Energy Performance Certificate

B05 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0658-6053-7338-1727-1904
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

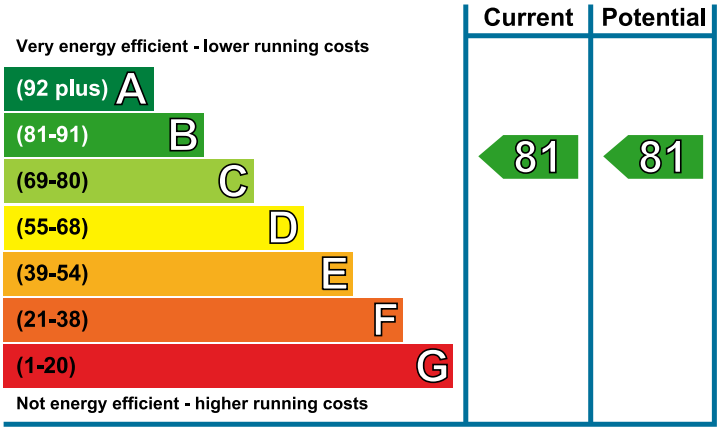
Estimated energy costs of dwelling for 3 years:	**£ 624**

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	£ 402 over 3 years	£ 402 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	**£ 624**	**£ 624**	

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 4.6 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: 132 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

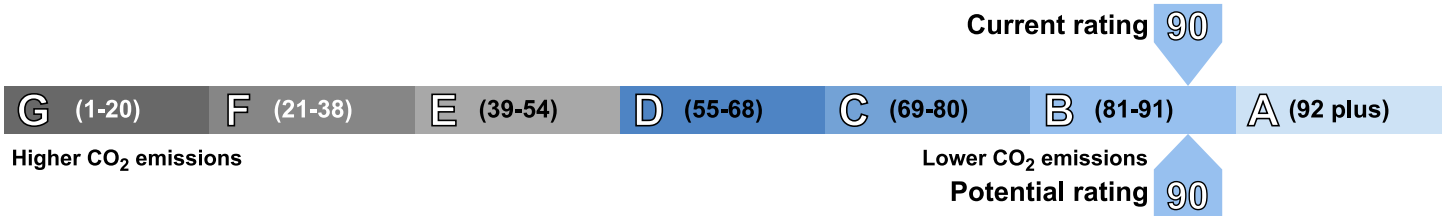
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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 0.5 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)	492
Water heating (kWh per year)	1,657

Energy Performance Certificate

B06 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Basement flat	**Reference number:**	0758-2053-7338-1427-1964
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

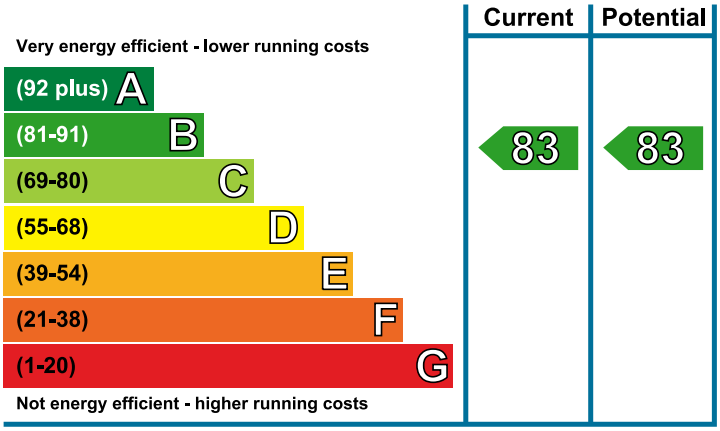
Estimated energy costs of dwelling for 3 years:	**£ 552**

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	£ 330 over 3 years	£ 330 over 3 years	
Hot Water	£ 177 over 3 years	£ 177 over 3 years	
Totals	**£ 552**	**£ 552**	

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 4.0 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: 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.

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Assessor's name:	Mr. John Rigby
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Related party disclosure:	No related party

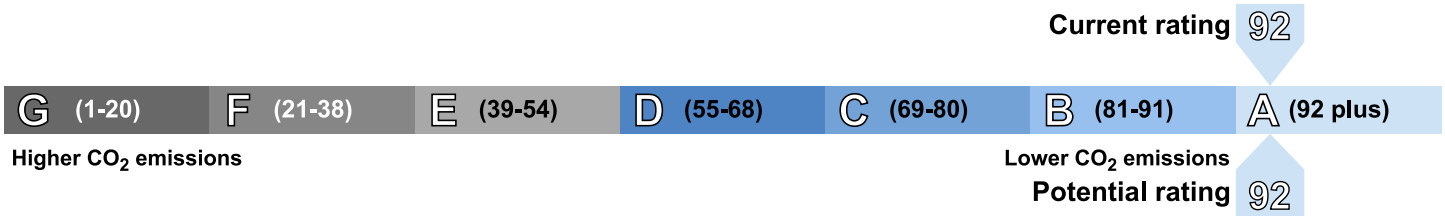
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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)	330
Water heating (kWh per year)	1,657

Energy Performance Certificate

G01 Glassyard Building, 7a Stockwell Green, LONDON, SW9 9JF

Dwelling type:	Mid-floor flat	**Reference number:**	8267-7138-1540-4236-3902
Date of assessment:	06 August 2013	**Type of assessment:**	SAP, new dwelling
Date of certificate:	06 August 2013	**Total floor area:**	175 m²

Use this document to:

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

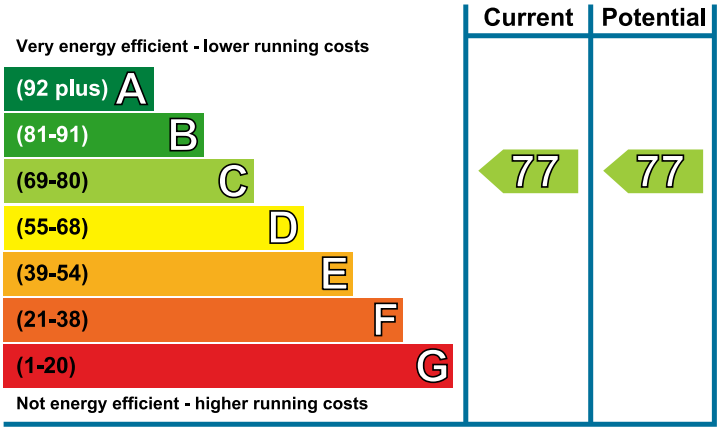
Estimated energy costs of dwelling for 3 years:	**£ 2,730**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 2,244 over 3 years	£ 2,244 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	**£ 2,730**	**£ 2,730**	

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 0.20 W/m²K	★★★★★
Roof	(other premises above)	—
Floor	(other premises below)	—
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
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: 97 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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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.

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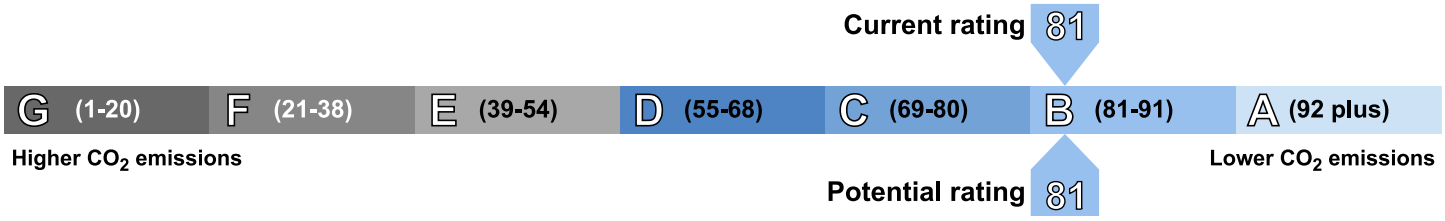

Your home's heat demand

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)	4,656
Water heating (kWh per year)	2,389