Energy Performance Certificate

HM Government

Flat 3, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	0058-8070-7385-4553-2924
Date of assessment:	05 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	05 May 2017	**Total floor area:**	75 m²

Use this document to:

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

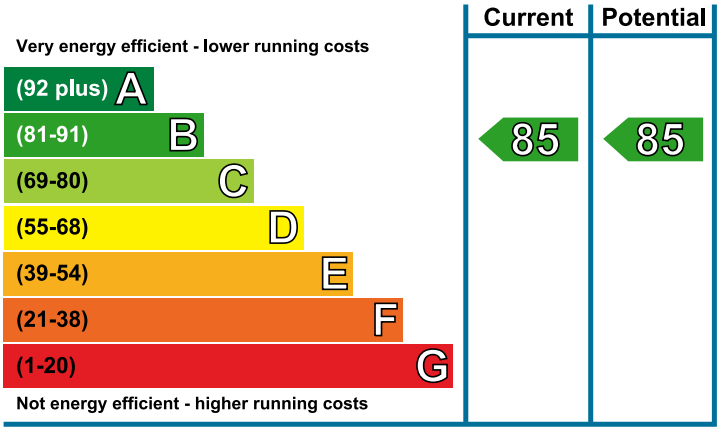
Estimated energy costs of dwelling for 3 years:	**£ 915**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 501 over 3 years	£ 501 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	**£ 915**	**£ 915**	

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.19 w/m²k	★★★★★
Roof	(other premises above)	—
Floor	Average thermal transmittance 0.15 w/m²k	★★★★★
Windows	High performance glazing	★★★★★
Main heating	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
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: 57 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
- Solar photovoltaics

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)	1,978

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

None.

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 NES. You can obtain contact details of the Accreditation Scheme at www.nesltd.co.uk.

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:	NHER006793
Assessor's name:	Mrs Emily Mansfield
Phone number:	01322 289977
E-mail address:	emily.mansfield@whitecode.co.uk
Related party disclosure:	No related party

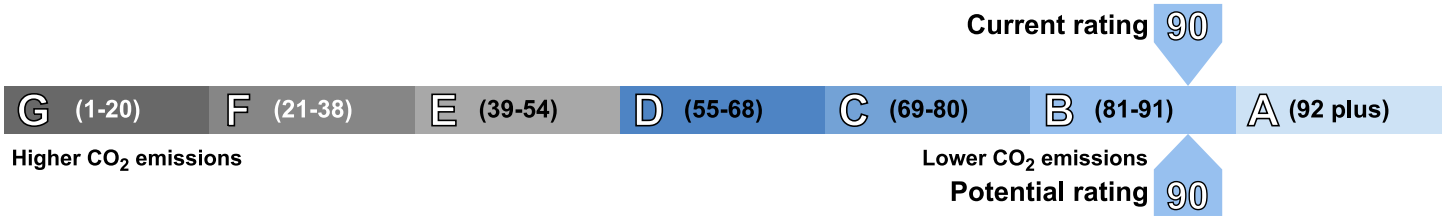
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how 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 0.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 4, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	0944-3856-7758-9293-4035
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	74 m²

Use this document to:

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

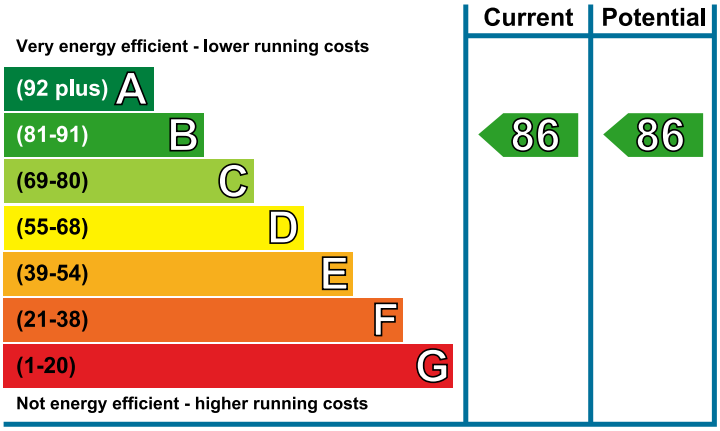
Estimated energy costs of dwelling for 3 years:	**£ 852**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 438 over 3 years	£ 438 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	**£ 852**	**£ 852**	

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	Average thermal transmittance 0.15 w/m²k	★★★★★
Windows	High performance glazing	★★★★★
Main heating	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.2 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:

- Combined heat and power
- Solar photovoltaics

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)	632
Water heating (kWh per year)	1,974

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

None.

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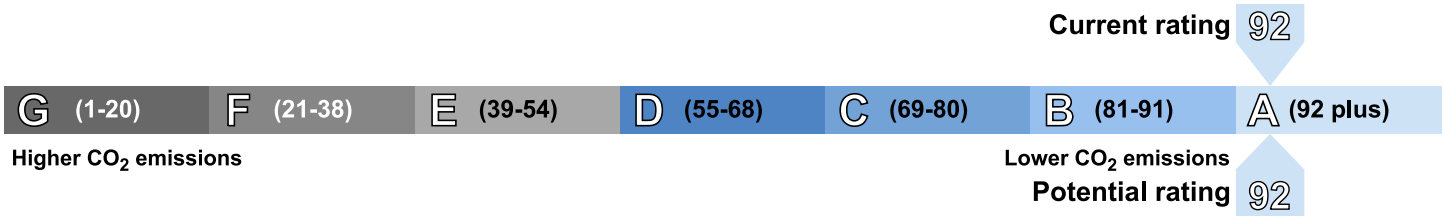
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.7 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 based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 8, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	9968-0070-7385-4353-2974
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	75 m²

Use this document to:

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

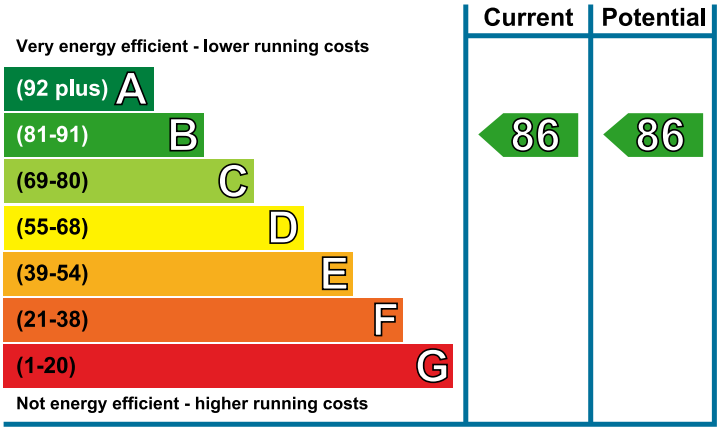
Estimated energy costs of dwelling for 3 years:	**£ 861**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 447 over 3 years	£ 447 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	**£ 861**	**£ 861**	

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.19 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, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.2 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:

- Combined heat and power
- Solar photovoltaics

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)	694
Water heating (kWh per year)	1,978

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

None.

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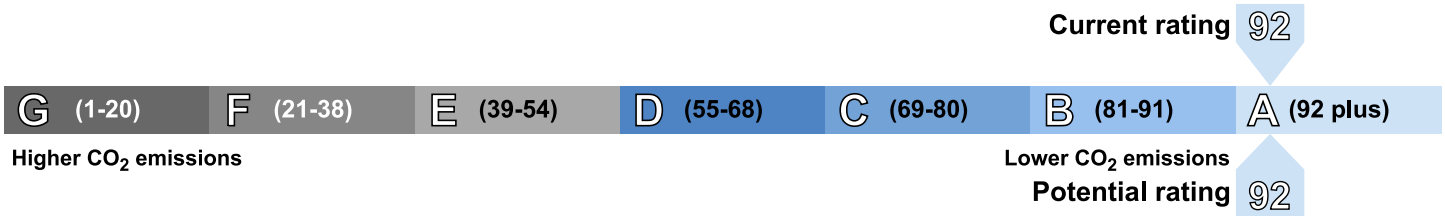
The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 9, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	0747-3850-7758-9293-4085
Date of assessment:	10 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	10 May 2017	**Total floor area:**	74 m²

Use this document to:

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

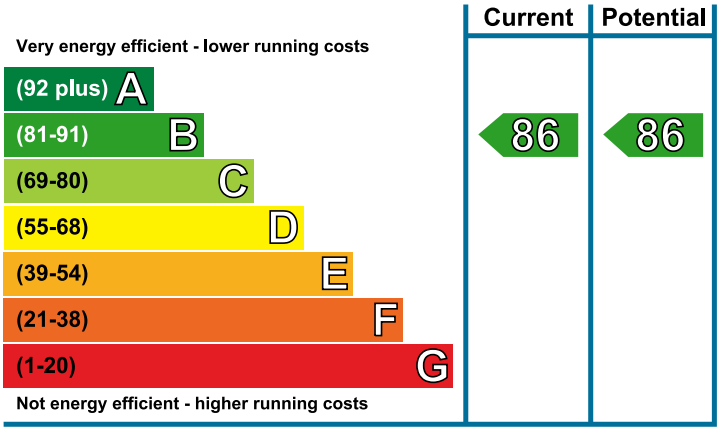
Estimated energy costs of dwelling for 3 years:	**£ 825**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 411 over 3 years	£ 411 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	**£ 825**	**£ 825**	

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).

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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	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 3.9 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: 48 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
- Solar photovoltaics

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)	438
Water heating (kWh per year)	1,974

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

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, your home currently produces approximately 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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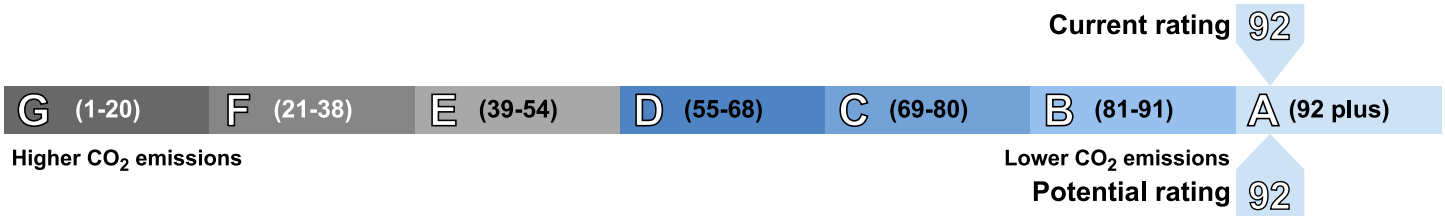


Energy Performance Certificate

HM Government

Flat 10, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	8223-7235-4790-1570-0996
Date of assessment:	10 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	10 May 2017	**Total floor area:**	61 m²

Use this document to:

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

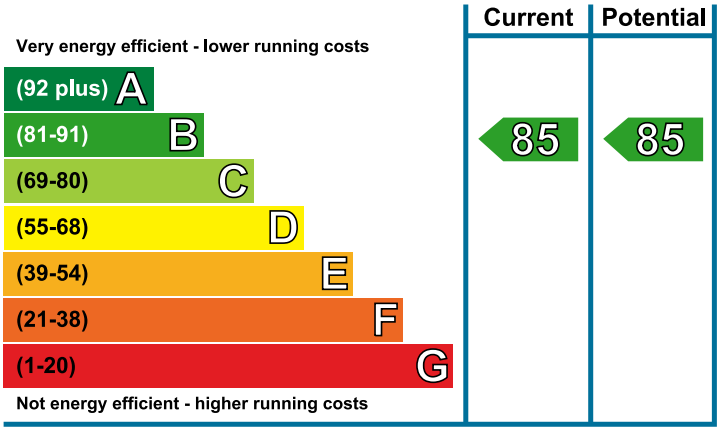
Estimated energy costs of dwelling for 3 years:	**£ 801**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	Not applicable
Heating	£ 429 over 3 years	£ 429 over 3 years	
Hot Water	£ 243 over 3 years	£ 243 over 3 years	
Totals	**£ 801**	**£ 801**	

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).

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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	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 3.6 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: 57 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
- Solar photovoltaics

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)	674
Water heating (kWh per year)	1,849

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

None.

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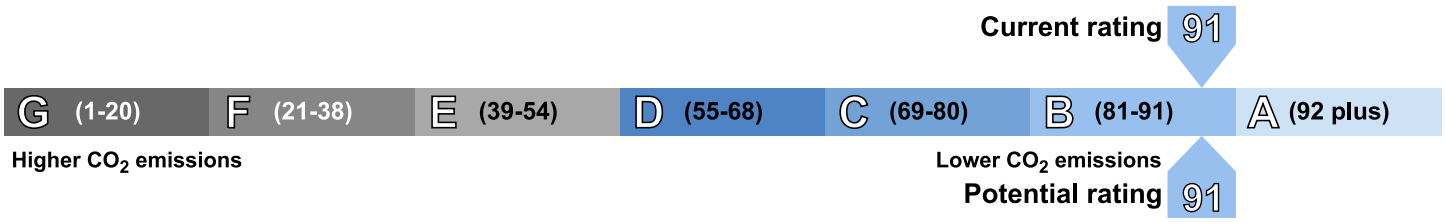
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 11, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	0744-3856-7759-9293-3081
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	71 m²

Use this document to:

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

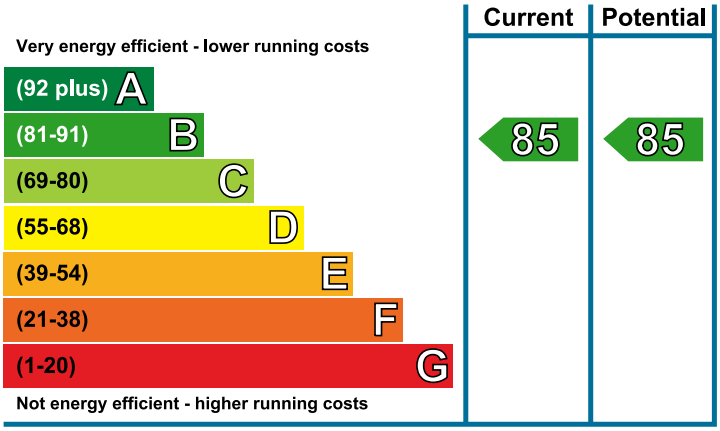
Estimated energy costs of dwelling for 3 years:	**£ 837**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 435 over 3 years	£ 435 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 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 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.4 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:

- Combined heat and power
- Solar photovoltaics

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)	636
Water heating (kWh per year)	1,948

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

None.

About this document and the data in it

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Assessor's accreditation number:	NHER006793
Assessor's name:	Mrs Emily Mansfield
Phone number:	01322 289977
E-mail address:	emily.mansfield@whitecode.co.uk
Related party disclosure:	No related party

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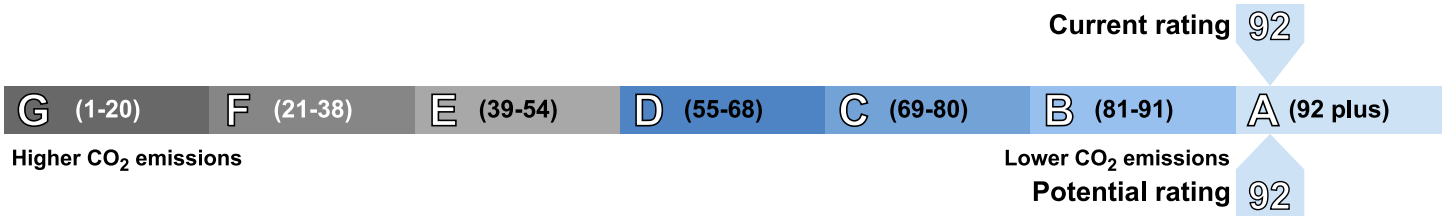
About the impact of buildings on the environment

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 12, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	8813-7235-4790-6556-0996
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	52 m²

Use this document to:

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

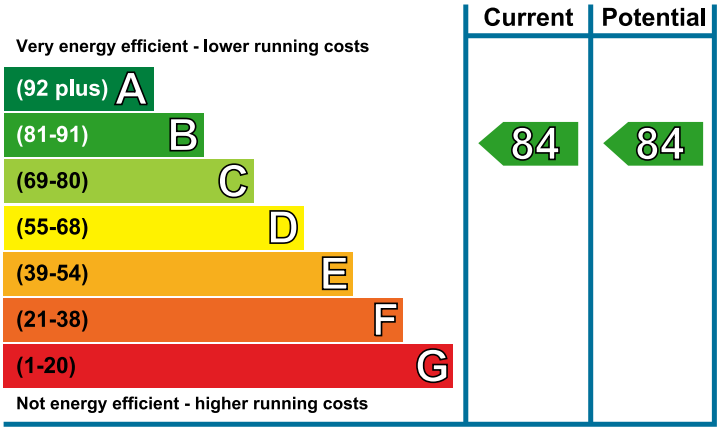
Estimated energy costs of dwelling for 3 years:	**£ 750**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 408 over 3 years	£ 408 over 3 years	
Hot Water	£ 231 over 3 years	£ 231 over 3 years	
Totals	**£ 750**	**£ 750**	

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.19 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, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.3 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:

- Combined heat and power
- Solar photovoltaics

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)	574
Water heating (kWh per year)	1,747

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

None.

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Assessor's accreditation number:	NHER006793
Assessor's name:	Mrs Emily Mansfield
Phone number:	01322 289977
E-mail address:	emily.mansfield@whitecode.co.uk
Related party disclosure:	No related party

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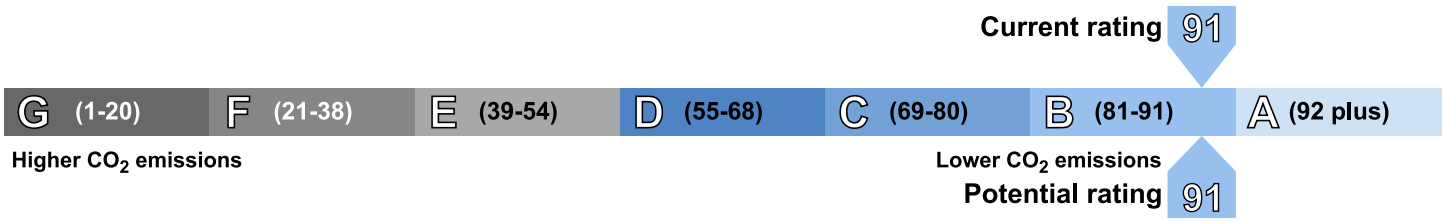
About the impact of buildings on the environment

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

HM Government

Flat 15, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	9868-6070-7395-4253-2994
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	61 m²

Use this document to:

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

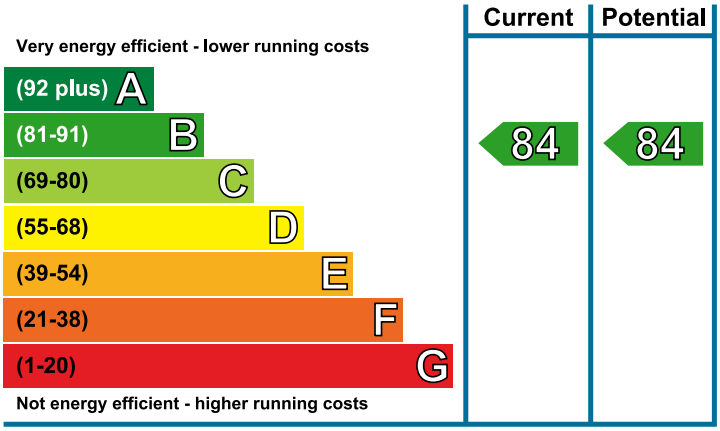
Estimated energy costs of dwelling for 3 years:	**£ 810**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	Not applicable
Heating	£ 438 over 3 years	£ 438 over 3 years	
Hot Water	£ 243 over 3 years	£ 243 over 3 years	
Totals	**£ 810**	**£ 810**	

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	Community scheme	★★★★★
Main heating controls	Charging system linked to use of community heating, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.3 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: 58 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
- Solar photovoltaics

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)	727
Water heating (kWh per year)	1,849

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

None.

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Assessor's name:	Mrs Emily Mansfield
Phone number:	01322 289977
E-mail address:	emily.mansfield@whitecode.co.uk
Related party disclosure:	No related party

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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, your home currently produces approximately 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

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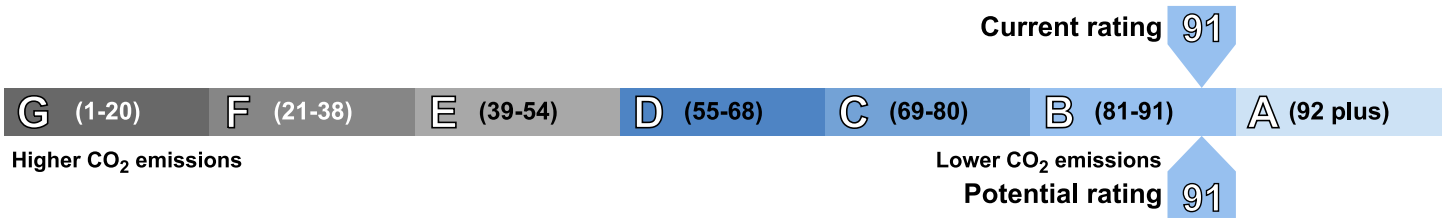


Energy Performance Certificate

HM Government

Flat 17, 80, St. Pancras Way, LONDON, NW1 9DN

Dwelling type:	Mid-floor flat	**Reference number:**	0347-3856-7850-9293-2015
Date of assessment:	16 May 2017	**Type of assessment:**	SAP, new dwelling
Date of certificate:	16 May 2017	**Total floor area:**	52 m²

Use this document to:

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

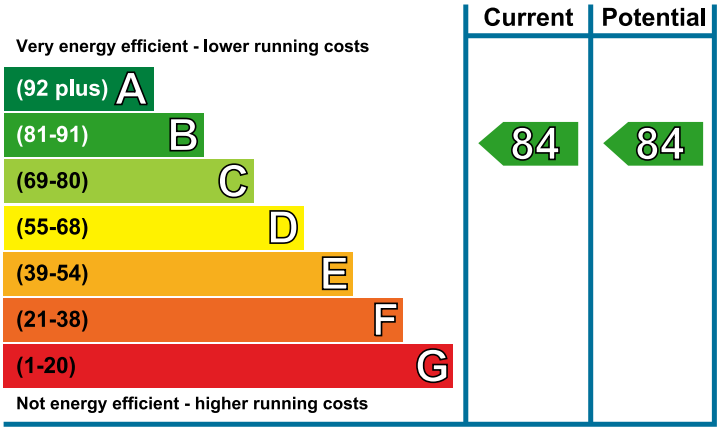
Estimated energy costs of dwelling for 3 years:	**£ 747**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 405 over 3 years	£ 405 over 3 years	
Hot Water	£ 231 over 3 years	£ 231 over 3 years	
Totals	**£ 747**	**£ 747**	

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



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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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.19 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, programmer and at least two room thermostats	★★★★☆
Secondary heating	None	—
Hot water	Community scheme	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.3 m³/h.m² (as tested)	★★★★☆

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Current primary energy use per square metre of floor area: 61 kWh/m² per year

Low and zero carbon energy sources

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- Combined heat and power
- Solar photovoltaics

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)	572
Water heating (kWh per year)	1,747

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

None.

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