Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0713-3821-7181-9107-3425
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

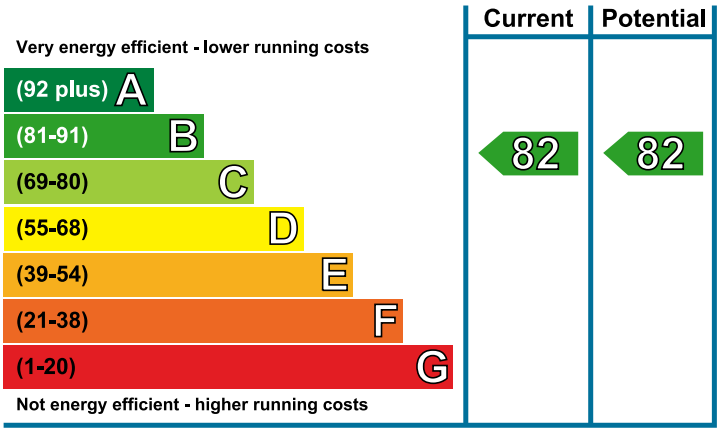
Estimated energy costs of dwelling for 3 years:	**£ 597**

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	£ 369 over 3 years	£ 369 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 597**	**£ 597**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 114 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

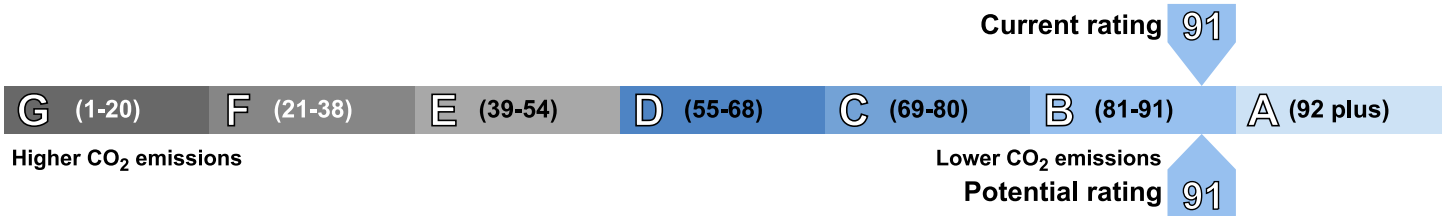
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you 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 (CO_2) 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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	8697-7138-1110-7241-4902
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

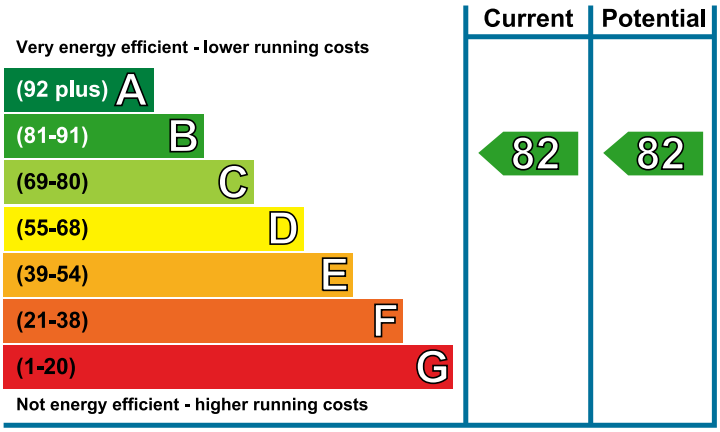
Estimated energy costs of dwelling for 3 years:	**£ 597**

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	£ 369 over 3 years	£ 369 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 597**	**£ 597**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 114 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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E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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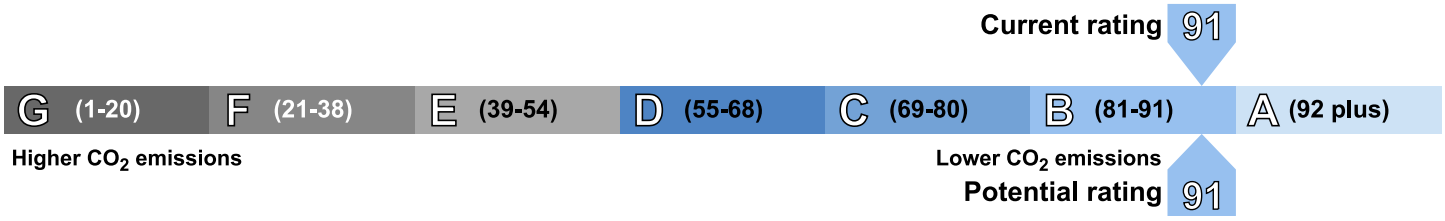
About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, you 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 (CO_2) 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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	8409-7111-1239-1107-3873
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

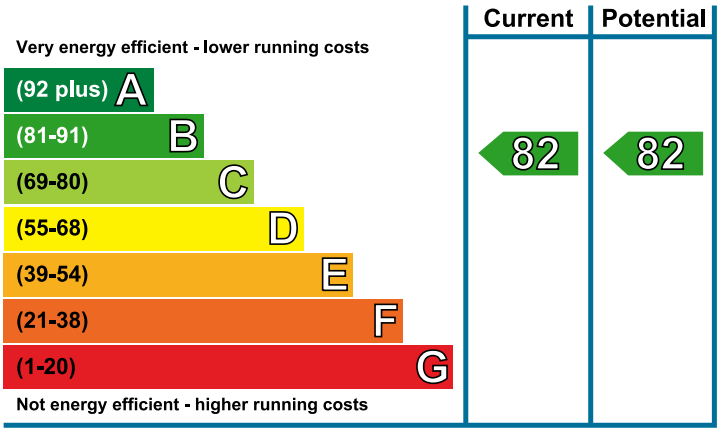
Estimated energy costs of dwelling for 3 years:	**£ 597**

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	£ 369 over 3 years	£ 369 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 597**	**£ 597**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 114 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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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, you home currently produces approximately 0.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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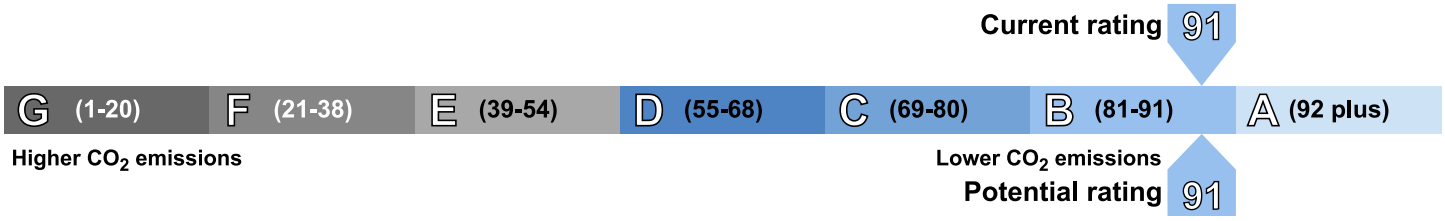


Your home's heat demand

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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0018-1014-7328-1327-1924
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

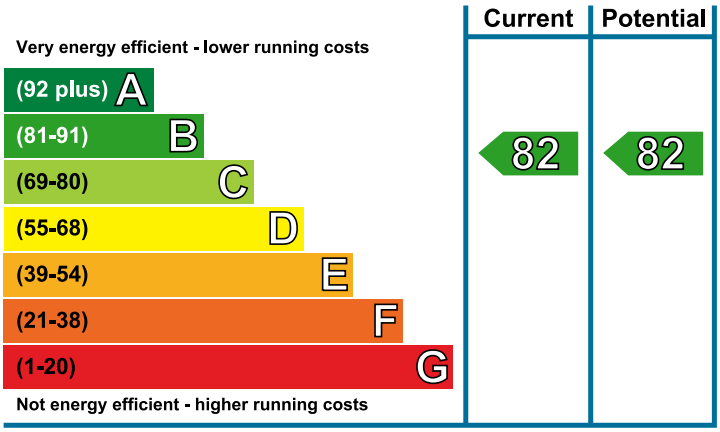
Estimated energy costs of dwelling for 3 years:	**£ 597**

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	£ 369 over 3 years	£ 369 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 597**	**£ 597**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 114 kWh/m² per year

Low and zero carbon energy sources

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- Combined heat and power

Recommendations

None.

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

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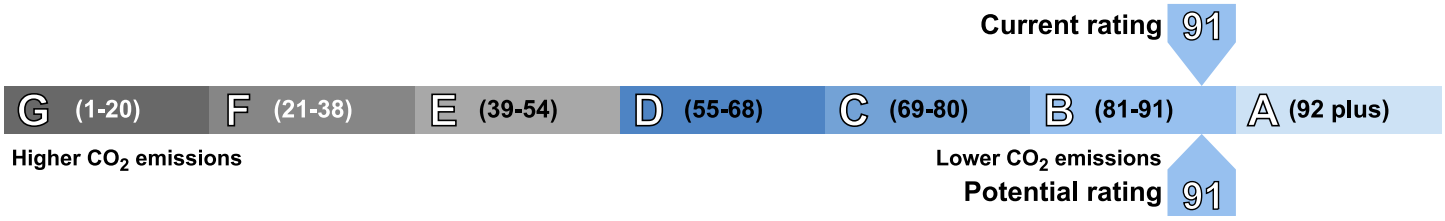

Your home's heat demand

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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0218-4014-7328-1227-1980
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

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Estimated energy costs of dwelling for 3 years:	**£ 597**

Estimated energy costs of this home

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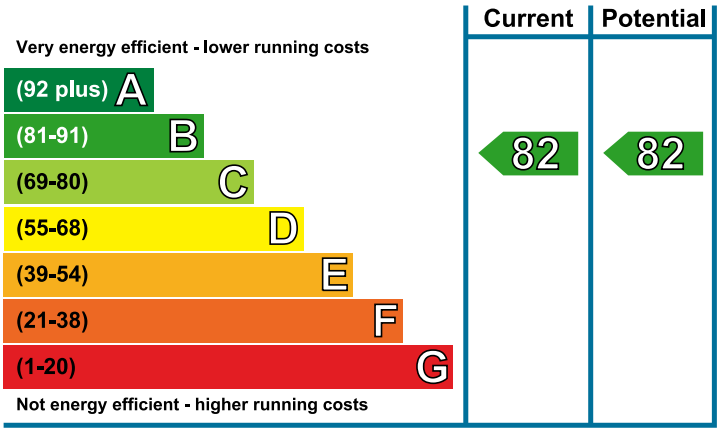
Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
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Main heating	Room heaters, electric	—
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Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m³/h.m² (assessed average)	★★★★☆

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Current primary energy use per square metre of floor area: 114 kWh/m² per year

Low and zero carbon energy sources

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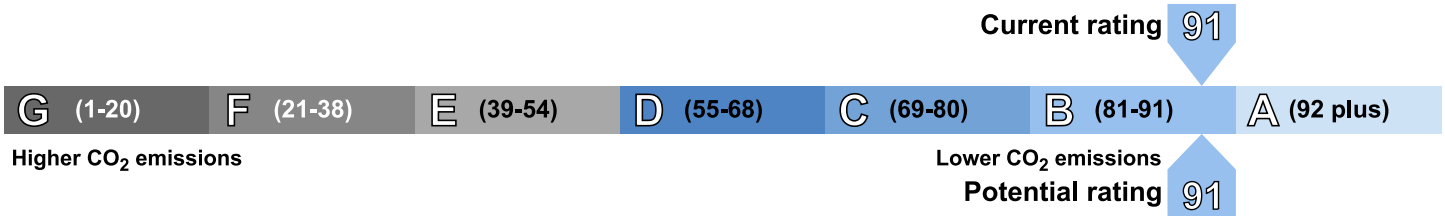

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Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	8717-7138-1130-6201-4906
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

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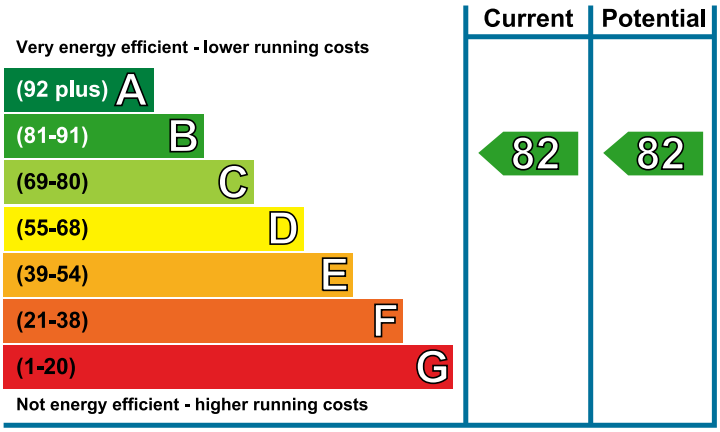
Energy Efficiency Rating



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Main heating	Room heaters, electric	—
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Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 6.9 m³/h.m² (assessed average)	★★★★☆

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Recommendations

None.

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E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

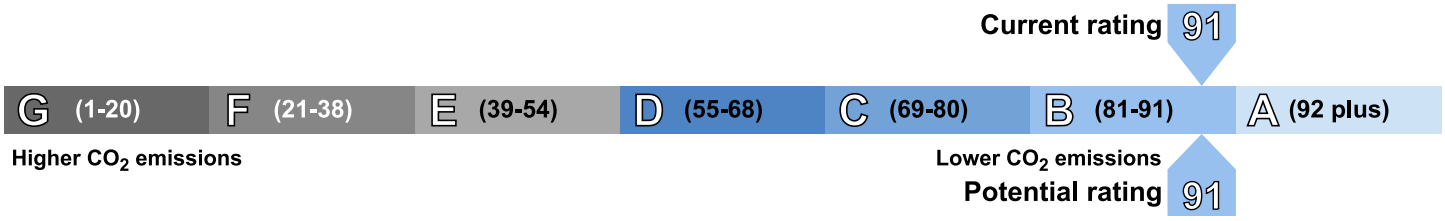
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you 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 (CO_2) 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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	8107-7138-1140-1241-4906
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

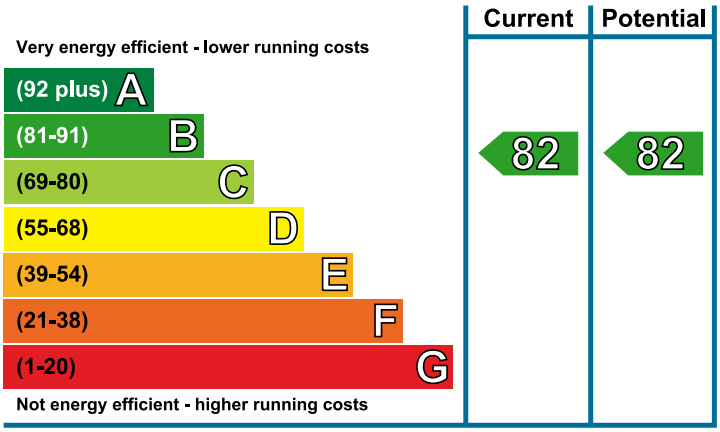
Estimated energy costs of dwelling for 3 years:	**£ 597**

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	£ 369 over 3 years	£ 369 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 597**	**£ 597**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 114 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

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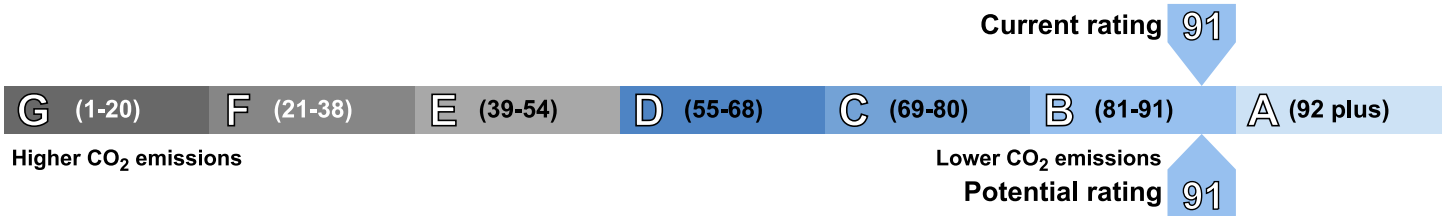
About the impact of buildings on the environment

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, you 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 (CO_2) 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)	429
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	8407-6111-4239-8107-3873
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	19 m²

Use this document to:

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

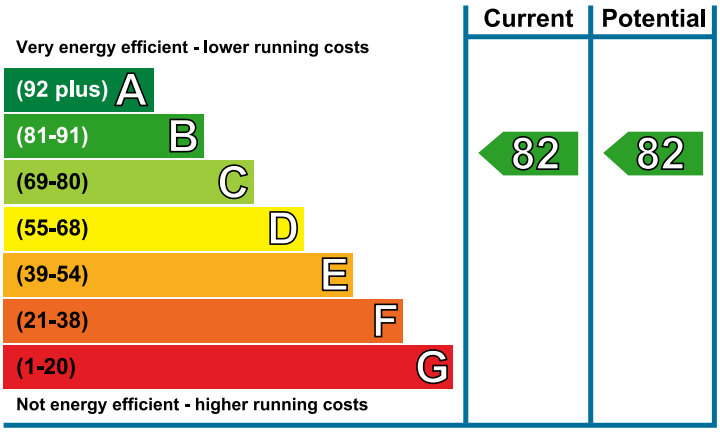
Estimated energy costs of dwelling for 3 years:	**£ 609**

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	£ 381 over 3 years	£ 381 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 609**	**£ 609**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.19 W/m²K	★★★★☆
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 m³/h.m² (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: 118 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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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

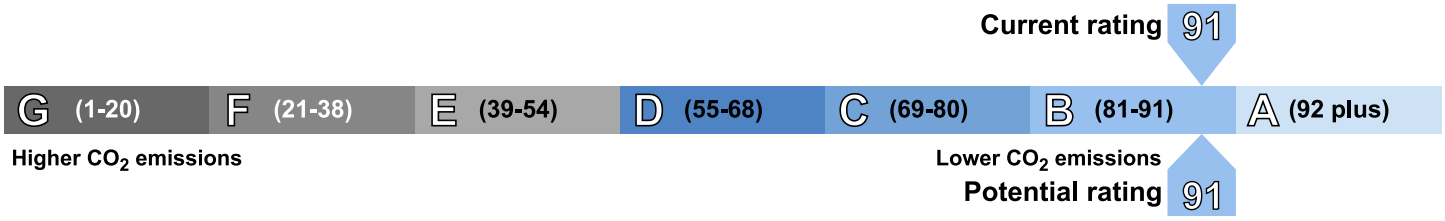
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you 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 (CO_2) 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)	453
Water heating (kWh per year)	1,659

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0117-3821-7185-9107-7435
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	16 m²

Use this document to:

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

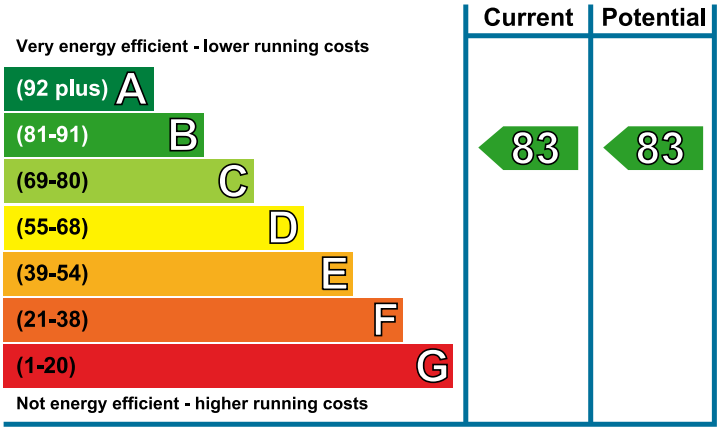
Estimated energy costs of dwelling for 3 years:	**£ 570**

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	£ 348 over 3 years	£ 348 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	**£ 570**	**£ 570**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 m³/h.m² (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: 121 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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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

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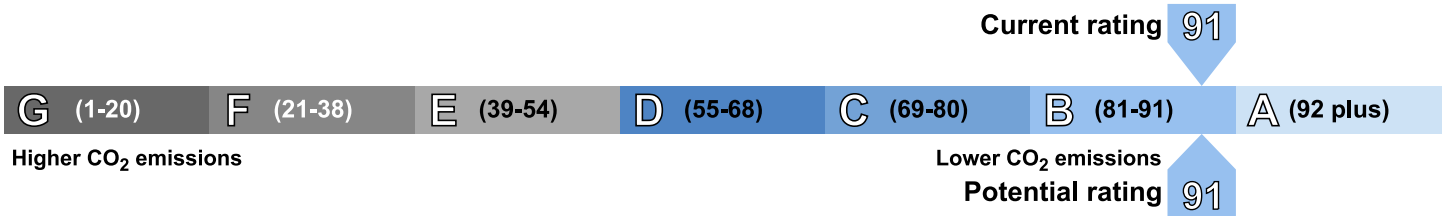
About the impact of buildings on the environment

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, you 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 (CO_2) 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)	380
Water heating (kWh per year)	1,654

Energy Performance Certificate

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

Dwelling type:	Mid-floor flat	**Reference number:**	0814-3821-7186-9107-0411
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	29 m²

Use this document to:

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

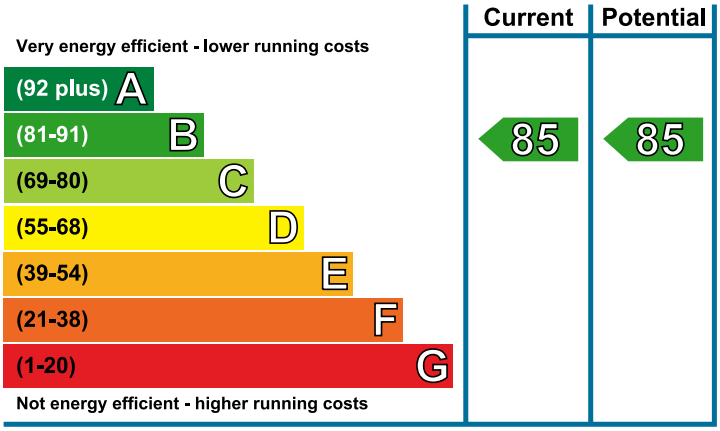
Estimated energy costs of dwelling for 3 years:	**£ 576**

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
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 m³/h.m² (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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Assessor's name:	Mr. John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, you home currently produces approximately 0.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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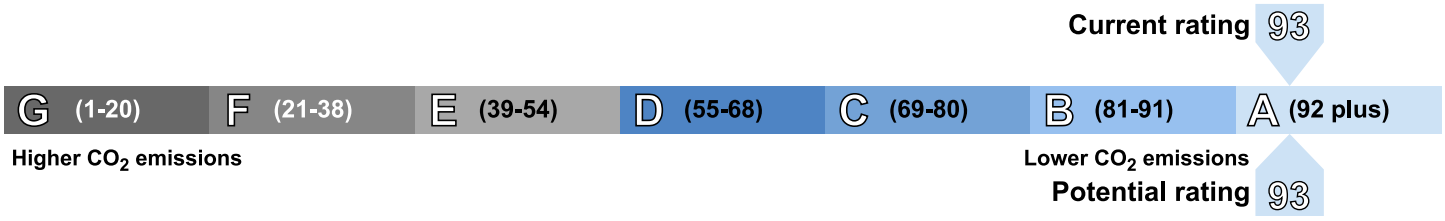


Your home's heat demand

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

Energy Performance Certificate

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

Dwelling type:	Mid-floor flat	**Reference number:**	8177-7138-1160-9281-4906
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	194 m²

Use this document to:

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

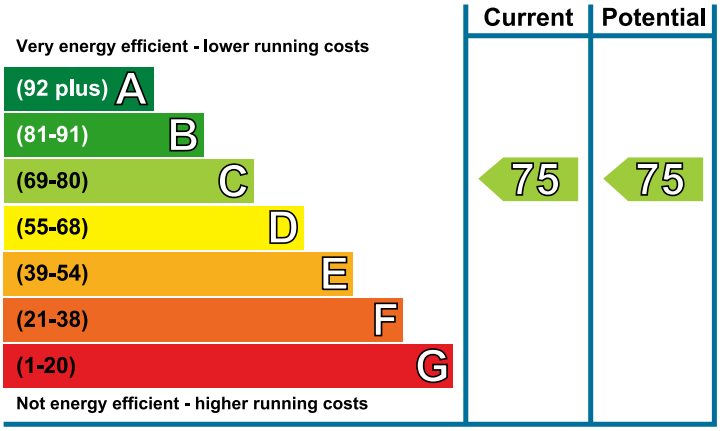
Estimated energy costs of dwelling for 3 years:	**£ 3,231**

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	£ 2,739 over 3 years	£ 2,739 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 3,231**	**£ 3,231**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.19 W/m²K	★★★★☆
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 m³/h.m² (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: 106 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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Phone number:	01248 362576
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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, you home currently produces approximately 3.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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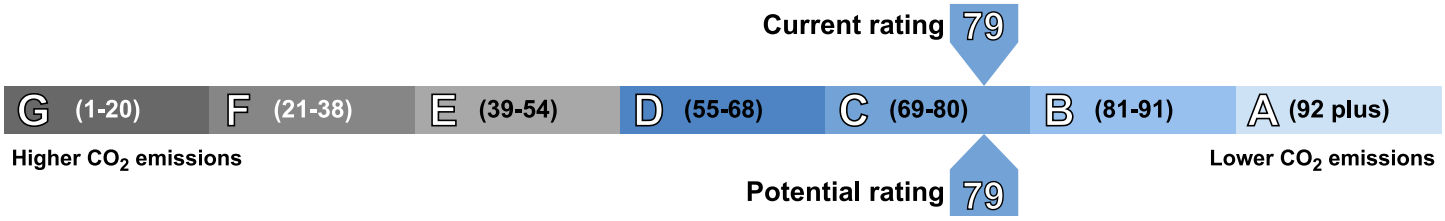


Your home's heat demand

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)	5,819
Water heating (kWh per year)	2,398

Energy Performance Certificate

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

Dwelling type:	Mid-floor flat	**Reference number:**	0213-3821-7187-9107-5421
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	159 m²

Use this document to:

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

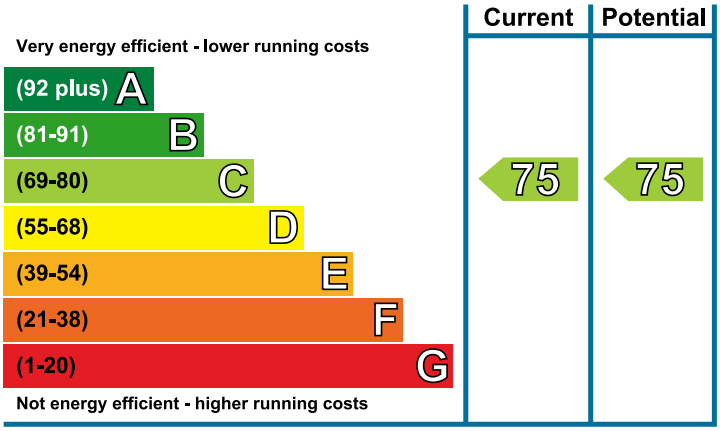
Estimated energy costs of dwelling for 3 years:	**£ 2,715**

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
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 m³/h.m² (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.

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

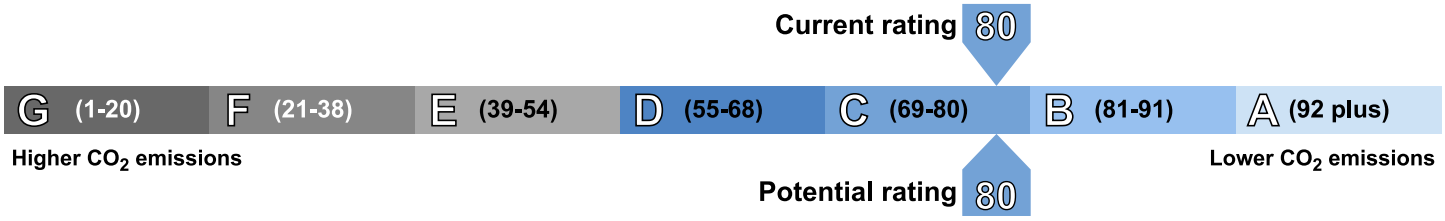
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you 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 (CO_2) 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

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

Dwelling type:	Top-floor flat	**Reference number:**	8408-7111-7239-5107-1873
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	179 m²

Use this document to:

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

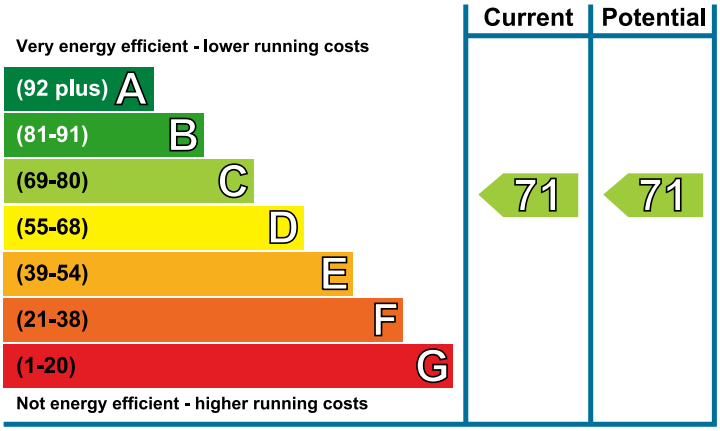
Estimated energy costs of dwelling for 3 years:	**£ 3,534**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	Not applicable
Heating	£ 3,051 over 3 years	£ 3,051 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 3,534**	**£ 3,534**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 4.1 m³/h.m² (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: 127 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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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

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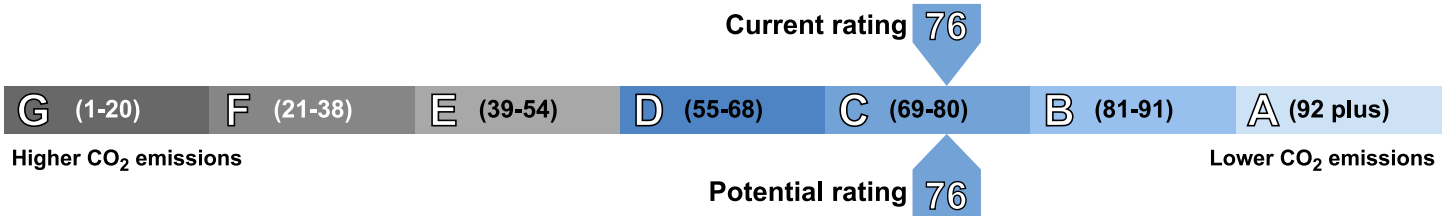
About the impact of buildings on the environment

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, you home currently produces approximately 4.1 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 (CO_2) 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)	6,554
Water heating (kWh per year)	2,391

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0414-3821-7188-9107-7475
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	169 m²

Use this document to:

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

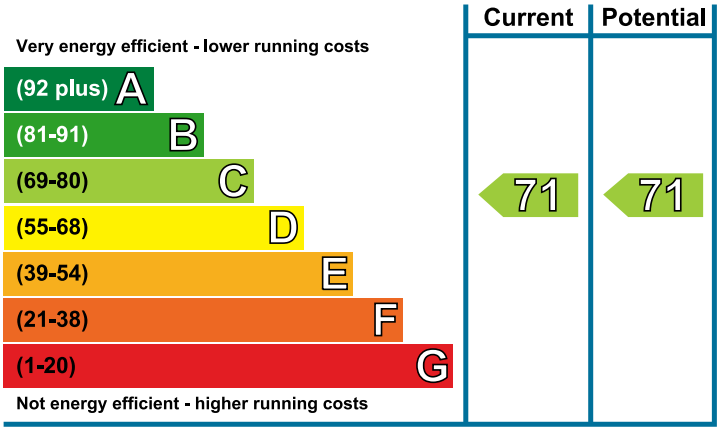
Estimated energy costs of dwelling for 3 years:	**£ 3,342**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	Not applicable
Heating	£ 2,865 over 3 years	£ 2,865 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 3,342**	**£ 3,342**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 6.5 m³/h.m² (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: 127 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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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

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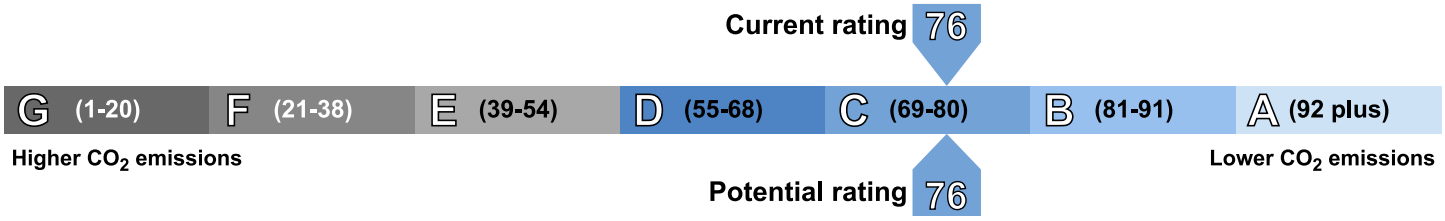
About the impact of buildings on the environment

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, you home currently produces approximately 3.9 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 (CO_2) 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)	6,131
Water heating (kWh per year)	2,385

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0718-9014-7388-1527-1974
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	179 m²

Use this document to:

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

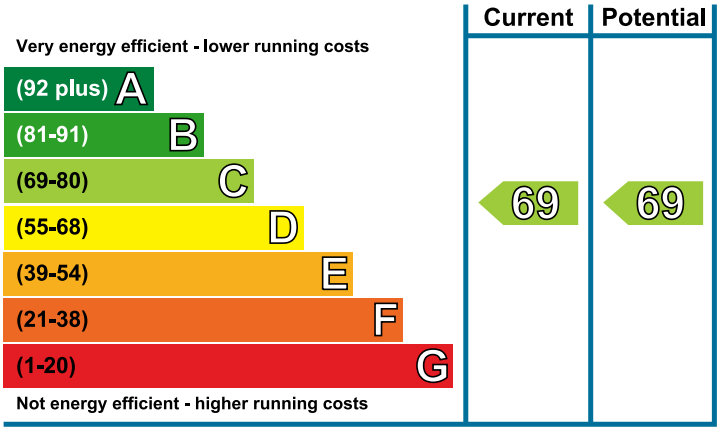
Estimated energy costs of dwelling for 3 years:	**£ 3,756**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	Not applicable
Heating	£ 3,273 over 3 years	£ 3,273 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 3,756**	**£ 3,756**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 6.5 m³/h.m² (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: 136 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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Assessor's name:	Mr. John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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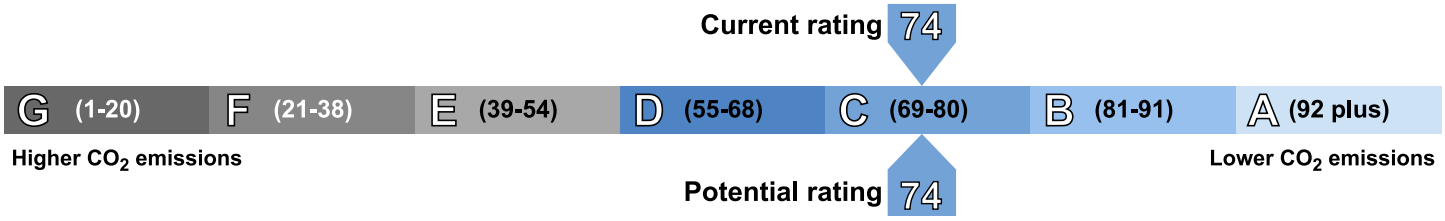
About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, you home currently produces approximately 4.4 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 (CO_2) 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)	7,073
Water heating (kWh per year)	2,391

Energy Performance Certificate

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

Dwelling type:	Top-floor flat	**Reference number:**	0411-3821-7189-9107-5401
Date of assessment:	09 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	09 August 2013	**Total floor area:**	169 m²

Use this document to:

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

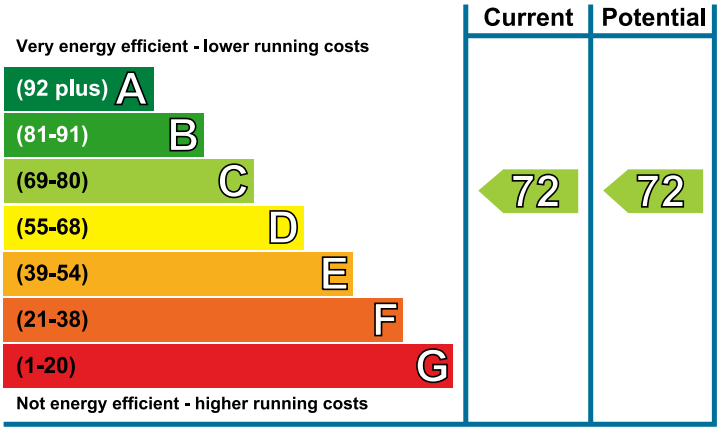
Estimated energy costs of dwelling for 3 years:	**£ 3,231**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	Not applicable
Heating	£ 2,754 over 3 years	£ 2,754 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 3,231**	**£ 3,231**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	Average thermal transmittance 0.16 W/m²K	★★★★☆
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 6.5 m³/h.m² (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: 122 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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Assessor's name:	Mr. John Rigby
Phone number:	01248 362576
E-mail address:	john.rigby@watkinjones.com
Related party disclosure:	No related party

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, you home currently produces approximately 3.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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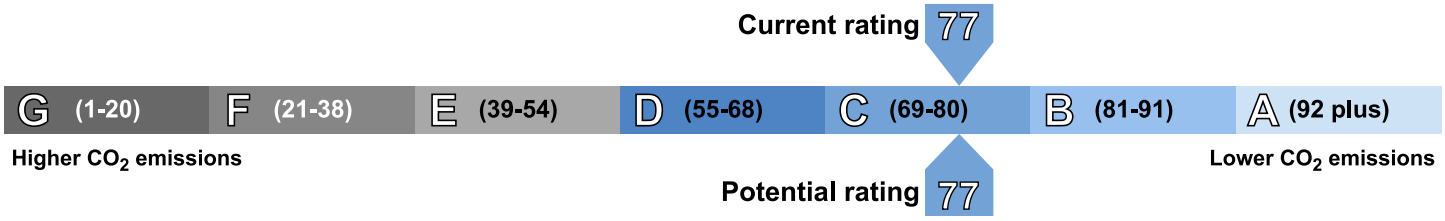


Your home's heat demand

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)	5,873
Water heating (kWh per year)	2,385

Energy Performance Certificate

B01 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0411-3825-7489-9107-2385
Date of assessment:	05 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	05 August 2013	**Total floor area:**	33 m²

Use this document to:

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

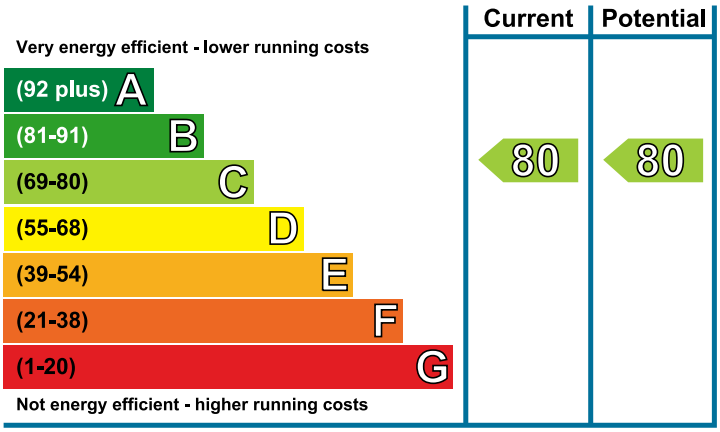
Estimated energy costs of dwelling for 3 years:	**£ 837**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	Not applicable
Heating	£ 570 over 3 years	£ 570 over 3 years	
Hot Water	£ 189 over 3 years	£ 189 over 3 years	
Totals	**£ 837**	**£ 837**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.22 W/m²K	★★★★☆
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 4.5 m³/h.m² (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: 115 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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Assessor's name: Mr. John Rigby
Phone number: 01248 362576
E-mail address: john.rigby@watkinjones.com
Related party disclosure: No related party

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, you home currently produces approximately 0.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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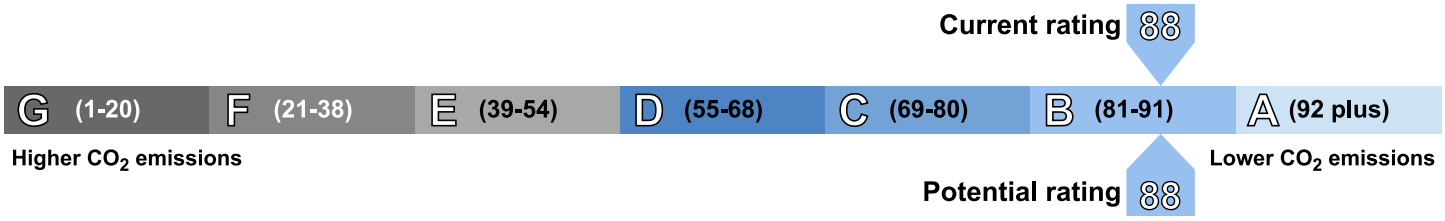


Your home's heat demand

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)	863
Water heating (kWh per year)	1,742

Energy Performance Certificate

B02 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0158-3043-7398-1027-1960
Date of assessment:	05 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	05 August 2013	**Total floor area:**	18 m²

Use this document to:

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

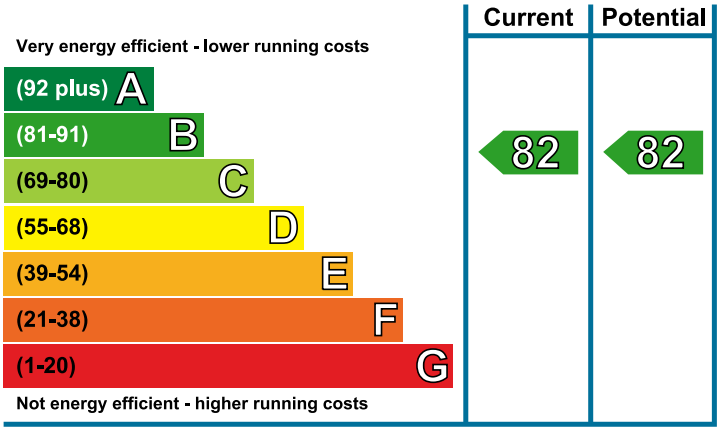
Estimated energy costs of dwelling for 3 years:	**£ 588**

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	£ 366 over 3 years	£ 366 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	**£ 588**	**£ 588**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.22 W/m²K	★★★★☆
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 4.5 m³/h.m² (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: 118 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

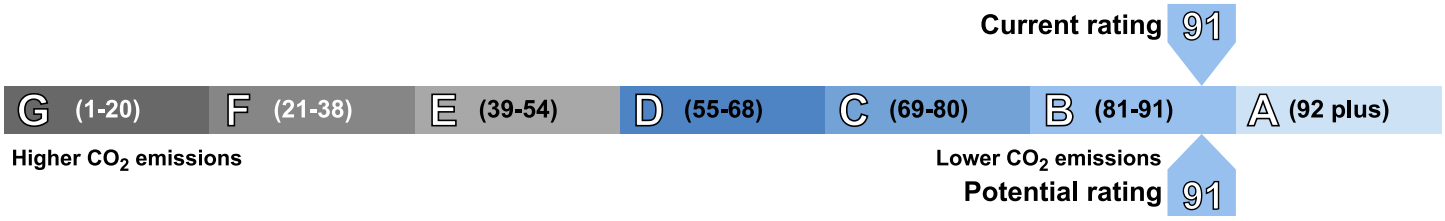
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you 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 (CO_2) 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)	410
Water heating (kWh per year)	1,657

Energy Performance Certificate

B03 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0158-2053-7308-1027-1910
Date of assessment:	05 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	05 August 2013	**Total floor area:**	19 m²

Use this document to:

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

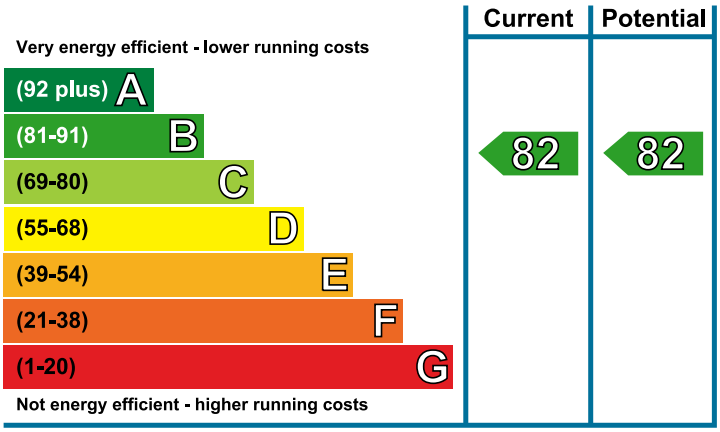
Estimated energy costs of dwelling for 3 years:	**£ 621**

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	£ 393 over 3 years	£ 393 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 621**	**£ 621**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.22 W/m²K	★★★★☆
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 4.1 m³/h.m² (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: 124 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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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

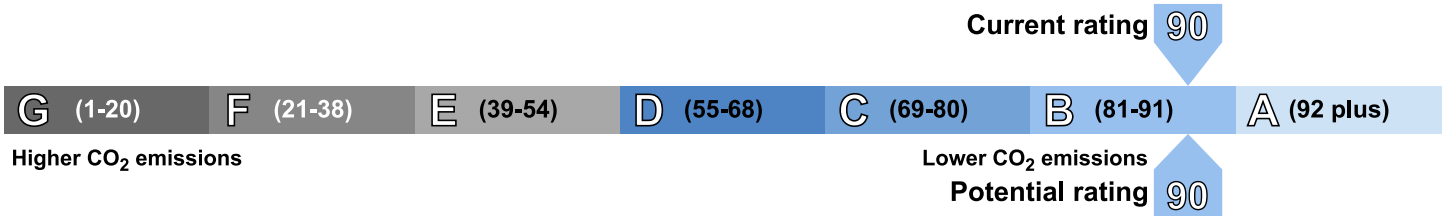
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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, you home currently produces approximately 0.5 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 (CO_2) 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)	474
Water heating (kWh per year)	1,659

Energy Performance Certificate

B04 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0714-3825-7580-9107-6321
Date of assessment:	05 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	05 August 2013	**Total floor area:**	22 m²

Use this document to:

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

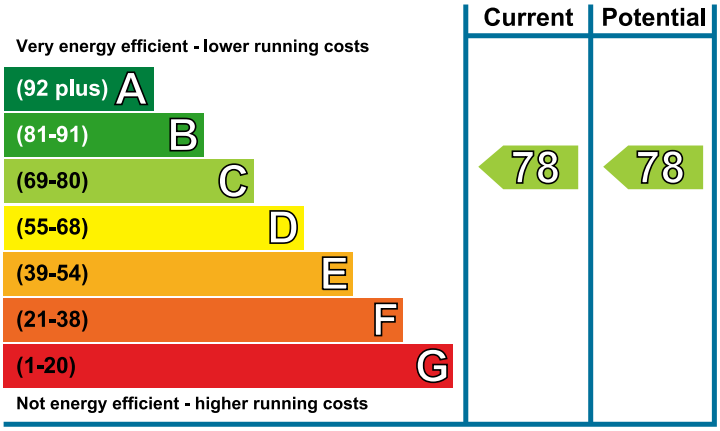
Estimated energy costs of dwelling for 3 years:	**£ 792**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 54 over 3 years	£ 54 over 3 years	Not applicable
Heating	£ 558 over 3 years	£ 558 over 3 years	
Hot Water	£ 180 over 3 years	£ 180 over 3 years	
Totals	**£ 792**	**£ 792**	

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



The graph shows the current energy efficiency of your home.

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

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.23 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.22 W/m²K	★★★★☆
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 6.3 m³/h.m² (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: 163 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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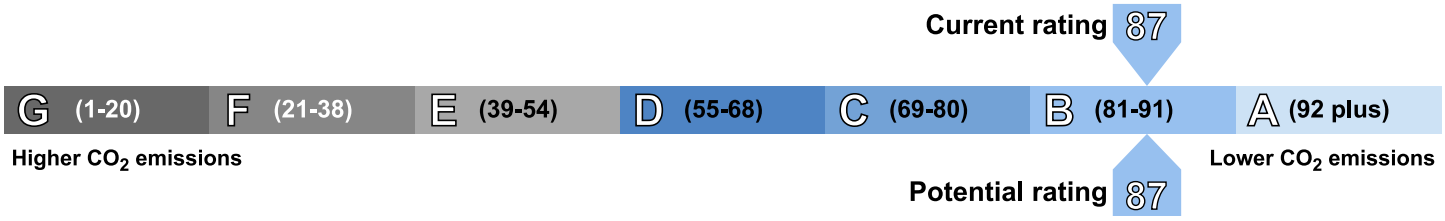

Your home's heat demand

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)	842
Water heating (kWh per year)	1,669