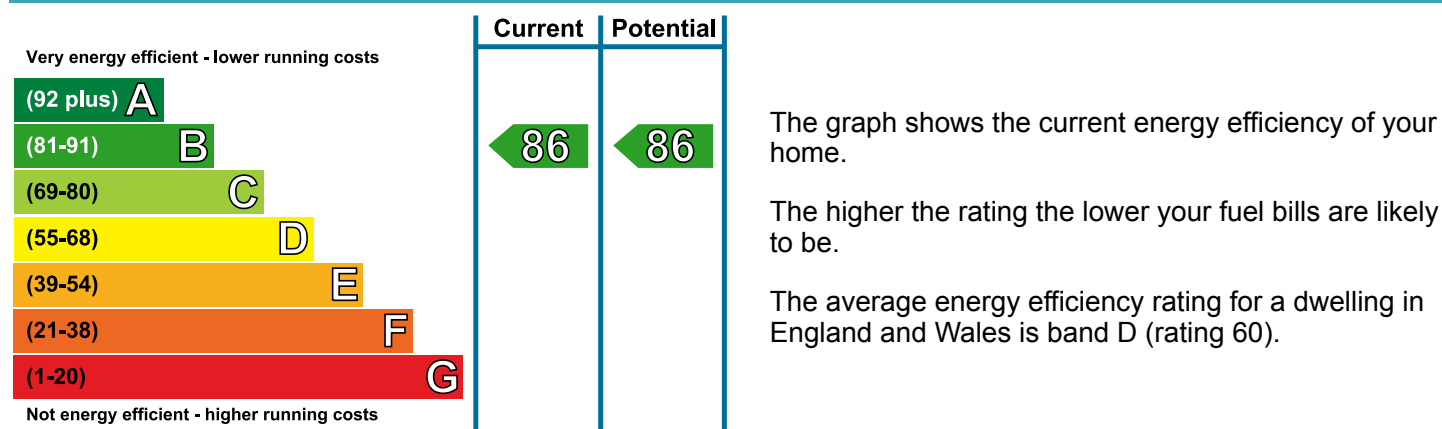
£ 486

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.

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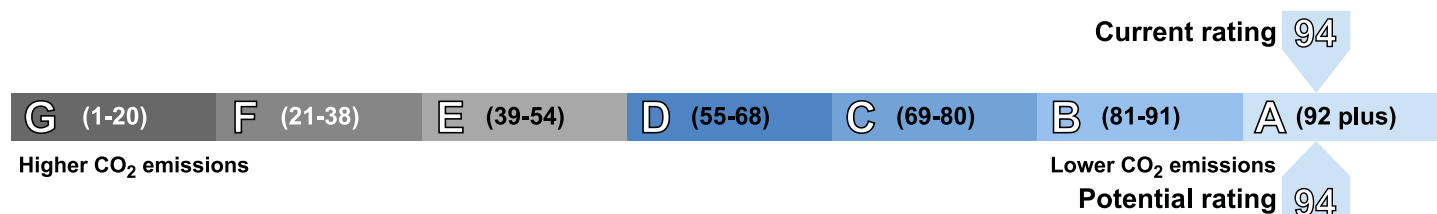
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The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0318-8083-7378-1827-1970
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:

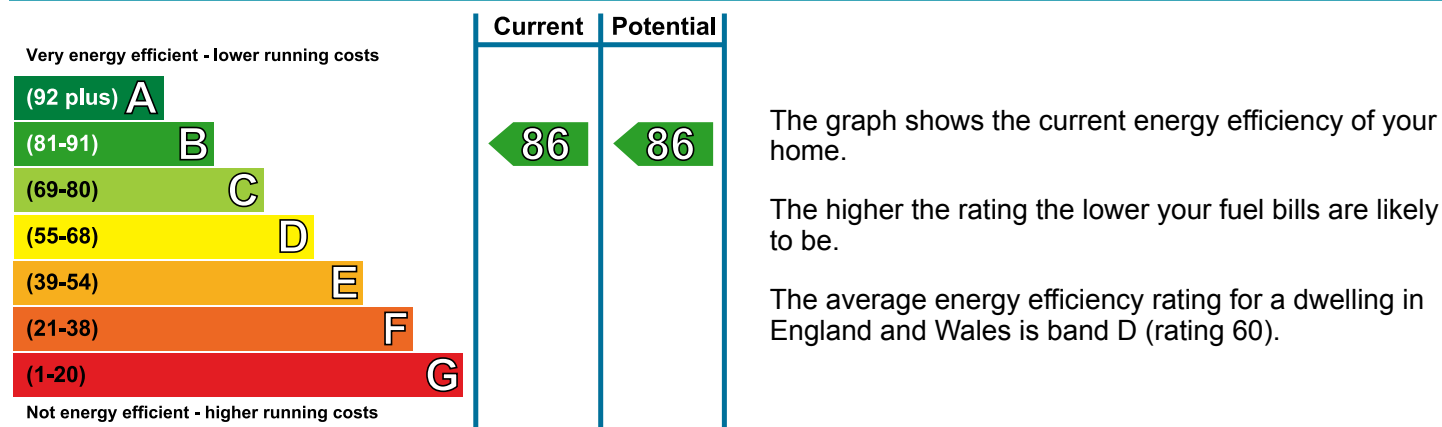
£ 486

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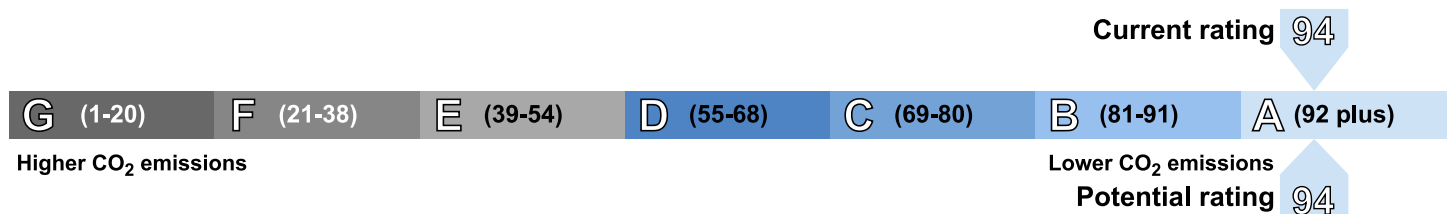
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The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8397-7138-1870-9241-3906
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:

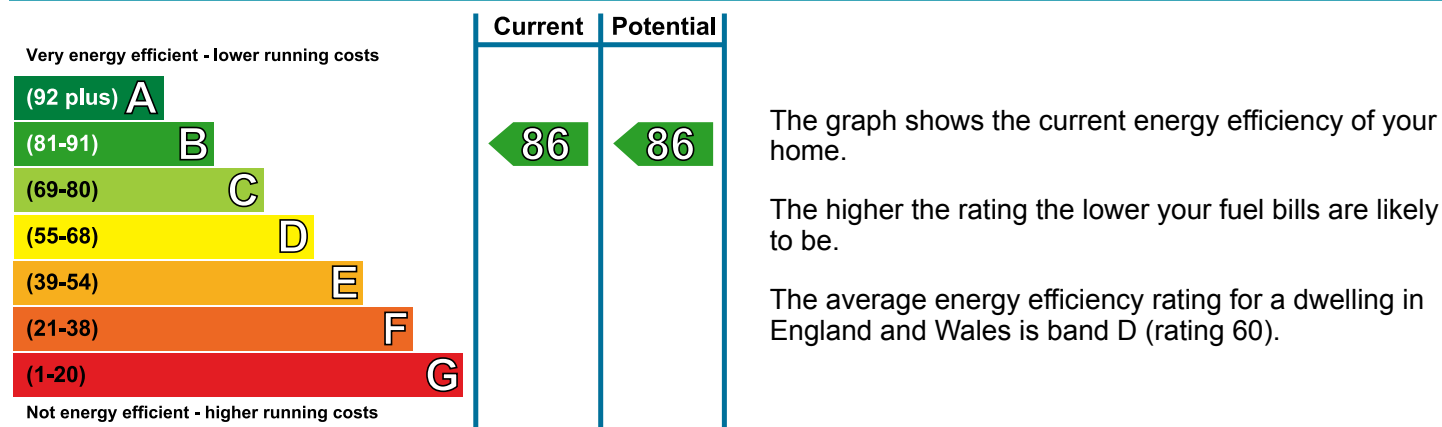
£ 486

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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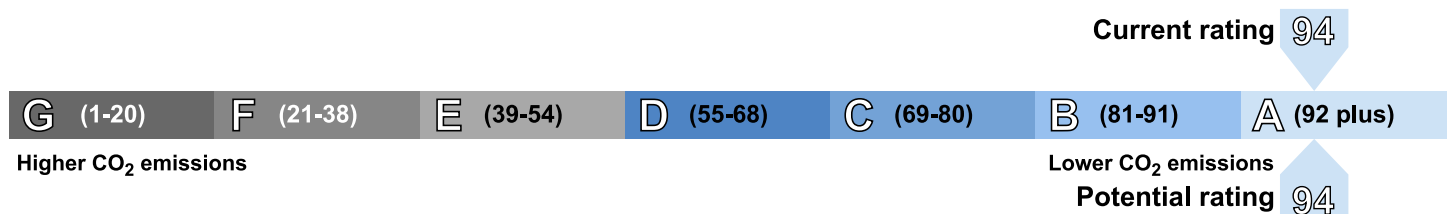
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Your home's heat demand

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

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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8847-7138-1010-6261-4906
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:

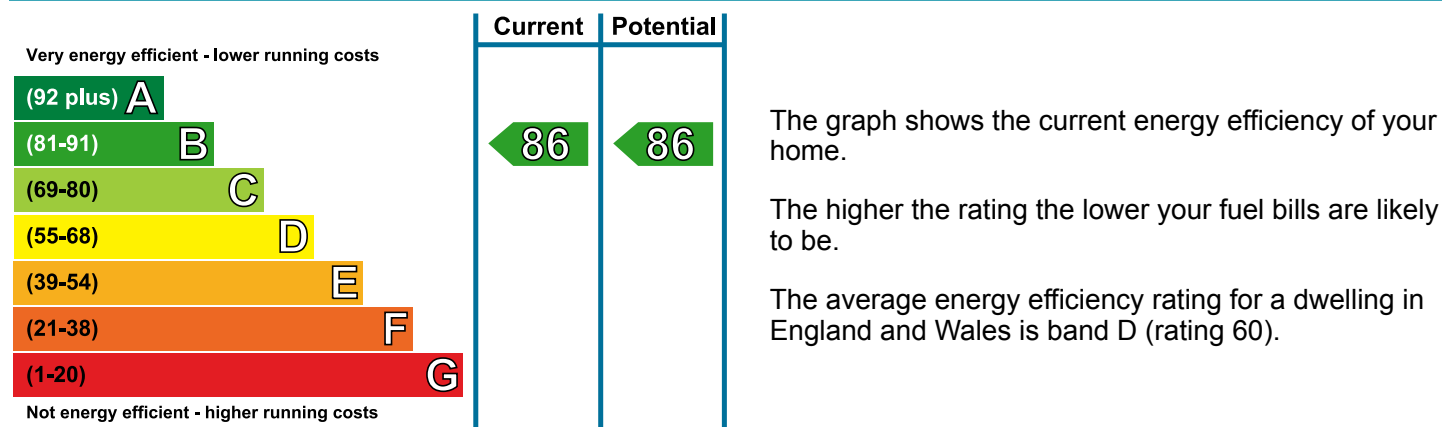
£ 486

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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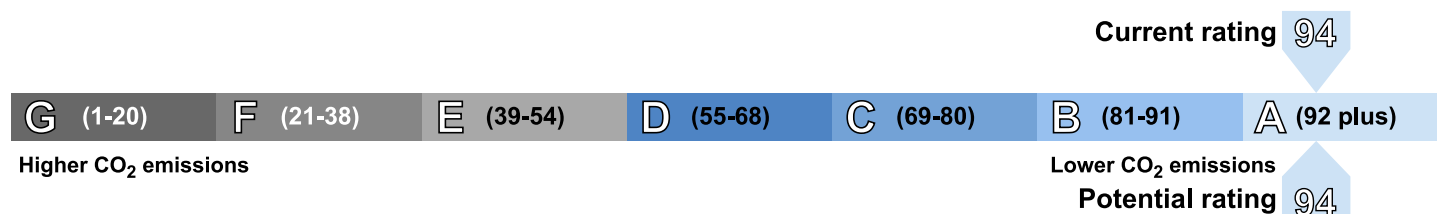
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Your home's heat demand

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



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8737-7138-1020-1281-4902
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:

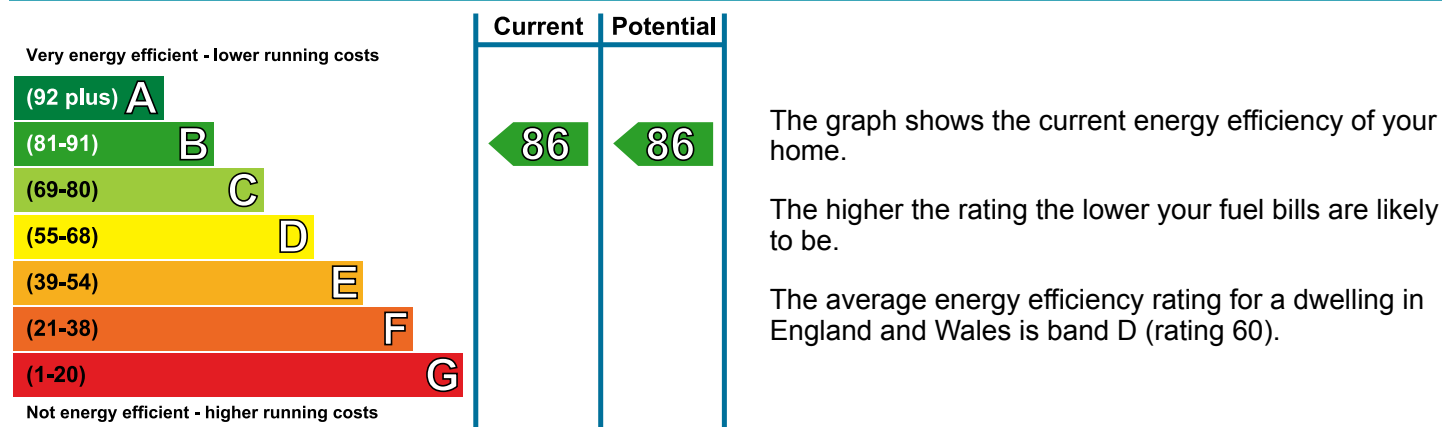
£ 486

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

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:

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Recommendations

None.

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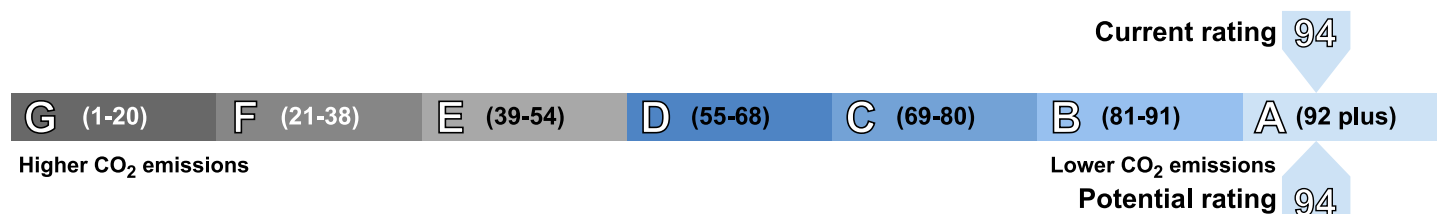
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Heat demand

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

Energy Performance Certificate

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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0318-3821-7082-9107-0445
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:

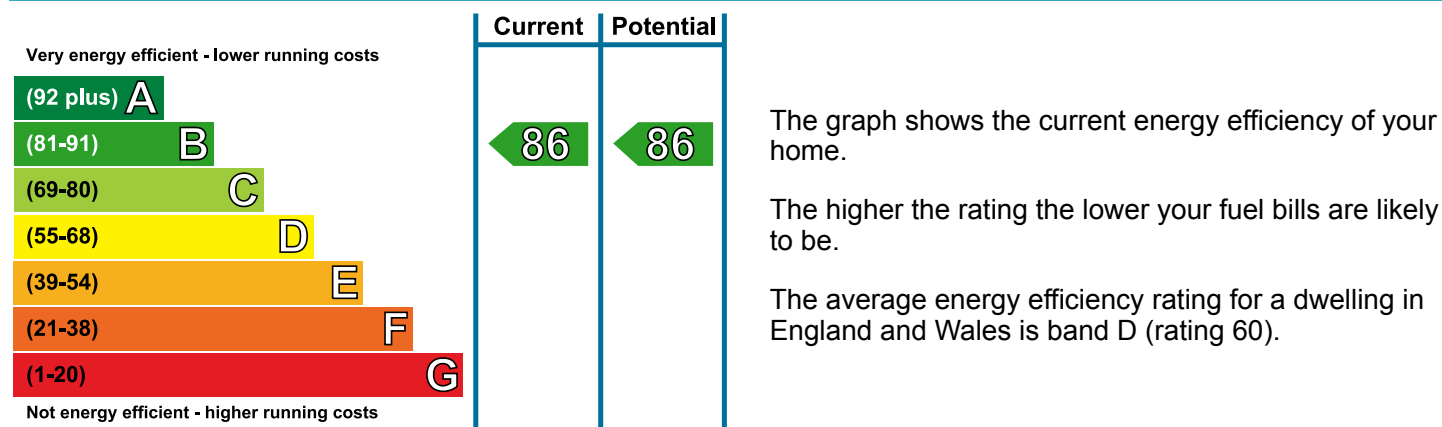
£ 486

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 0.20 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 6.9 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

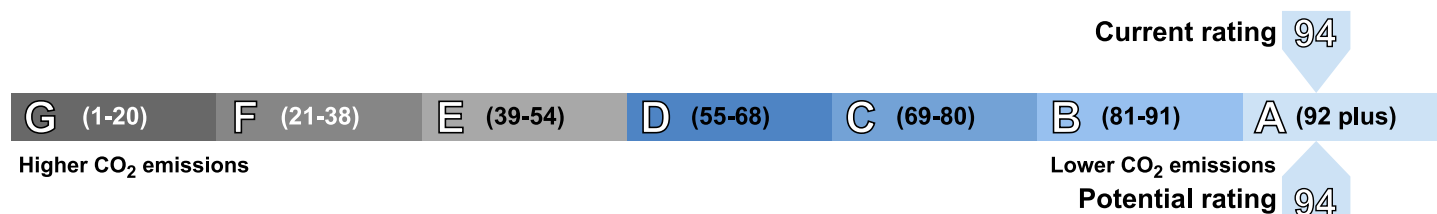
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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)	171
Water heating (kWh per year)	1,659

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8400-1111-3239-7007-4873
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:

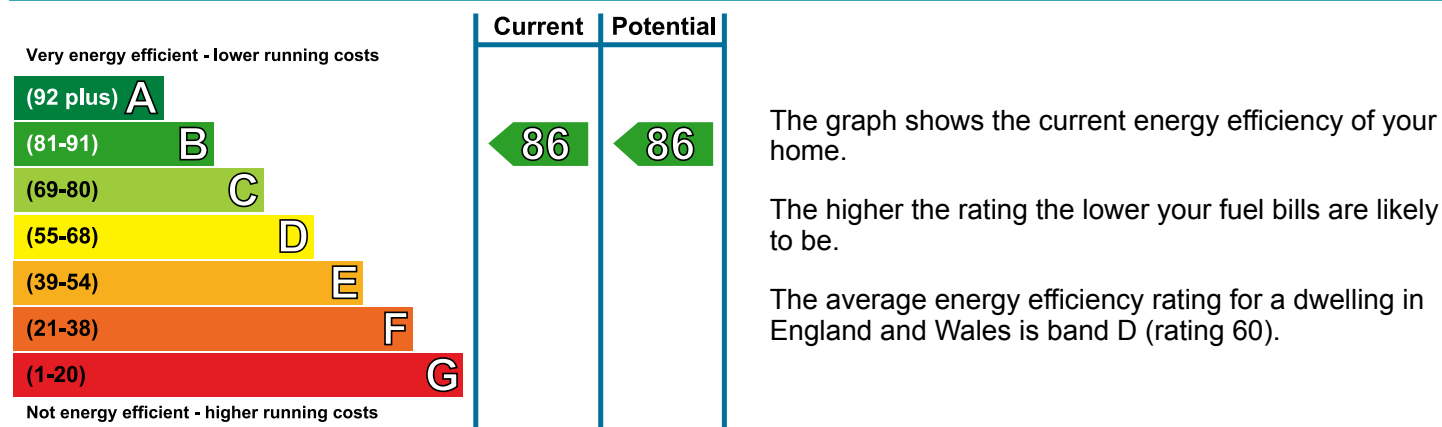
£ 486

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

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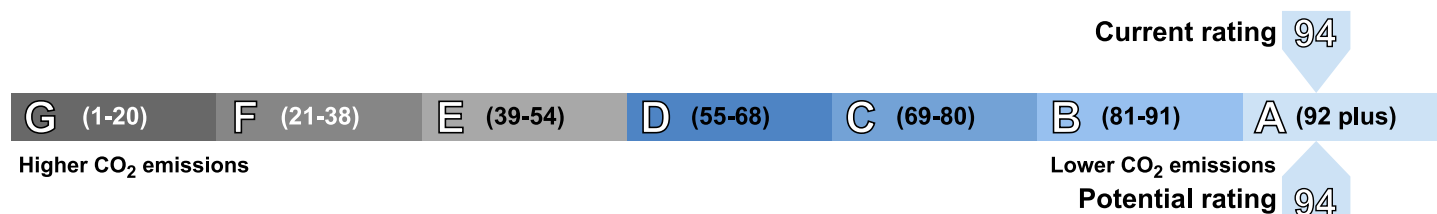
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About the impact of buildings on the environment

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



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8403-1111-3239-6007-9873
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:

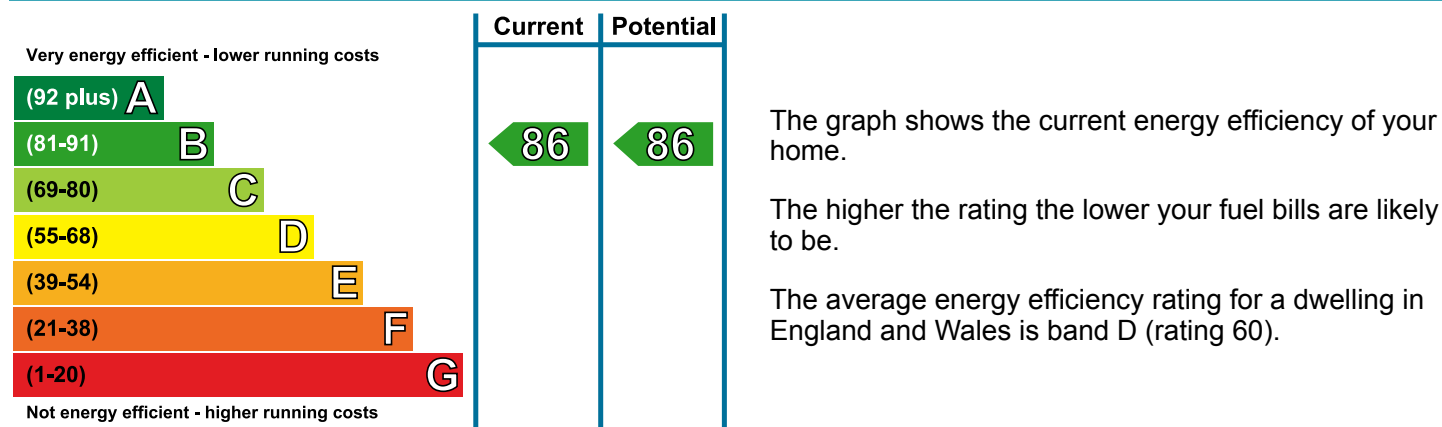
£ 462

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	£ 240 over 3 years	£ 240 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	£ 462	£ 462	

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 4.9 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: 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

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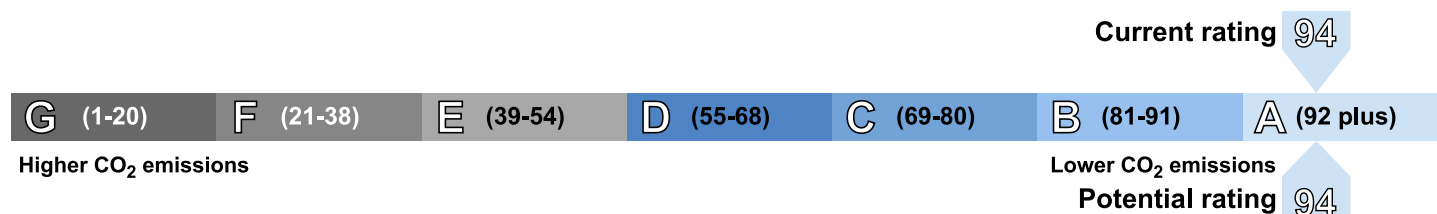
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About the impact of buildings on the environment

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)	132
Water heating (kWh per year)	1,654

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0716-3821-7083-9107-8431
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:

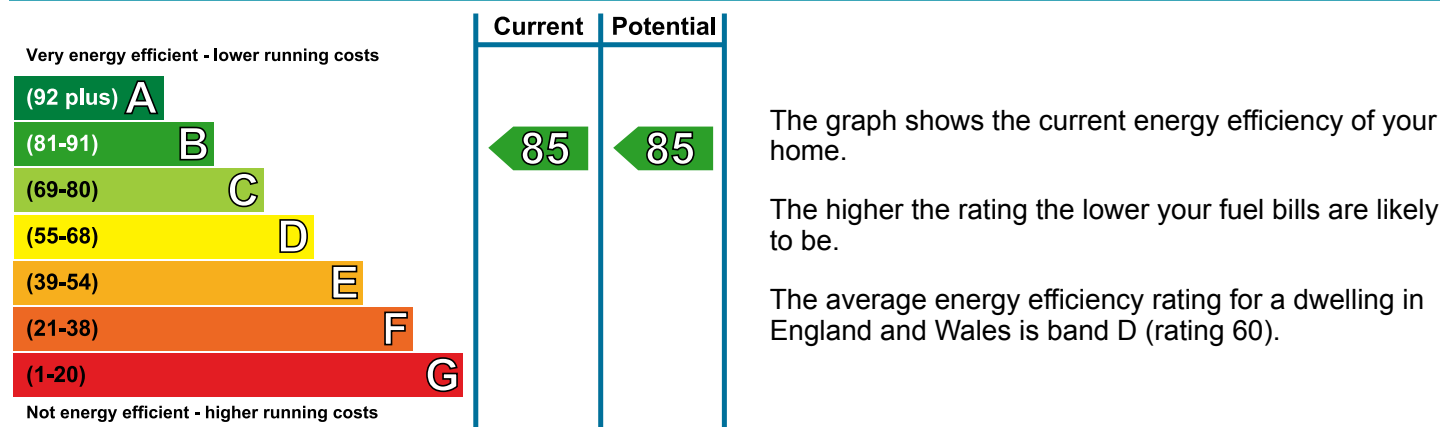
£ 576

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	£ 312 over 3 years	£ 312 over 3 years	
Hot Water	£ 183 over 3 years	£ 183 over 3 years	
Totals	£ 576	£ 576	

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: 69 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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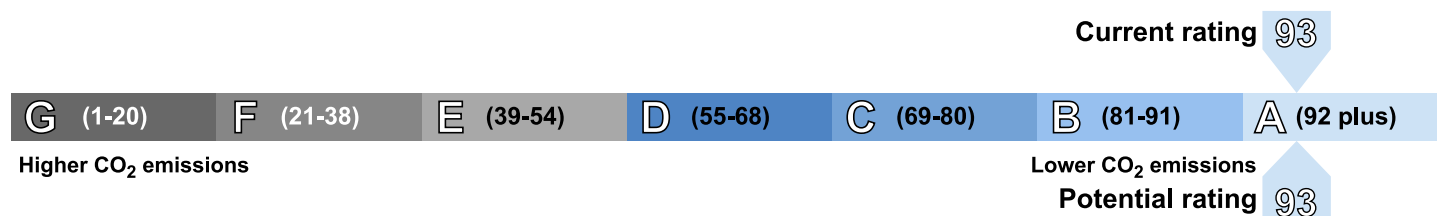
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About the impact of buildings on the environment

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)	288
Water heating (kWh per year)	1,710

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0312-3821-7084-9107-3411
Type of assessment: SAP, new dwelling
Total floor area: 194 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:

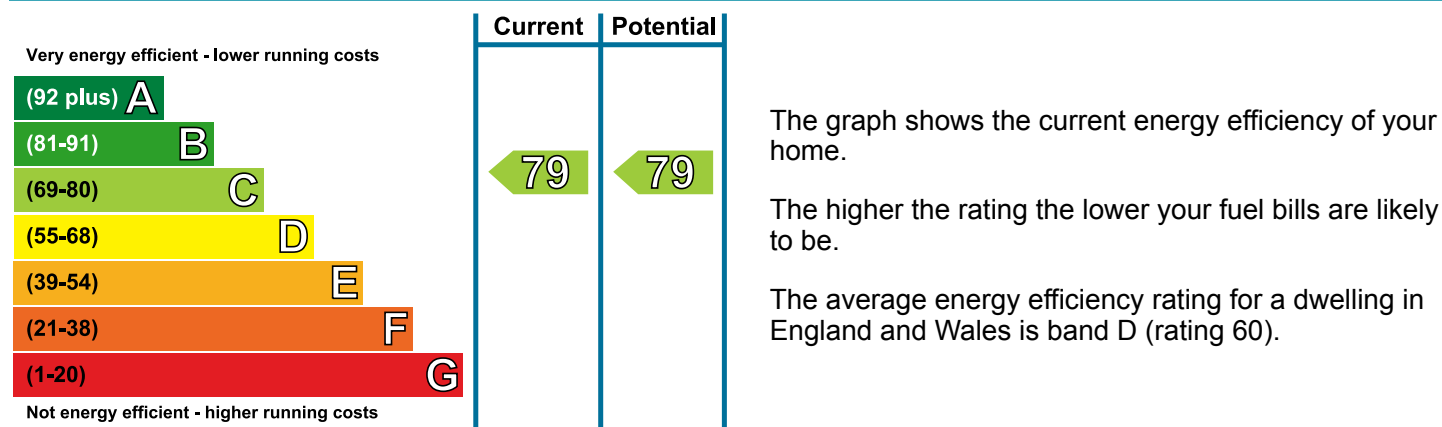
£ 2,682

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	Not applicable
Heating	£ 2,190 over 3 years	£ 2,190 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,682	£ 2,682	

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: 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.

About this document

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Related party disclosure: No related party

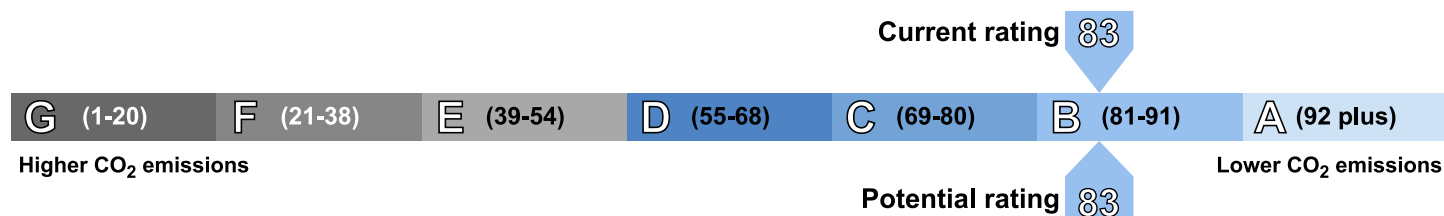
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About the impact of buildings on the environment

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 3.0 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)	4,526
Water heating (kWh per year)	2,398

Energy Performance Certificate

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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 8197-7138-1100-3241-4906
Type of assessment: SAP, new dwelling
Total floor area: 156 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:

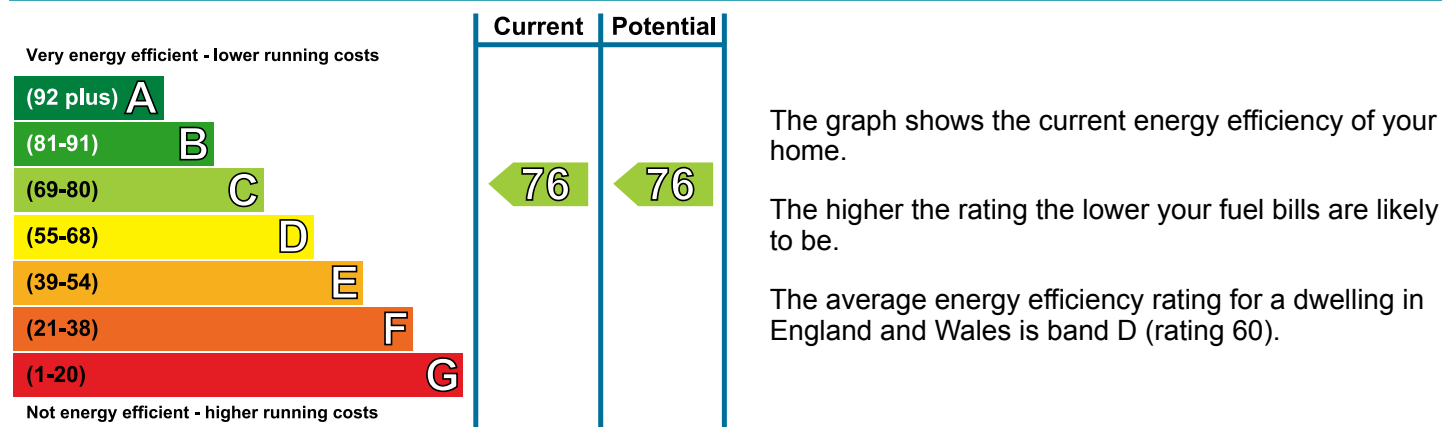
£ 2,553

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	£ 2,088 over 3 years	£ 2,088 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,553	£ 2,553	

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: 101 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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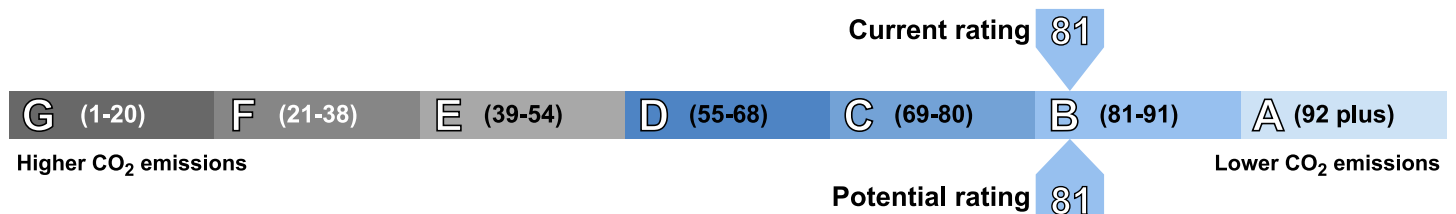
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About the impact of buildings on the environment

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)	4,297
Water heating (kWh per year)	2,379

Energy Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 09 August 2013
Date of certificate: 09 August 2013

Reference number: 0618-0014-7308-1627-1960
Type of assessment: SAP, new dwelling
Total floor area: 194 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:

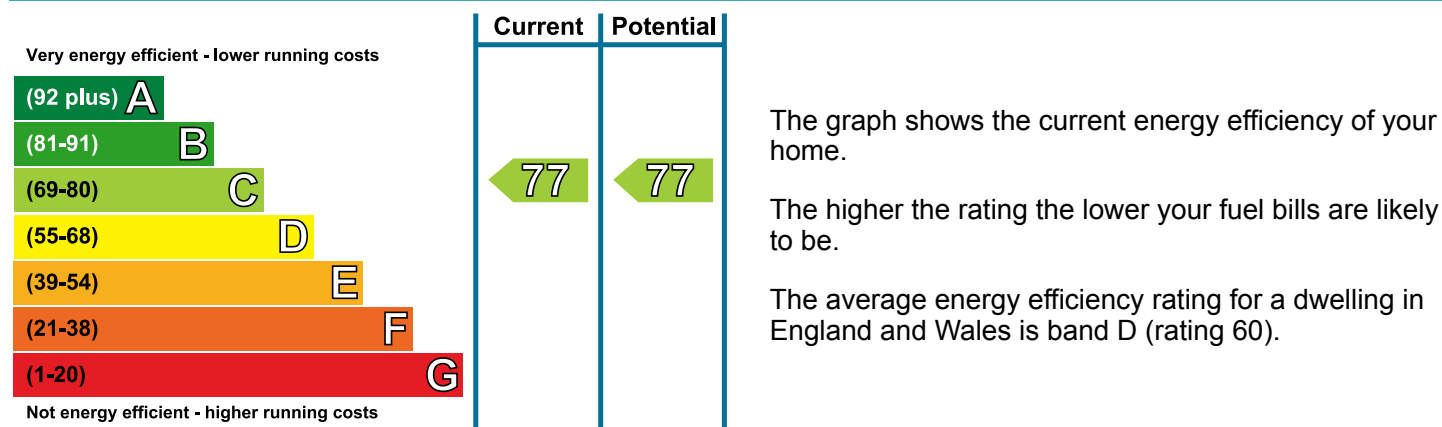
£ 2,955

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	Not applicable
Heating	£ 2,463 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 2,955	£ 2,955	

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	Average thermal transmittance 0.16 W/m ² K	★★★★☆
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: 96 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

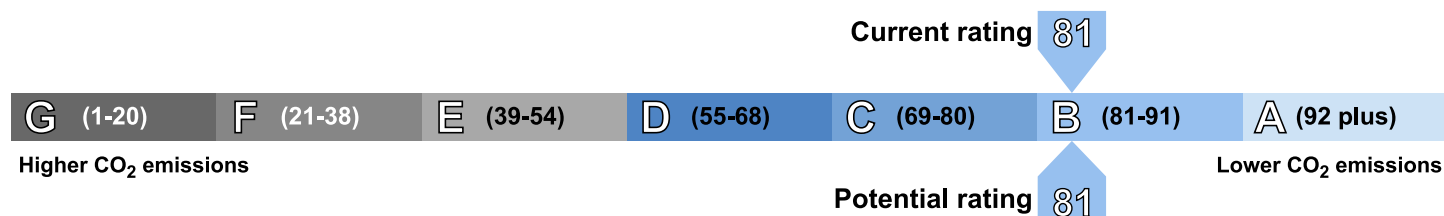
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 3.4 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)	5,170
Water heating (kWh per year)	2,398