HM Government

Apartment 3, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Mid-floor flat	
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 0051-3899-7383-9608-2875 SAP, new dwelling 74 m²

£ 909

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:

Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 162 over 3 years	£ 162 over 3 years		
Heating	£ 543 over 3 years	£ 543 over 3 years	Not applicable	
Hot Water	£ 204 over 3 years	£ 204 over 3 years	Not applicable	
Totals	£ 909	£ 909		

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

Energy Efficiency Rating



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 0.18 W/m ² K	****
Roof	(other premises above)	-
Floor	(other premises below)	-
Windows	High performance glazing	****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	****
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 51 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:

- Micro-CHP
- Community heat pump

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)	1,320
Water heating (kWh per year)	1,693

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 3, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 0051-3899-7383-9608-2875

About this document and the data in it

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Assessor's accreditation number:	STRO018096
Assessor's name:	Vitaliy Troyan
Phone number:	02075353100
E-mail address:	vitaliy.troyan@hurleypalmerflatt.com
Related party disclosure:	No related party

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

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

About the impact of buildings on the environment

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

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



HM Government

Apartment 6, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Mid-floor flat	
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 0455-3899-7382-9608-9875 SAP, new dwelling 74 m²

£ 879

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:

Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 162 over 3 years	£ 162 over 3 years		
Heating	£ 513 over 3 years	£ 513 over 3 years	Not applicable	
Hot Water	£ 204 over 3 years	£ 204 over 3 years		
Totals	£ 879	£ 879		

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

Energy Efficiency Rating



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 0.18 W/m ² K	****
Roof	(other premises above)	-
Floor	(other premises below)	-
Windows	High performance glazing	****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	****
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 49 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:

- Micro-CHP
- Community heat pump

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)	1,121	
Water heating (kWh per year)	1,693	

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 6, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 0455-3899-7382-9608-9875

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



HM Government

Apartment 8, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Top-floor flat		
Date of assessment:	01	August 2018	
Date of certificate:	04	October 2018	

Reference number: Type of assessment: Total floor area: 0498-3038-7328-5798-6934 SAP, new dwelling 71 m²

£ 1,062

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:

Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 156 over 3 years	£ 156 over 3 years		
Heating	£ 660 over 3 years	£ 660 over 3 years	Not applicable	
Hot Water	£ 246 over 3 years	£ 246 over 3 years		
Totals	£ 1,062	£ 1,062		

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

Energy Efficiency Rating



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 0.16 W/m ² K	****
Roof	Average thermal transmittance 0.12 W/m ² K	****
Floor	(other premises below)	—
Windows	High performance glazing	****
Main heating	Community scheme	★★★☆☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	★★★★☆
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 64 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:

- Micro-CHP
- Community heat pump

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)	1,486
Water heating (kWh per year)	2,035

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 8, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 0498-3038-7328-5798-6934

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



HM Government

Apartment 1, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Mid-floor flat	
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 0853-3899-7383-9608-6831 SAP, new dwelling 48 m²

£714

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 429 over 3 years	£ 429 over 3 years	Not applicable
Hot Water	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Totals	£ 714	£ 714	

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

Energy Efficiency Rating



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 0.17 W/m ² K	*****
Roof	(other premises above)	—
Floor	(other premises below)	-
Windows	High performance glazing	*****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	*****
Lighting	Low energy lighting in all fixed outlets	*****
Air tightness	Air permeability 9.5 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: 56 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:

- Micro-CHP
- Community heat pump

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)	771
Water heating (kWh per year)	1,429

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 1, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 0853-3899-7383-9608-6831

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



HM Government

Apartment 2, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:		Mid-floor flat		
Date of assessment:	01	August 2018		
Date of certificate:	04	October 2018		

Reference number: Type of assessment: Total floor area: 0998-1038-7338-5398-6934 SAP, new dwelling 71 m²

£882

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 525 over 3 years	£ 525 over 3 years	Not applicable
Hot Water	£ 201 over 3 years	£ 201 over 3 years	
Totals	£ 882	£ 882	

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

Energy Efficiency Rating



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 0.16 W/m²K	*****
Roof	(other premises above)	-
Floor	(other premises below)	-
Windows	High performance glazing	*****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	*****
Lighting	Low energy lighting in all fixed outlets	*****
Air tightness	Air permeability 9.5 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: 52 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:

- Micro-CHP
- Community heat pump

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)	1,227
Water heating (kWh per year)	1,662

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 2, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 0998-1038-7338-5398-6934

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HM Government

Apartment 4, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Mid-floor flat	
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 0998-6038-7328-5798-6994 SAP, new dwelling 48 m²

£ 702

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 417 over 3 years	£ 417 over 3 years	Not applicable
Hot Water	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Totals	£ 702	£ 702	

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

Energy Efficiency Rating



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 0.17 W/m²K	*****
Roof	(other premises above)	—
Floor	(other premises below)	-
Windows	High performance glazing	****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	*****
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 55 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:

- Micro-CHP
- Community heat pump

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)	697
Water heating (kWh per year)	1,429

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



HM Government

Apartment 5, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Mid	-floor flat	
Date of assessment:	01	August 2018	
Date of certificate:	04	October 2018	B

Reference number: Type of assessment: Total floor area: 8558-7638-5320-7959-8902 SAP, new dwelling 71 m²

£ 849

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 492 over 3 years	£ 492 over 3 years	Not applicable
Hot Water	£ 201 over 3 years	£ 201 over 3 years	
Totals	£ 849	£ 849	

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

Energy Efficiency Rating



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 0.16 W/m²K	****
Roof	(other premises above)	—
Floor	(other premises below)	-
Windows	High performance glazing	****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	****
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 49 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:

- Micro-CHP
- Community heat pump

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)	1,010
Water heating (kWh per year)	1,662

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 5, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 8558-7638-5320-7959-8902

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

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

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Assessor's accreditation number:	STRO018096
Assessor's name:	Vitaliy Troyan
Phone number:	02075353100
E-mail address:	vitaliy.troyan@hurleypalmerflatt.com
Related party disclosure:	No related party

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About the impact of buildings on the environment

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

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



HM Government

Apartment 9, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Top-floor flat	
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 8698-7638-5320-1969-8902 SAP, new dwelling 74 m²

£ 978

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 612 over 3 years	£ 612 over 3 years	Not applicable
Hot Water	£ 204 over 3 years	£ 204 over 3 years	
Totals	£ 978	£ 978	

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

Energy Efficiency Rating



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 0.18 W/m²K	****
Roof	Average thermal transmittance 0.12 W/m ² K	****
Floor	(other premises below)	-
Windows	High performance glazing	****
Main heating	Community scheme	★★★ ☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★ ★☆
Secondary heating	None	-
Hot water	Community scheme with CHP	****
Lighting	Low energy lighting in all fixed outlets	****
Air tightness	Air permeability 9.5 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: 55 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:

- Micro-CHP
- Community heat pump

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)	1,778
Water heating (kWh per year)	1,693

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 9, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 8698-7638-5320-1969-8902

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Assessor's accreditation number:	STRO018096
Assessor's name:	Vitaliy Troyan
Phone number:	02075353100
E-mail address:	vitaliy.troyan@hurleypalmerflatt.com
Related party disclosure:	No related party

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About the impact of buildings on the environment

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

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



HM Government

Apartment 7, 14, Tinworth Street, LONDON, SE11 5AL

Dwelling type:	Тор	-floor flat
Date of assessment:	01	August 2018
Date of certificate:	04	October 2018

Reference number: Type of assessment: Total floor area: 8804-7695-2939-5307-7883 SAP, new dwelling 48 m²

£ 765

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:

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 480 over 3 years	£ 480 over 3 years	Not applicable
Hot Water	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Totals	£ 765	£ 765	

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

Energy Efficiency Rating



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 0.17 W/m²K	*****
Roof	Average thermal transmittance 0.12 W/m²K	*****
Floor	(other premises below)	-
Windows	High performance glazing	*****
Main heating	Community scheme	★★★★☆
Main heating controls	Charging system linked to use of community heating, Trvs	★★★★☆
Secondary heating	None	—
Hot water	Community scheme with CHP	*****
Lighting	Low energy lighting in all fixed outlets	*****
Air tightness	Air permeability 9.5 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: 61 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:

- Micro-CHP
- Community heat pump

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)	1,104
Water heating (kWh per year)	1,429

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

Apartment 7, 14, Tinworth Street, LONDON, SE11 5AL 04 October 2018 RRN: 8804-7695-2939-5307-7883

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HM Government

Non-Domestic Building

STUDENT RESIDENTIAL BLOCK Spring Mews Fresh Student Living 10 Tinworth Street LONDON SE11 5EH **Certificate Reference Number:** 0591-0035-2429-8607-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel:Grid Supplied ElectricityBuilding environment:Air ConditioningTotal useful floor area (m²):11134Building complexity (NOS level):5Building emission rate (kgCO2/m²):27.57

Benchmarks

Buildings similar to this one could have ratings as follows:

45 120 If newly built

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.		
Assessment Software:	TAS v9.2.1 using calculation engine TAS v9.2.1	
Property Reference:	982410620001	
Assessor Name:	Paul Bacon	
Assessor Number:	LCEA005469	
Accreditation Scheme:	CIBSE	
Employer/Trading Name:	E.D.S.L	
Employer/Trading Address:	13-14 Cofferidge Close, Stony Stratford, Milton Keynes, MK11 1BY	
Issue Date:	23 Mar 2015	
Valid Until:	22 Mar 2025 (unless superseded by a later certificate)	
Related Party Disclosure:	Not related to the owner.	

Recommendations for improving the property are contained in Report Reference Number: 0070-9941-0425-2561-0080

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

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.