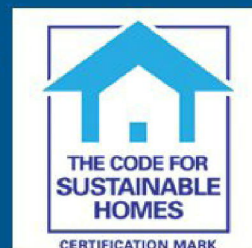


THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

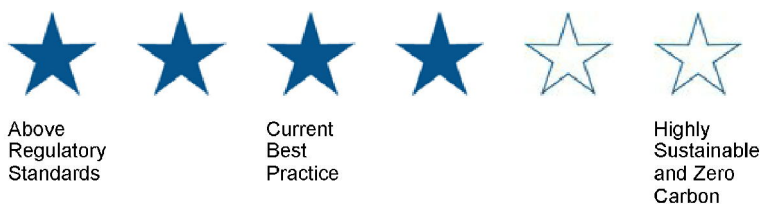
(Issued at the Post Construction Stage)



ISSUED TO:

**1 Garden Building 50 St Edmund's Terrace,
London,
Greater London, NW8 7QN**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Yasmina Mikhael

Assessor Organisation
RES Design Long & Partners

Client
Regent's Park Estates Ltd

Developer
CIT Real Estate Partners LLP

Architect
Squire & Partners

Certificate Number
BRE-00029140-PC-001-00-0013

Date
15 July 2015

Signed for and on behalf of BRE Global Ltd



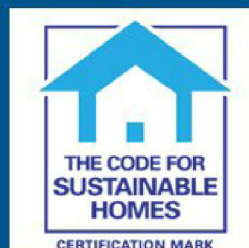
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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00029140-PC-001-00-0013

Score: 73

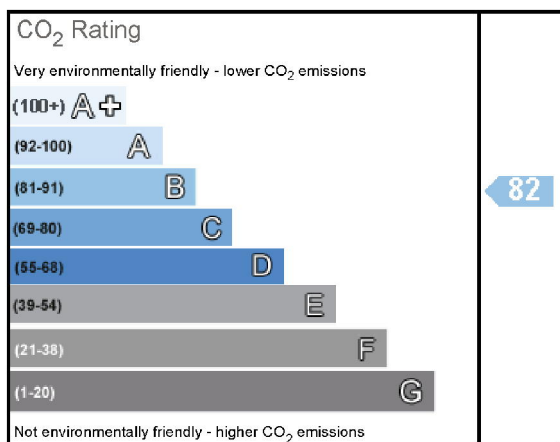
What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored			What is covered in the category									
Category	Percentage of Category Score attained	Percentage of Category Score attained										
		10		20	30	40	50	60	70	80	90	100
Energy	50	[Bar chart showing 50% attainment]										Energy efficiency and CO ₂ saving measures
Water	83	[Bar chart showing 83% attainment]										Internal and external water saving measures
Materials	54	[Bar chart showing 54% attainment]										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	75	[Bar chart showing 75% attainment]										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	[Bar chart showing 100% attainment]										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	25	[Bar chart showing 25% attainment]										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100	[Bar chart showing 100% attainment]										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	[Bar chart showing 100% attainment]										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	88	[Bar chart showing 88% attainment]										Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.

The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste.

The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number.

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EPC Number:0830-3863-7863-9595-3851