

# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 1, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225238313**

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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-20192225238313

Score: 77

### 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

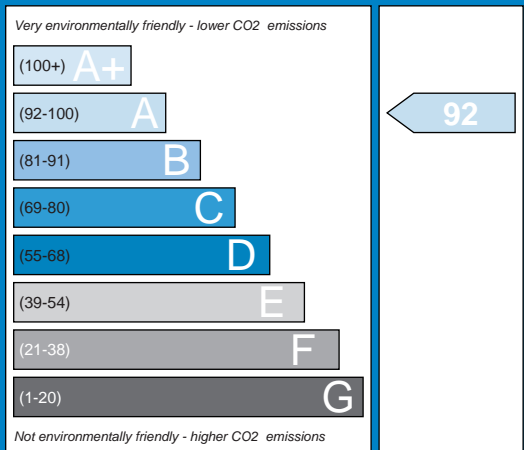
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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

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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



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**Wates House, Station Approach**  
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Architect  
**Pollard Thomas Edwards**  
**38 Graham Street, London, Greater London**  
**N1 8JX**

Certificate Number  
**STRO001070-PC-20192225238445**

Date  
**22/02/2019**  
Issue No  
**1**

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## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192225238445

Score: 77

### What Your Code Star Rating Means

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Stars	1	2	3	4	5	6

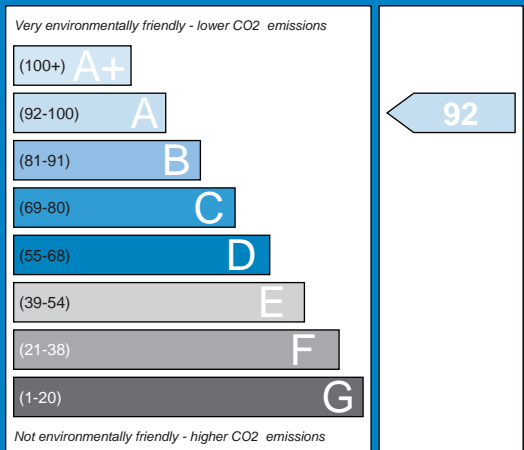
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 3, 145-149 Belsize Road  
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NW6 4BX**

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Above  
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Current  
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Assessor Organisation  
**STROMA Built Environment**

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

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

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

Certificate Number  
**STRO001070-PC-20192225238580**

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Date  
**22/02/2019**  
Issue No  
**1**

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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192225238580

Score: 77

### 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

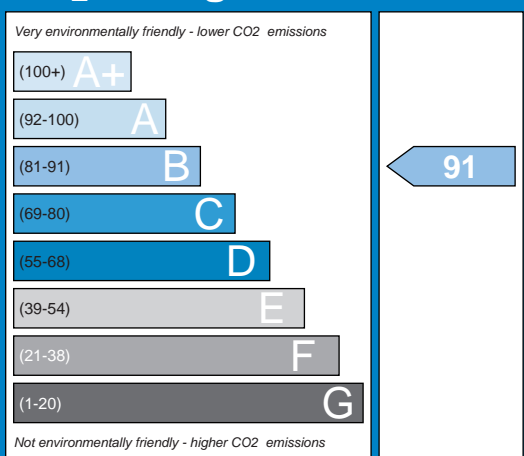
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

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Above  
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Current  
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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-20192225238736**

Date  
**22/02/2019**  
Issue No  
**1**

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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192225238736

Score: 77

### What Your Code Star Rating Means

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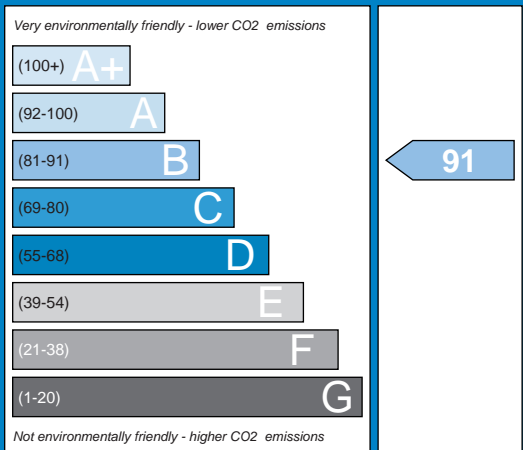
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

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Above  
Regulatory  
Standards



Current  
Best  
Practice



Highly  
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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-20192225341360**

Date  
**22/02/2019**  
Issue No  
**1**

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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-20192225341360

Score: 77

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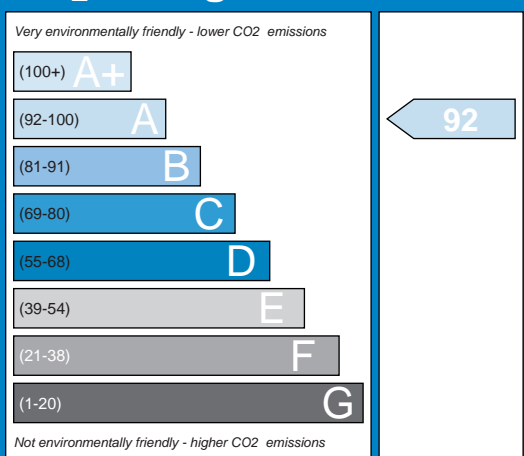
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Architect  
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**38 Graham Street, London, Greater London**  
**N1 8JX**

Certificate Number  
**STRO001070-PC-20192225341801**

Date  
**22/02/2019**  
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# THE CODE FOR SUSTAINABLE HOMES



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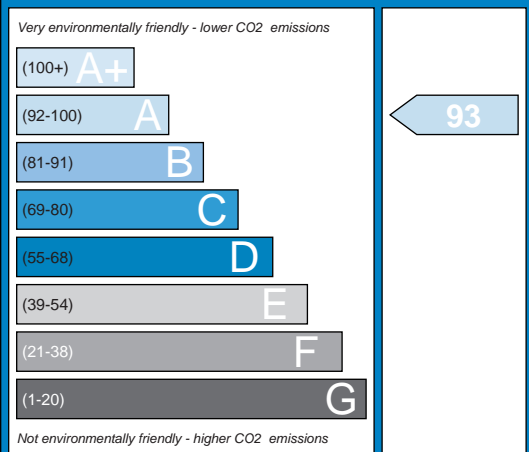
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Architect  
**Pollard Thomas Edwards**  
**38 Graham Street, London, Greater London**  
**N1 8JX**

Certificate Number  
**STRO001070-PC-2019222534286**

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Date  
**22/02/2019**  
Issue No  
**1**

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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: STRO001070-PC-2019222534286

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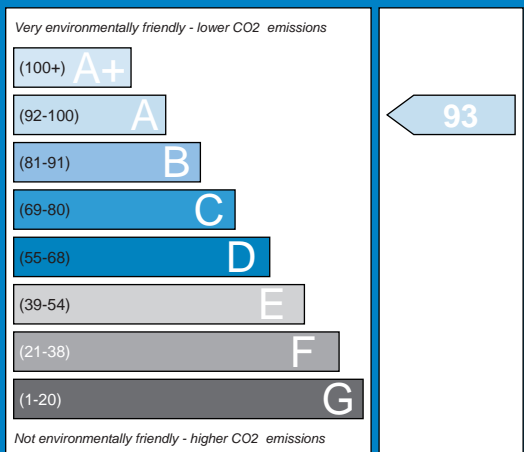
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Further detailed information regarding The Code for Sustainable Homes can be found at: [www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance](http://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance)

### 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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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 8, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225342376**

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-20192225342376

Score: 77

### 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

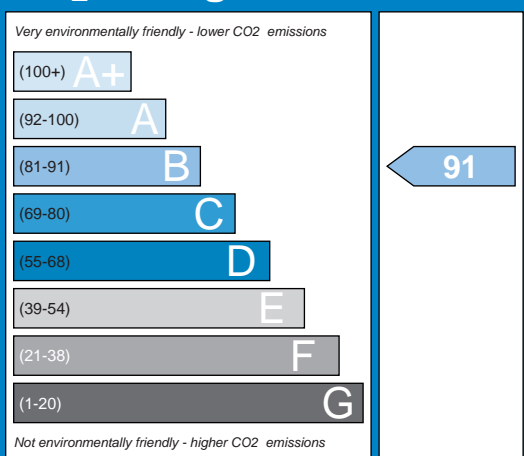
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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



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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 9, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225342667**

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-20192225342667

Score: 77

### 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

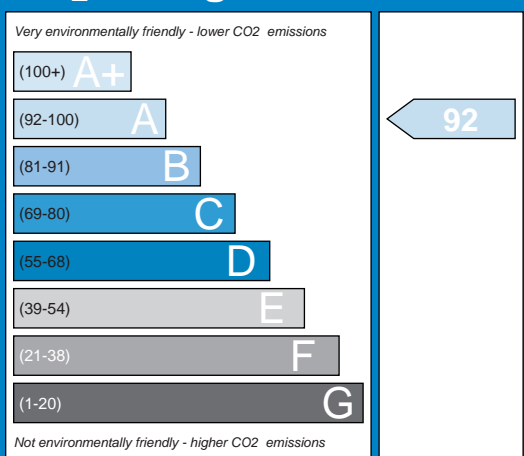
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### How this home scored

Category	Percentage of Category Score attained											What is covered in the category	
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Energy	75												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 10, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225342922**

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-20192225342922

Score: 77

### 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

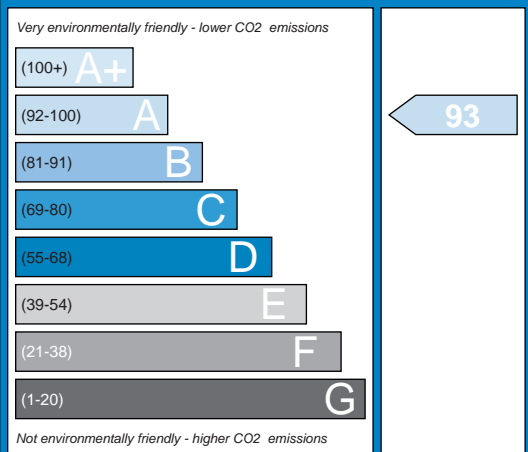
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 11, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225343246**

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-20192225343246

Score: 77

### 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

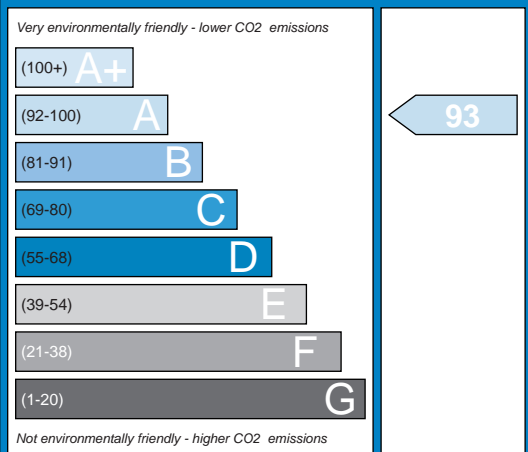
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### How this home scored

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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 12, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225343534**

---

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-20192225343534

Score: 77

### 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

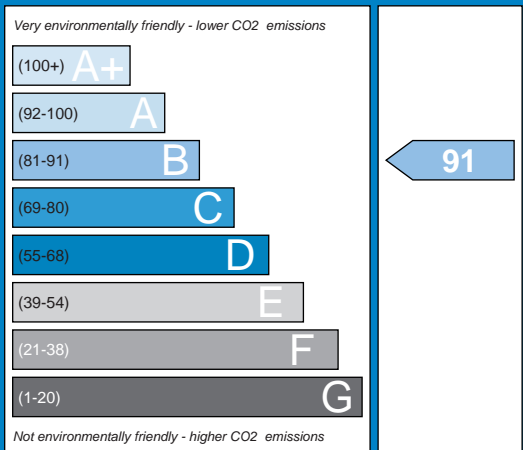
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 13, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225343826**

---

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-20192225343826

Score: 77

### 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

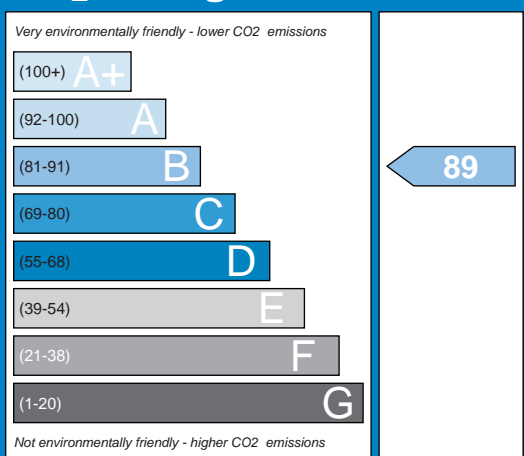
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# THE CODE FOR SUSTAINABLE HOMES



## FINAL CERTIFICATE

(Issued at the Post Construction Stage)

### ISSUED TO:

**Apartment 14, 145-149 Belsize Road  
London, Greater London  
NW6 4BX**

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-20192225344109**

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-20192225344109

Score: 77

### 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

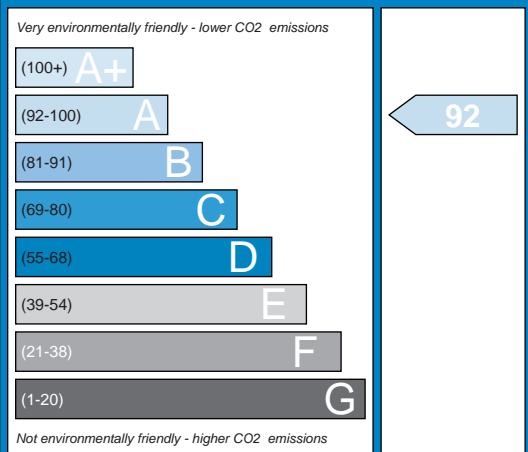
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

### 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	75											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](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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