

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 1, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192224957831**

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-20192224957831

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

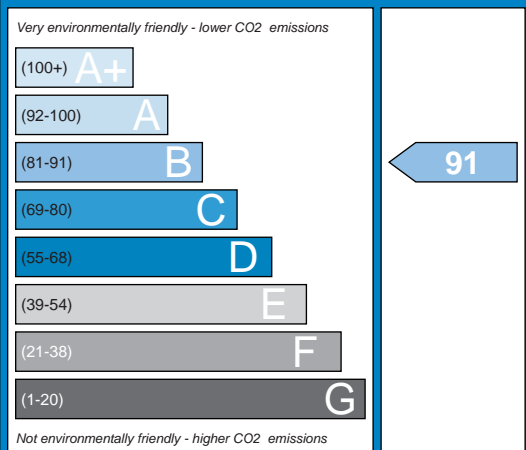
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### 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	<div></div>											Energy Efficiency and CO2 Saving measures.
Water	50	<div></div>											Internal & external water saving measures.
Materials	33	<div></div>											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>											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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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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EPC Number: 8618-7932-5839-7089-3922

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 2, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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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**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-20192224957974**

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-20192224957974

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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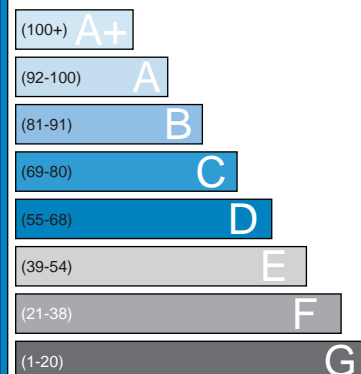
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

91

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 8393-7995-4039-8827-4283

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 3, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192224958109**

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-20192224958109

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.

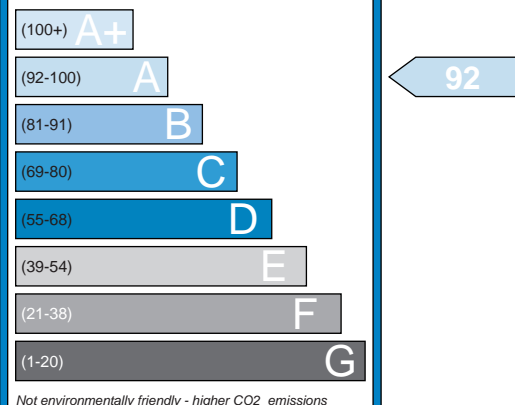
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



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EPC Number: 9250-3809-7826-9928-8381



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 4, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192224958248**

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-20192224958248

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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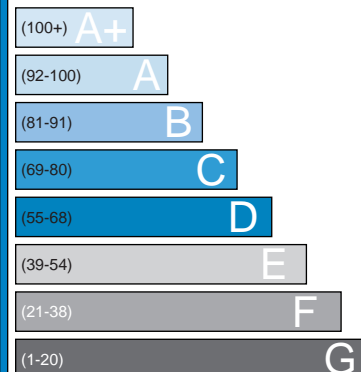
### How this home scored

Category	Percentage of Category Score attained											What is covered in the category
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

90

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EPC Number: 8394-4995-7039-2827-9283



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 5, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192224958424**

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-20192224958424

Score: 76

### What Your Code Star Rating Means

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Stars	1	2	3	4	5	6

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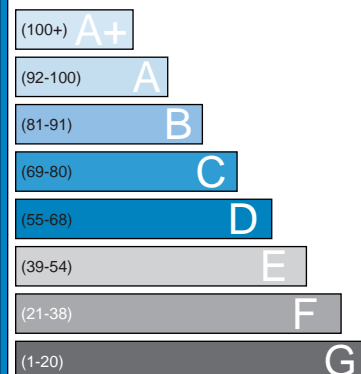
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

89

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EPC Number: 8978-7932-5849-9079-3926

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

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NW6 4DF**

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Above  
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Current  
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Highly  
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Developer  
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**Leatherhead, Surrey, KT22 7SW**

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

Certificate Number  
**STRO001070-PC-20192224958577**

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



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192224958577

Score: 76

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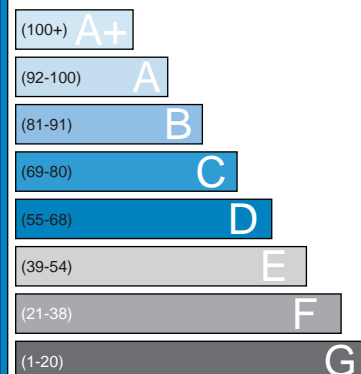
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

91

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EPC Number: 9654-3809-7825-9928-1381

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

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Above  
Regulatory  
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Current  
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Architect  
**Pollard Thomas Edwards**  
**38 Graham Street, London, Greater London**  
**N1 8JX**

Certificate Number  
**STRO001070-PC-20192224958737**

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-20192224958737

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.

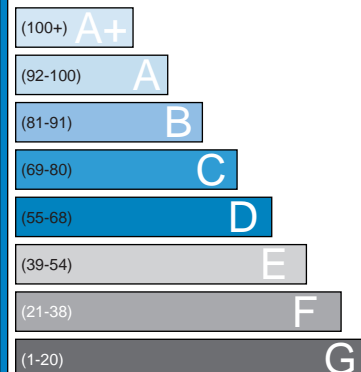
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>										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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

91

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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.



EPC Number: 8738-7932-5869-2049-3926



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 8, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192224958897**

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-20192224958897

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.

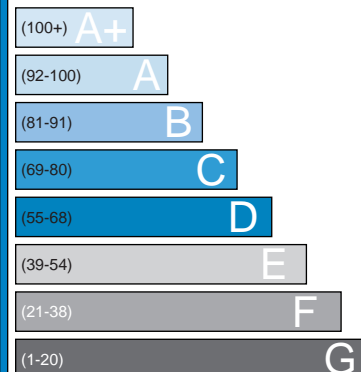
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>										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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

92

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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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EPC Number: 2698-0983-7372-5708-9974

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 9, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225026599**

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-20192225026599

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.

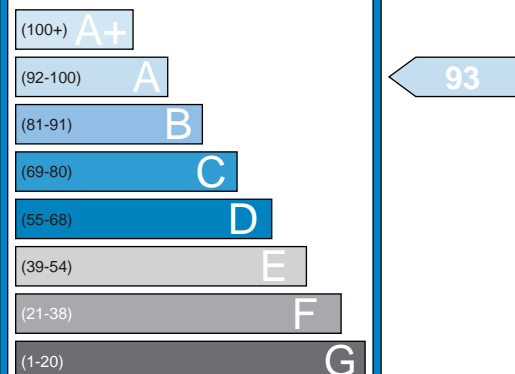
### How this home scored

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

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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 9656-3809-7829-9928-9355

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 10, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225026822**

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-20192225026822

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.

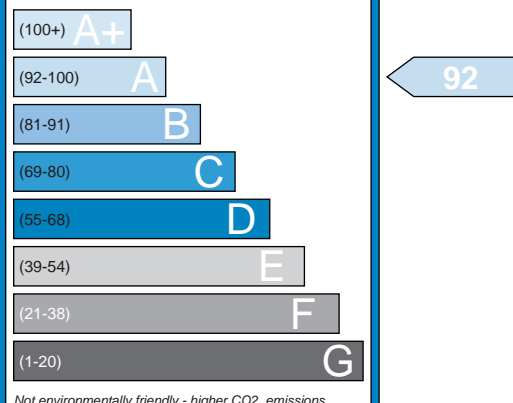
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
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Ecology	89	<div></div>										Protection and enhancement of the ecology of the area and efficient use of building land.

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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 8390-6995-0039-4927-1283



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 11, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225026984**

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-20192225026984

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.

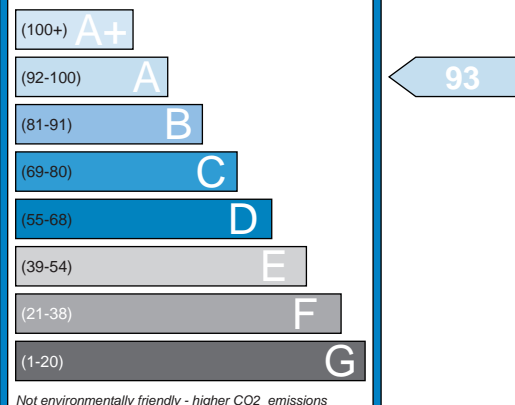
### How this home scored

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

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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 2198-9983-7362-5708-9970

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 12, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027133**

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-20192225027133

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.

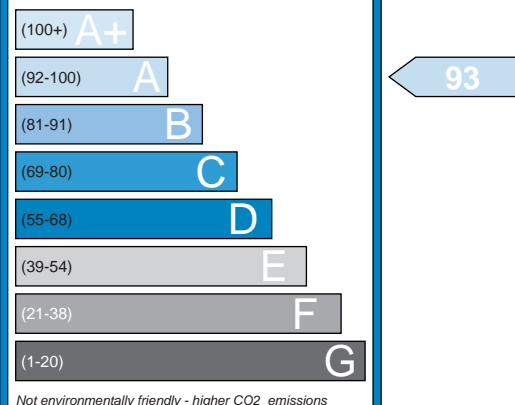
### How this home scored

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

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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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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EPC Number: 8448-7932-5879-8099-3922

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 13, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027269**

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-20192225027269

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

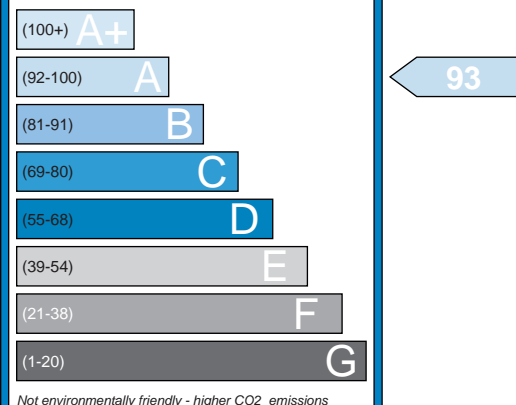
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div><div></div></div>											Energy Efficiency and CO2 Saving measures.
Water	67	<div><div></div></div>											Internal & external water saving measures.
Materials	33	<div><div></div></div>											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div><div></div></div>											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div><div></div></div>											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div><div></div></div>											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div><div></div></div>											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div><div></div></div>											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div><div></div></div>											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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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.



EPC Number: 9554-3809-7829-9928-2315



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 14, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027415**

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-20192225027415

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.

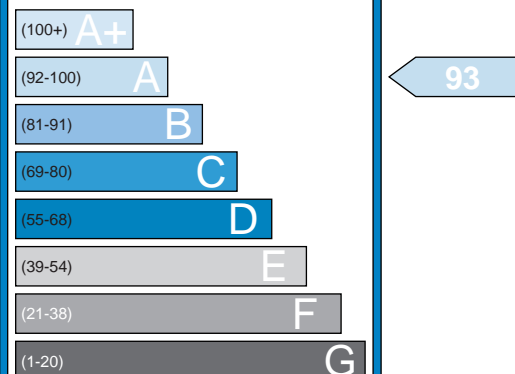
### How this home scored

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	<div></div>											Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>											Internal & external water saving measures.
Materials	33	<div></div>											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>											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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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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EPC Number: 2598-9993-7302-5608-9920

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 15, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027568**

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-20192225027568

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

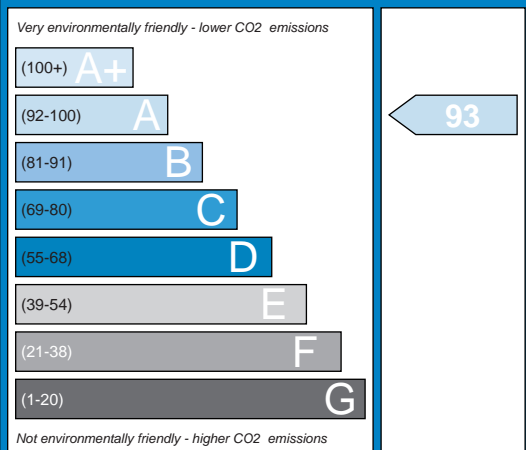
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### 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	<div></div>											Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>											Internal & external water saving measures.
Materials	33	<div></div>											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>											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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 8208-7932-5879-0099-3922

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 16, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027717**

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-20192225027717

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

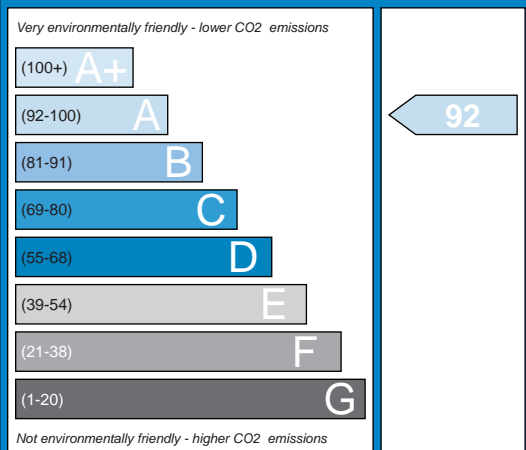
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### 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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
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Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
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### CO<sub>2</sub> Rating



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 9652-3809-7828-9928-5375



# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 17, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027853**

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-20192225027853

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

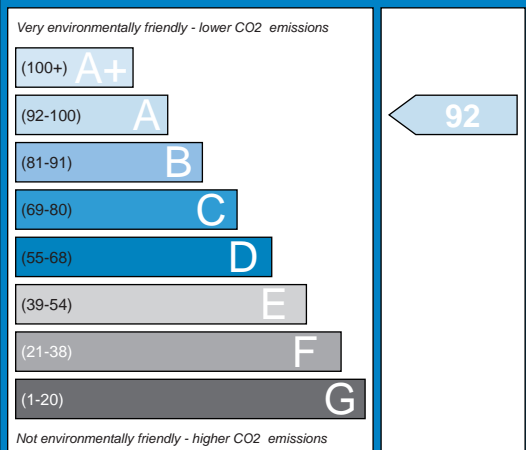
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### 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	<div></div>											Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>											Internal & external water saving measures.
Materials	33	<div></div>											The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>											Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>											Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>											The use of insulation materials and heating systems that do not add to global warming.
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### CO<sub>2</sub> Rating



The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 8458-7932-5859-2099-3922

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Aptement 18, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-20192225027980**

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-20192225027980

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.

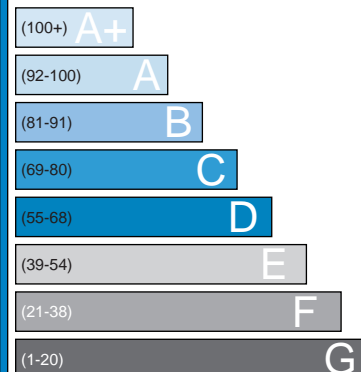
### How this home scored

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

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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

91

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 2998-7993-7302-5508-9954

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 19, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-2019222514461**

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-2019222514461

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.

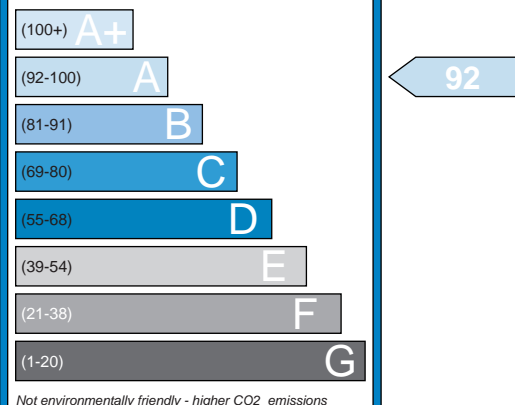
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>										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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



EPC Number: 8918-7932-5889-6059-3926

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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 CO<sub>2</sub>/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 20, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-2019222514640**

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-2019222514640

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

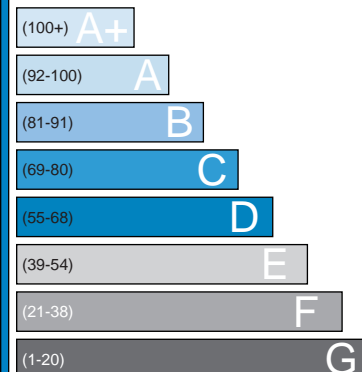
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
Materials	33	<div></div>										The sourcing & environmental impact of materials used to build the home.
Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
Waste	87	<div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89	<div></div>										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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

91

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 9557-3809-7828-9928-8375

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 21, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-2019222514762**

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-2019222514762

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.

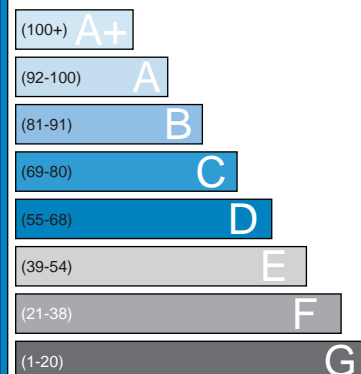
### How this home scored

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](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

92

The CO<sub>2</sub> rating is a measure of a home's Carbon Dioxide (CO<sub>2</sub>) 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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EPC Number: 9457-3809-7825-9928-4385

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 22, 161-169 Belsize Road  
London, Greater London  
NW6 4DF**

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-2019222514893**

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-2019222514893

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.

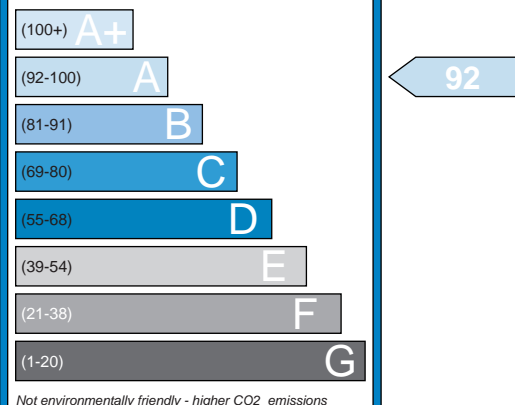
### How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
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Surface Water Run-off	50	<div></div>										Measures to reduce the risk of flooding and surface water run-off, which can pollute rivers.
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### CO<sub>2</sub> Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



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EPC Number: 8788-7932-5859-8089-3926