

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 1, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224925218

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224925218

Score: 74

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

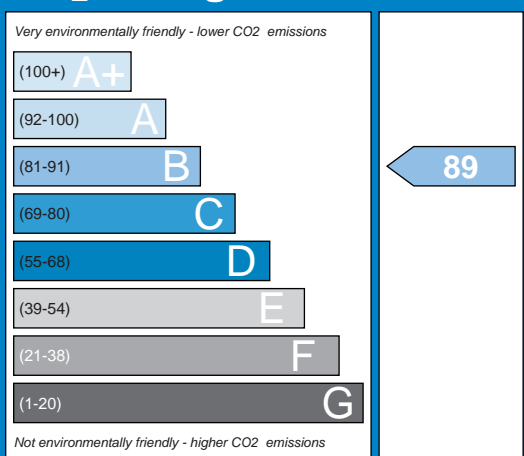
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	70											Energy Efficiency and CO2 Saving measures.
Water	50											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 2, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
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Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224925809

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224925809

Score: 74

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

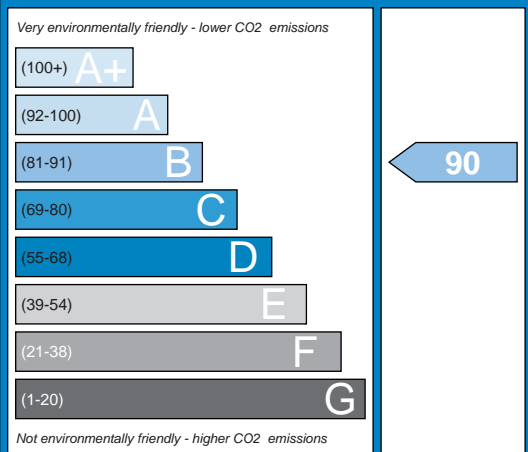
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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 3, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
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Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224925951

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224925951

Score: 76

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

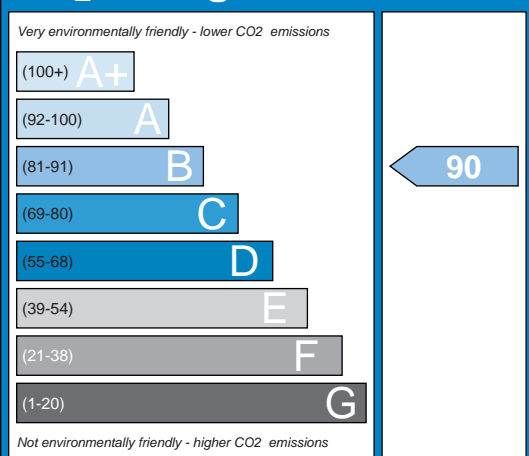
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 4, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-2019222492693

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-2019222492693

Score: 76

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

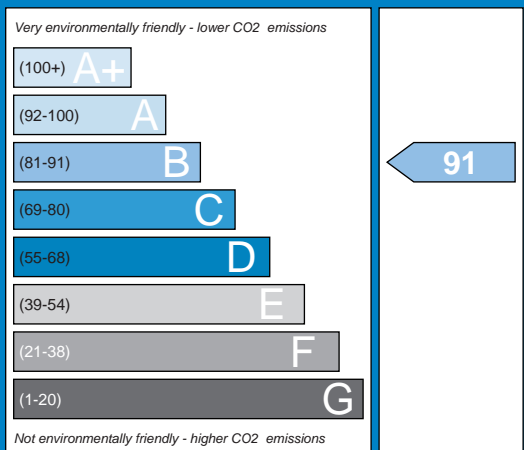
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How this home scored

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 5, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224926219

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224926219

Score: 76

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

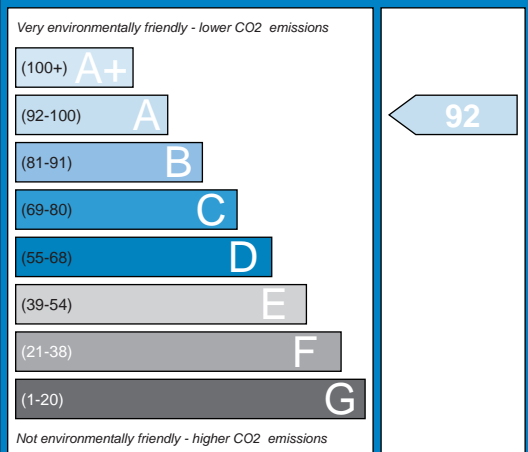
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How this home scored

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 6, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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Above
Regulatory
Standards



Current
Best
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Highly
Sustainable/
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The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224926347

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224926347

Score: 76

What Your Code Star Rating Means

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Stars	1	2	3	4	5	6

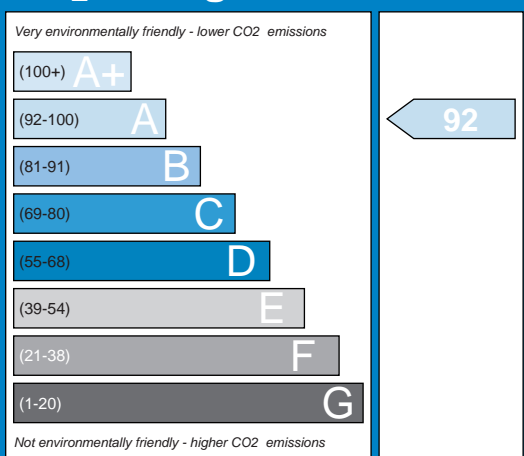
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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

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NW6 4DU**

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Above
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Current
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Andy Mitchell

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STROMA Built Environment

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Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224926489

Date
22/02/2019
Issue No
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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

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Certificate Number: STRO001070-PC-20192224926489

Score: 76

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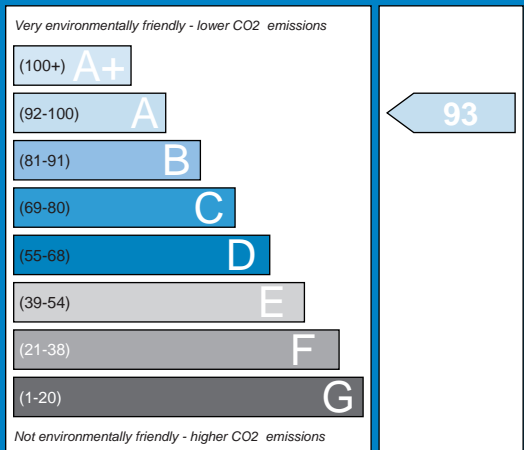
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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

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ISSUED TO:

**Apartment 8, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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Above
Regulatory
Standards



Current
Best
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Highly
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Andy Mitchell

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Wates House, Station Approach
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Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

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Stars	1	2	3	4	5	6

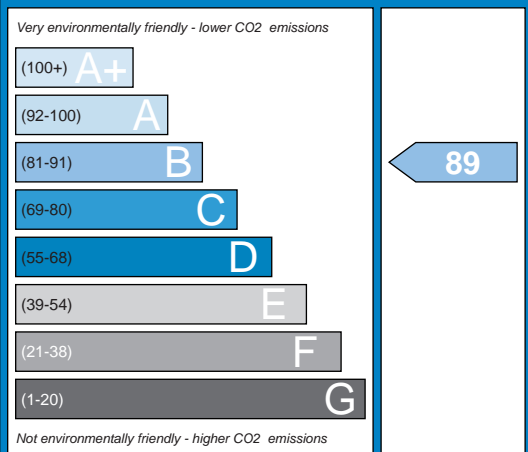
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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 Stroma Certification nor the assessment organisation is responsible for the accuracy of this number.

This certificate remains the property of STROMA Certification Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code Assessor (a "certified" competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact STROMA Certification Ltd.



THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 9, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224926766

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224926766

Score: 76

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

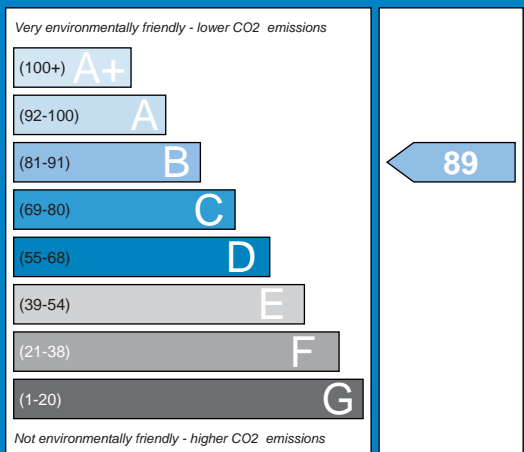
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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 Stroma Certification nor the assessment organisation is responsible for the accuracy of this number.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 10, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224926895

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224926895

Score: 76

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

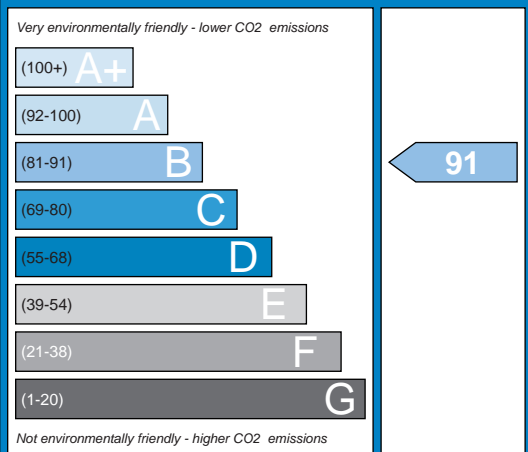
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
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Ecology	89											Protection and enhancement of the ecology of the area and efficient use of building land.

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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 11, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224936962

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224936962

Score: 76

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

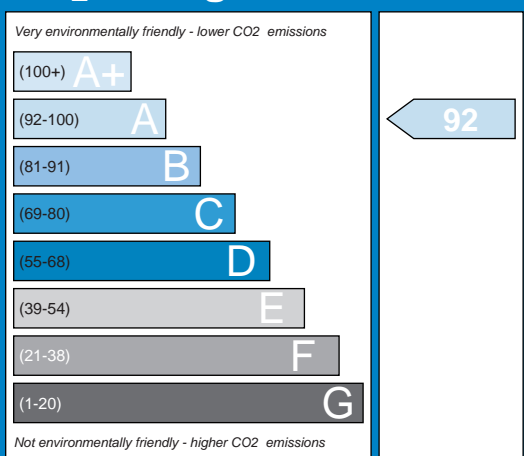
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 12, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224937218

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224937218

Score: 76

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

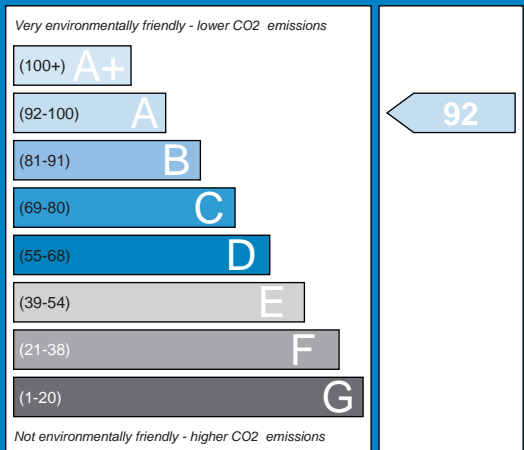
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category	
	0	10	20	30	40	50	60	70	80	90	100		
Energy	72												Energy Efficiency and CO2 Saving measures.
Water	67												Internal & external water saving measures.
Materials	33												The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50												Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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Pollution	100												The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83												Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
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Ecology	89												Protection and enhancement of the ecology of the area and efficient use of building land.

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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 13, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224937388

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224937388

Score: 76

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

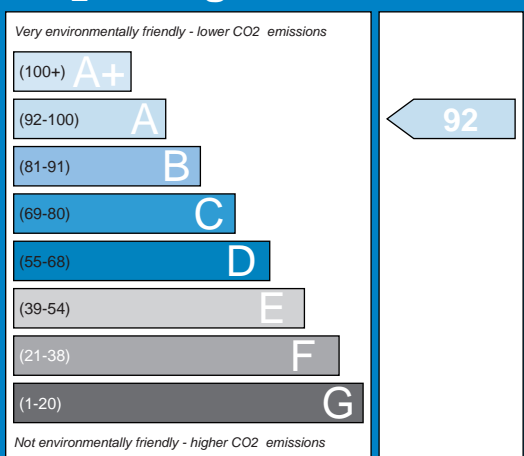
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category	
	0	10	20	30	40	50	60	70	80	90	100		
Energy	72												Energy Efficiency and CO2 Saving measures.
Water	67												Internal & external water saving measures.
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Health & Wellbeing	83												Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 14, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224937540

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224937540

Score: 76

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

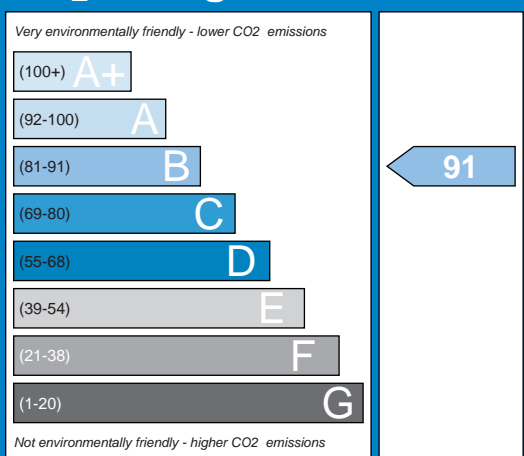
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
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CO₂ Rating



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 15, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224937698

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224937698

Score: 76

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

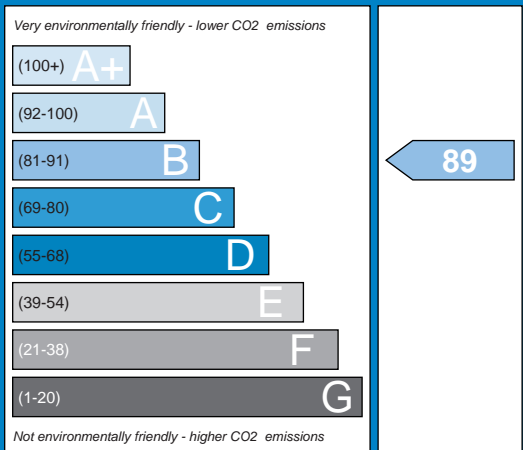
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
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Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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CO₂ Rating



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 Stroma Certification nor the assessment organisation is responsible for the accuracy of this number.

This certificate remains the property of STROMA Certification Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code Assessor (a "certified" competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact STROMA Certification Ltd.



THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 16, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224937848

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224937848

Score: 76

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

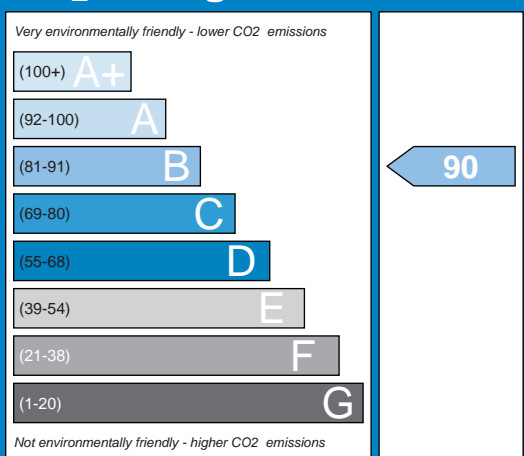
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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 Stroma Certification nor the assessment organisation is responsible for the accuracy of this number.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 17, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-201922249381

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-201922249381

Score: 76

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

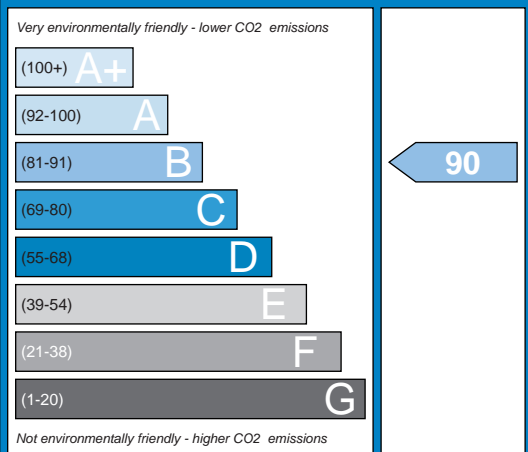
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 18, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224938261

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224938261

Score: 76

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

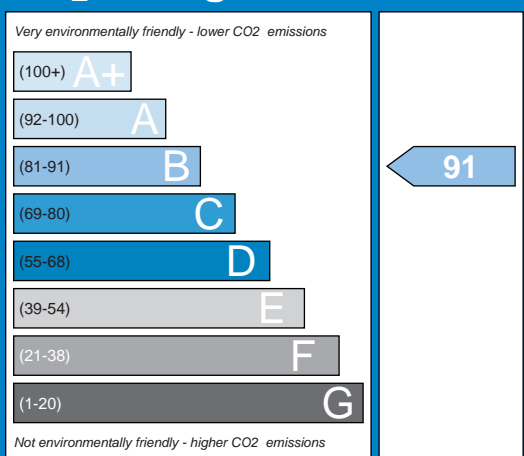
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											Protection and enhancement of the ecology of the area and efficient use of building land.

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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 19, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224938413

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224938413

Score: 76

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

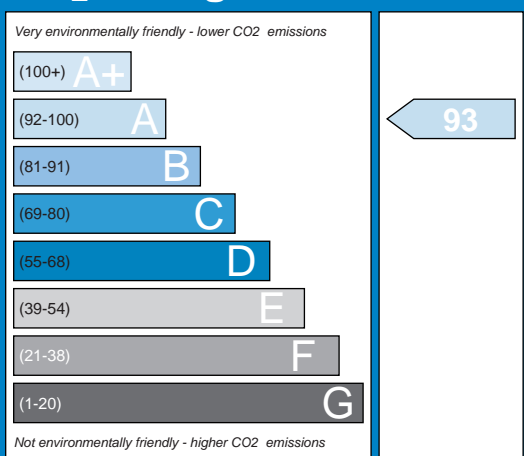
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 20, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224938595

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224938595

Score: 76

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

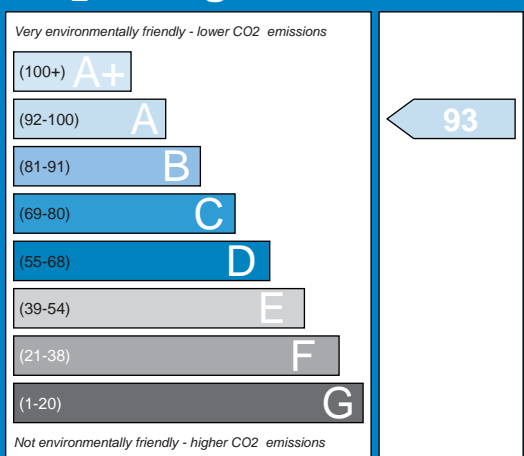
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	72											Energy Efficiency and CO2 Saving measures.
Water	67											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											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.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 21, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224957382

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224957382

Score: 74

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

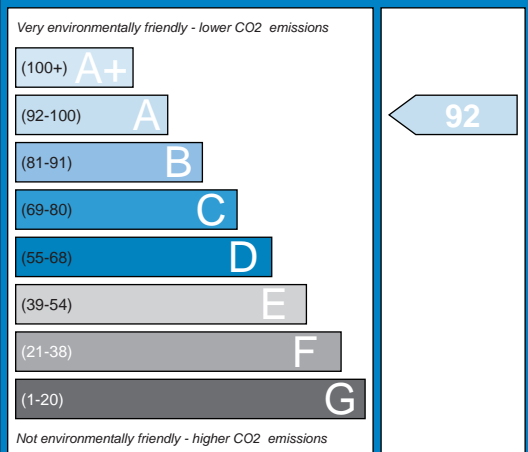
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

How this home scored

Category	Percentage of Category Score attained											What is covered in the category
	0	10	20	30	40	50	60	70	80	90	100	
Energy	70											Energy Efficiency and CO2 Saving measures.
Water	50											Internal & external water saving measures.
Materials	33											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											Protection and enhancement of the ecology of the area and efficient use of building land.

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CO₂ Rating



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.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 22, 171-179 Belsize Road
London, Greater London
NW6 4DU**

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 Code Addendum (2014) England.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable/
Zero Carbon

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

Licensed Assessor
Andy Mitchell

Assessor Organisation
STROMA Built Environment

Client
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Developer
Wates Living
Wates House, Station Approach
Leatherhead, Surrey, KT22 7SW

Architect
Pollard Thomas Edwards
38 Graham Street, London, Greater London
N1 8JX

Certificate Number
STRO001070-PC-20192224957694

Date
22/02/2019
Issue No
1

Signed for & on behalf of STROMA Certification

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224957694

Score: 74

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

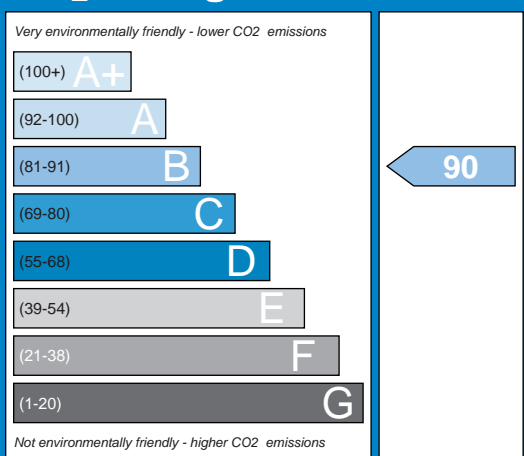
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category	
	0	10	20	30	40	50	60	70	80	90	100		
Energy	70												Energy Efficiency and CO2 Saving measures.
Water	50												Internal & external water saving measures.
Materials	33												The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50												Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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Health & Wellbeing	83												Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100												A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89												Protection and enhancement of the ecology of the area and efficient use of building land.

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CO₂ Rating



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.

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