

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 1, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222568318

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-2019222568318

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.

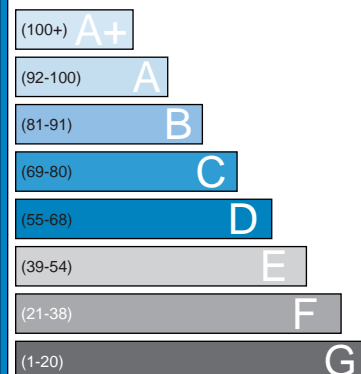
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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

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

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

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EPC Number: 0938-5914-7382-5708-9980

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 2, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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Above
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Best
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Andy Mitchell

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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-2019222567387

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-2019222567387

Score: 77

What Your Code Star Rating Means

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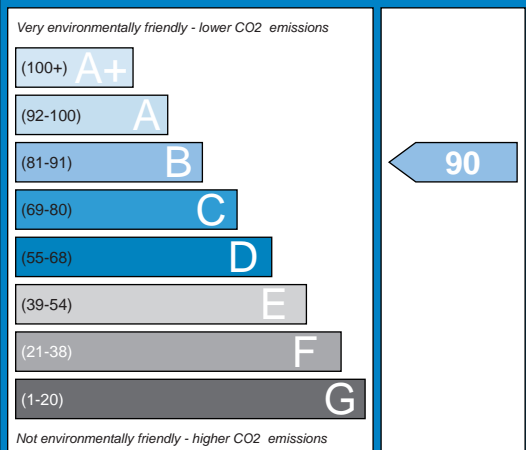
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EPC Number: 8490-7935-7039-9107-3283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 3, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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

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Andy Mitchell

Assessor Organisation
STROMA Built Environment

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

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

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

Certificate Number
STRO001070-PC-2019222567666

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-2019222567666

Score: 75

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

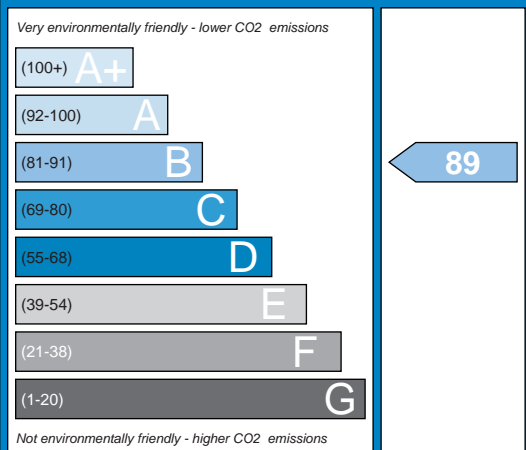
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How this home scored

Category		Percentage of Category Score attained											What is covered in the category
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CO₂ Rating



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EPC Number: 8648-7932-5179-9063-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 4, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222567942

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-2019222567942

Score: 75

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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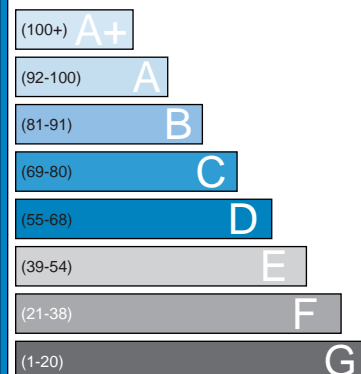
How this home scored

Category		Percentage of Category Score attained											What is covered in the category
		0	10	20	30	40	50	60	70	80	90	100	
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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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EPC Number: 9551-3803-7128-9908-9455

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 5, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225735556

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-20192225735556

Score: 77

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
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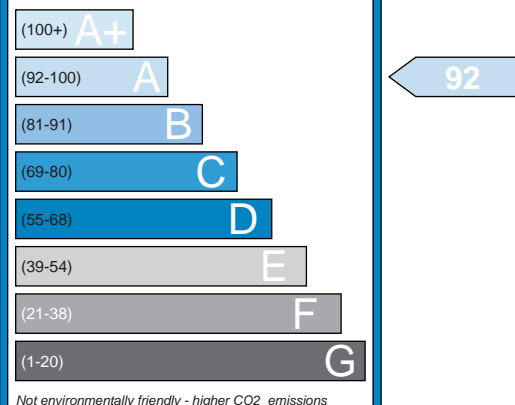
How this home scored

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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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EPC Number: 8658-7932-5309-0053-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 6, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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Above
Regulatory
Standards



Current
Best
Practice



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

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Andy Mitchell

Assessor Organisation
STROMA Built Environment

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

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

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

Certificate Number
STRO001070-PC-2019222568788

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-2019222568788

Score: 77

What Your Code Star Rating Means

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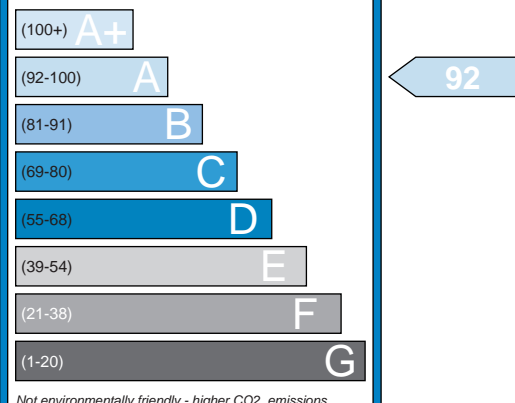
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EPC Number: 9650-3803-7226-9908-7415

THE CODE FOR SUSTAINABLE HOMES



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

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

Certificate Number
STRO001070-PC-2019222569326

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-2019222569326

Score: 77

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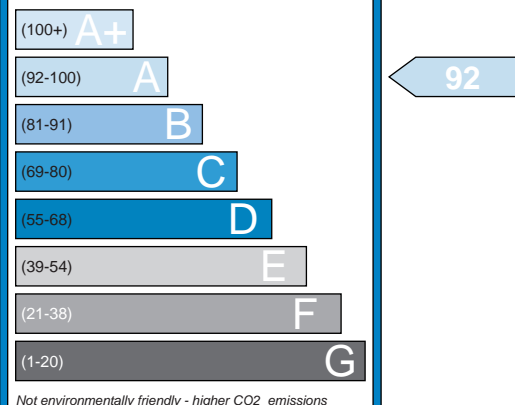
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EPC Number: 8628-7932-5279-3033-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 8, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225735185

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-20192225735185

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.

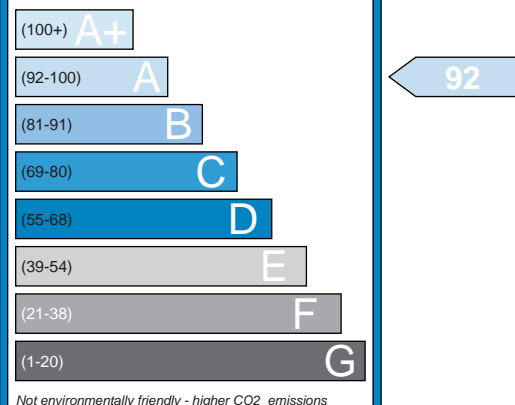
How this home scored

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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

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

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

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

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



EPC Number: 8492-9935-8039-3207-3283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 9, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225736739

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-20192225736739

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.

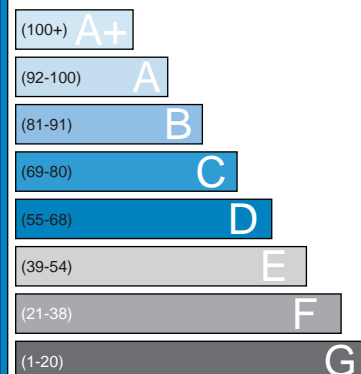
How this home scored

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.
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Management	100												A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89												Protection and enhancement of the ecology of the area and efficient use of building land.

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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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

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

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EPC Number: 0638-0934-7302-5408-9940

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 10, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225735837

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-20192225735837

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

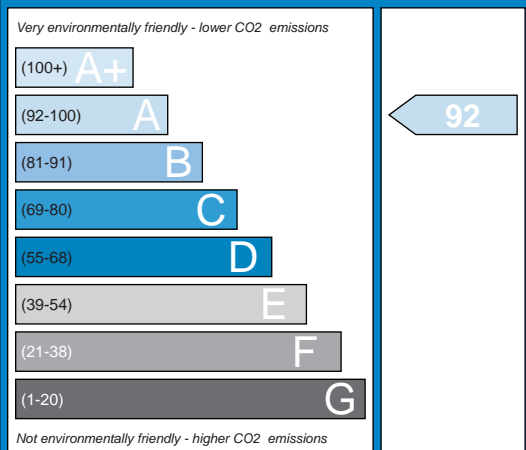
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating



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

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EPC Number: 8495-8935-6039-1207-5283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 11, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225736144

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-20192225736144

Score: 77

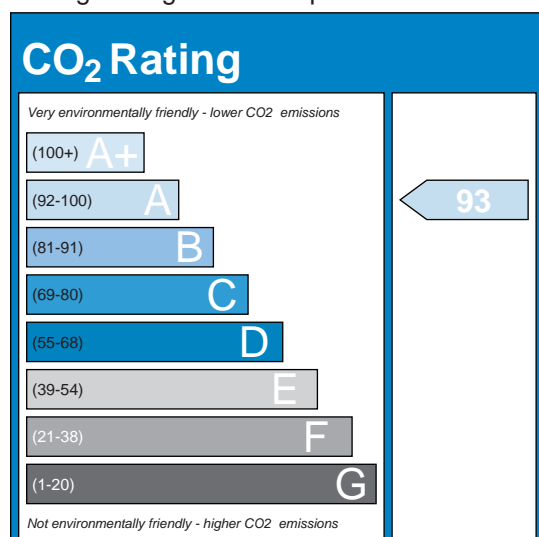
What Your Code Star Rating Means

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.
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Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility and adaptability.
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



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

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

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

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EPC Number: 8938-7932-5279-5073-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 12, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225736426

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-20192225736426

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

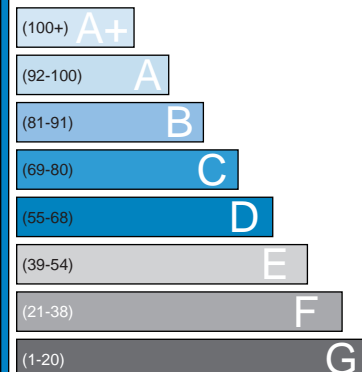
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

93

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

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

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EPC Number: 9556-3803-7228-9908-3481

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 13, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222573825

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-2019222573825

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.

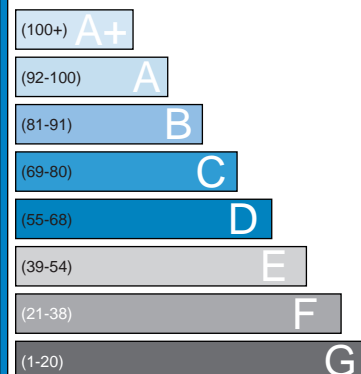
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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

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EPC Number: 9052-3803-7129-9908-2415

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 14, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222573743

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-2019222573743

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

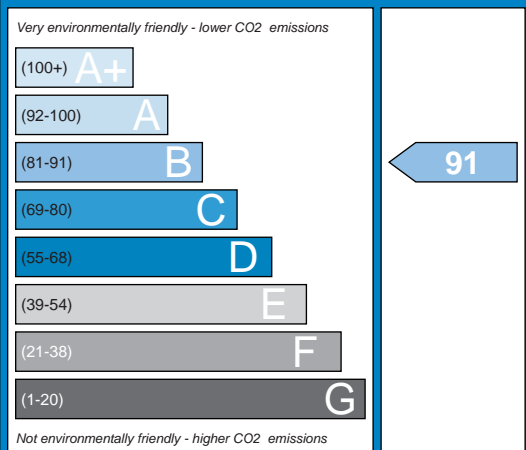
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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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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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CO₂ Rating



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

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EPC Number: 9358-3803-7226-9908-5411

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 15, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225737377

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-20192225737377

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

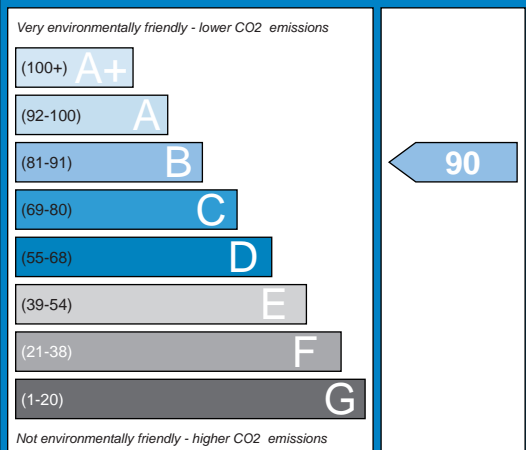
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating



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

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

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

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



EPC Number: 0338-4924-7372-5808-9970

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 16, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225737712

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-20192225737712

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.

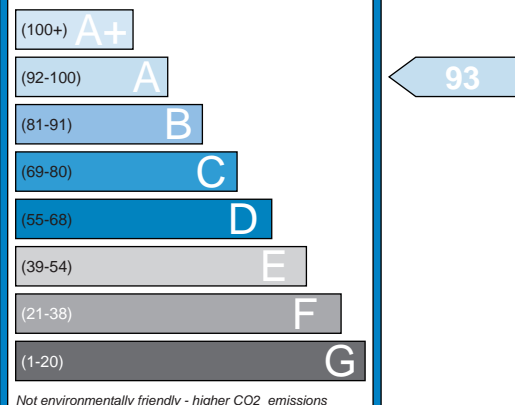
How this home scored

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	<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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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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EPC Number: 8378-7932-5299-0093-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 17, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225913521

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-20192225913521

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.

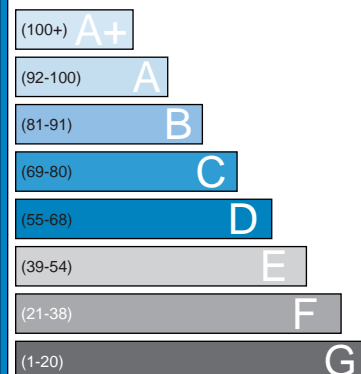
How this home scored

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

92

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

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

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EPC Number: 8148-7932-5309-5063-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 18, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225912627

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-20192225912627

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

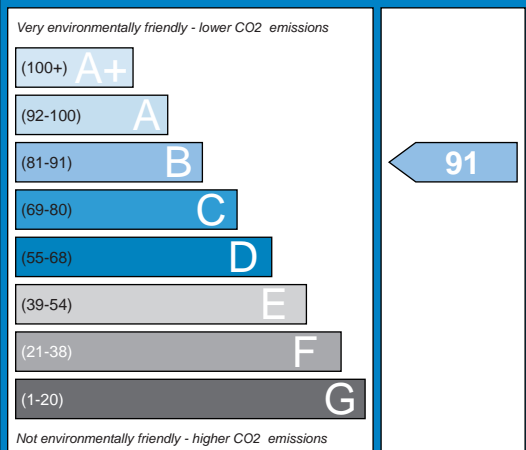
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>											Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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

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EPC Number: 9151-3803-7227-9908-3485

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 19, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225912963

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-20192225912963

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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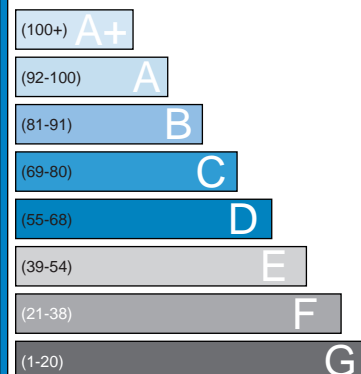
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



91

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

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

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EPC Number: 9858-3803-7227-9908-3441

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 20, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225913245

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-20192225913245

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

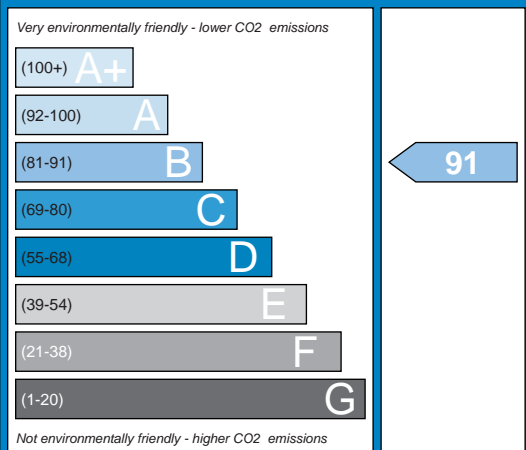
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How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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EPC Number: 8496-4935-9039-3207-3283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 21, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225914675

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-20192225914675

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

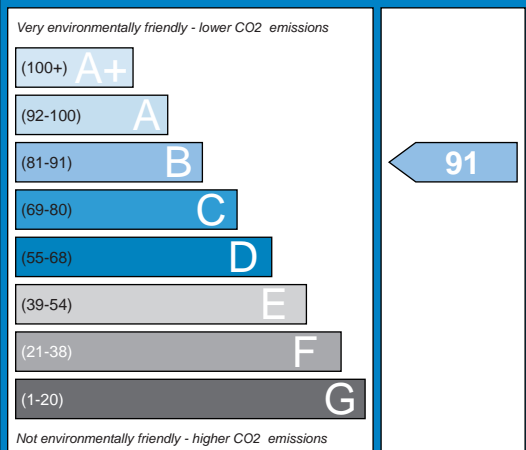
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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

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EPC Number: 9958-3803-7320-9908-7495

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 22, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225913815

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-20192225913815

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.

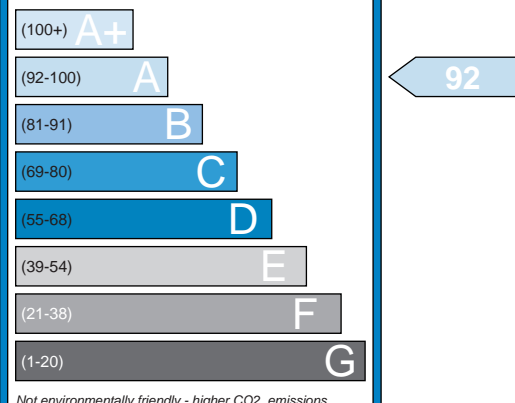
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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

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



EPC Number: 9657-3803-7129-9908-4451

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 23, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225914114

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-20192225914114

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.

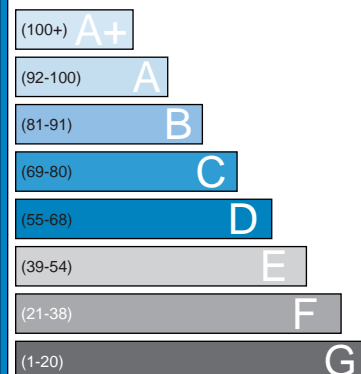
How this home scored

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	<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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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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

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

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EPC Number: 8648-7932-5209-0043-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 24, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225914389

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-20192225914389

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

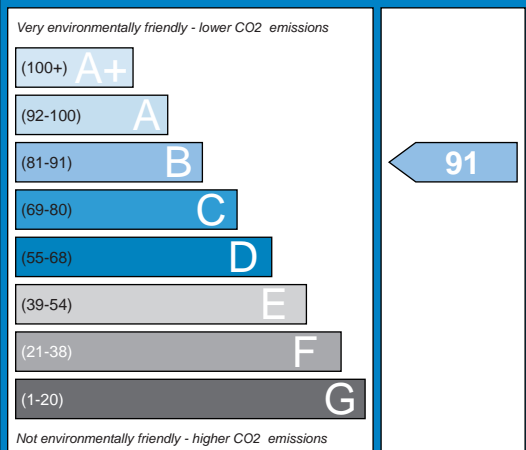
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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.
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Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											Protection and enhancement of the ecology of the area and efficient use of building land.

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

CO₂ Rating



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

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

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EPC Number: 9552-3803-7220-9908-6431

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 25, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222053590

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-2019222053590

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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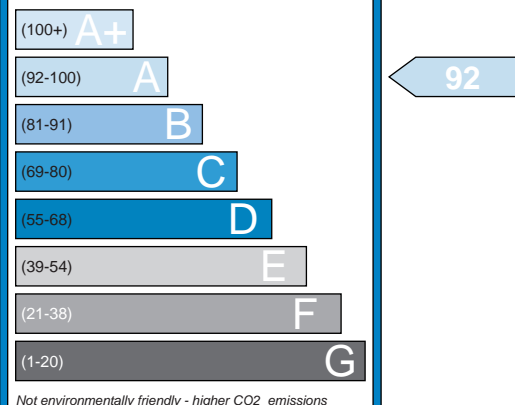
How this home scored

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	<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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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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EPC Number: 0438-0934-7312-5508-9914

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 26, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225914933

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-20192225914933

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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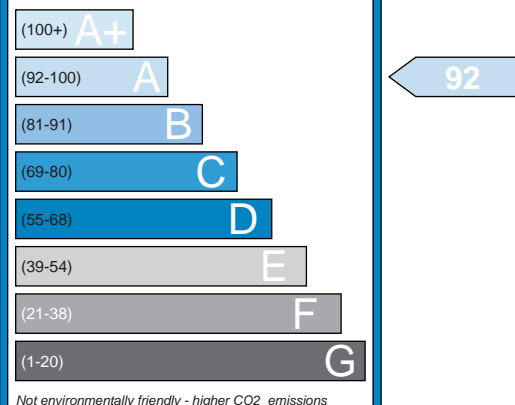
How this home scored

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

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

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EPC Number: 0738-0924-7302-5208-9960

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 27, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225915190

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-20192225915190

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

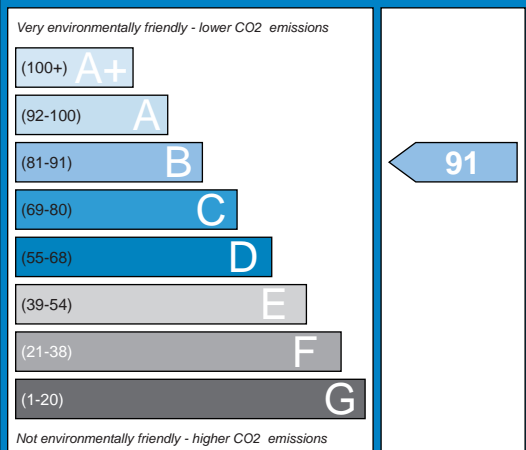
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating



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

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EPC Number: 0738-1924-7302-5308-9984

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 28, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222053165

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-2019222053165

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.

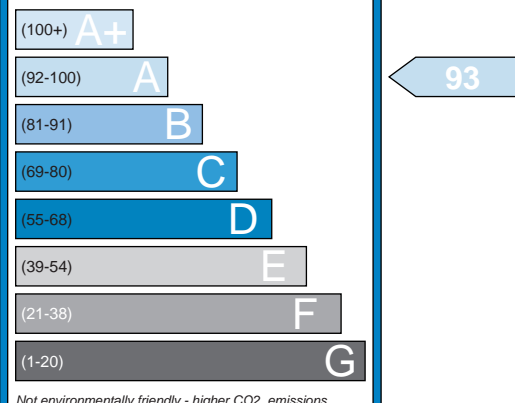
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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EPC Number: 9950-3803-7221-9908-9441

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 29, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222054199

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-2019222054199

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

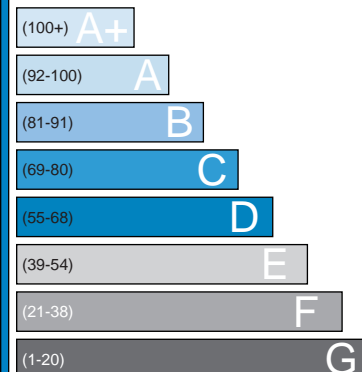
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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

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

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

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



EPC Number: 8758-7932-5319-4033-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 30, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222053746

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-2019222053746

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

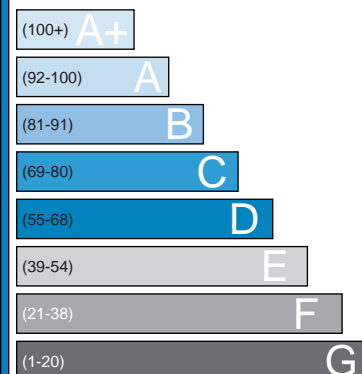
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

92

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

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

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EPC Number: 8628-7932-5329-2083-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 31, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222053889

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-2019222053889

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.

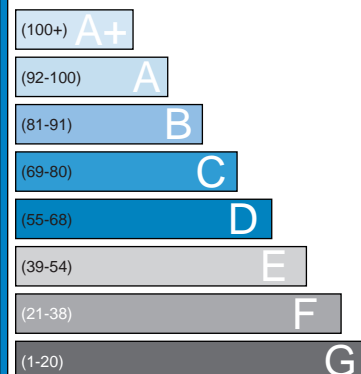
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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EPC Number: 8448-7932-5339-3023-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 32, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-201922205442

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-201922205442

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

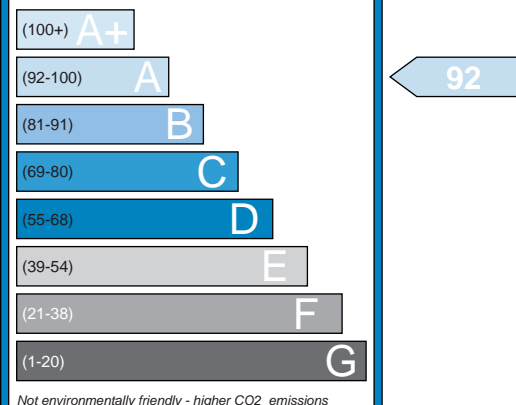
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div><div></div></div>										Energy Efficiency and CO2 Saving measures.
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Waste	87	<div><div></div></div>										Storage for recyclable waste & compost. Care taken to reduce, reuse/recycle construction materials.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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EPC Number: 0738-1934-7352-5708-9954

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 33, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222054831

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-2019222054831

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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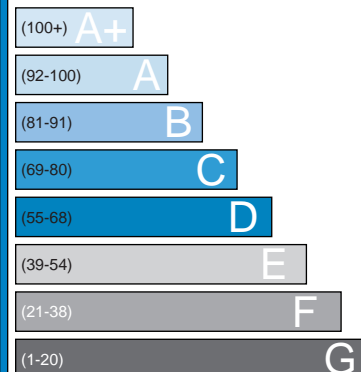
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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EPC Number: 8208-7932-5319-8023-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 34, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222054353

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-2019222054353

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.

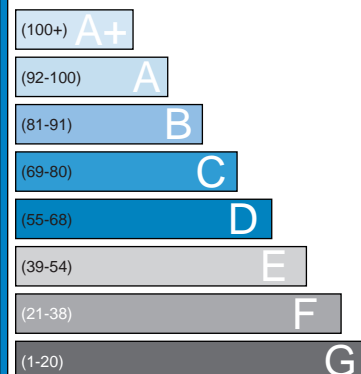
How this home scored

Category	Percentage of Category Score attained											What is covered in the category
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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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EPC Number: 8496-2935-2039-3307-4283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 35, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222054513

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-2019222054513

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

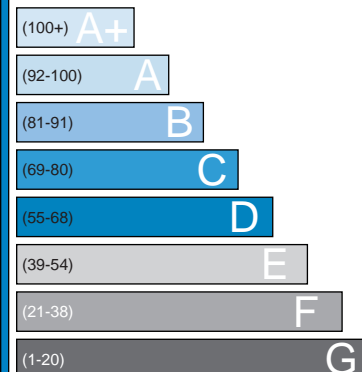
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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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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.

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

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



EPC Number: 8698-7932-5339-6033-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 36, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222054672

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-2019222054672

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.

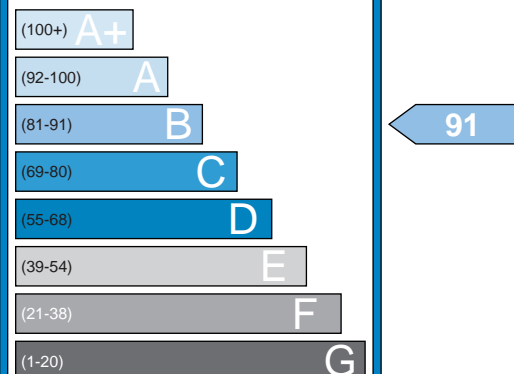
How this home scored

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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

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

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

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

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



EPC Number: 0438-6934-7342-5708-9944

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 37, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251475

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-2019222251475

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.

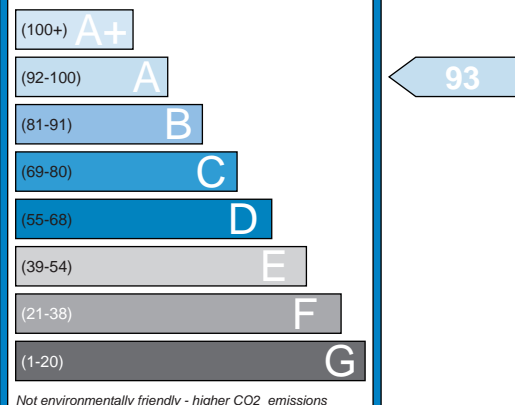
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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EPC Number: 8778-7932-5319-8043-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 38, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222250787

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-2019222250787

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

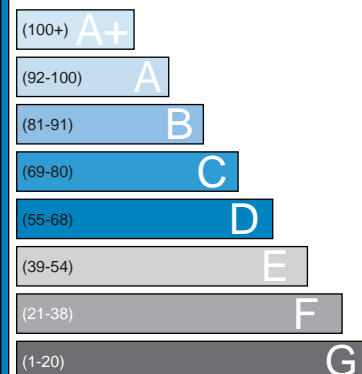
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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

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

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EPC Number: 8928-7932-5329-9053-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 39, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251126

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-201922251126

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

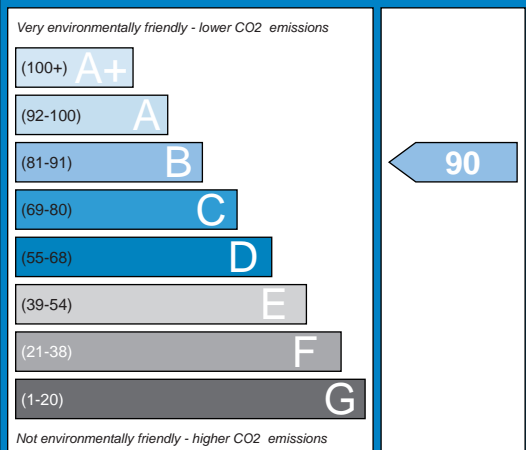
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating



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

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

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EPC Number: 9552-3803-7324-9908-9421

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 40, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251313

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-2019222251313

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.

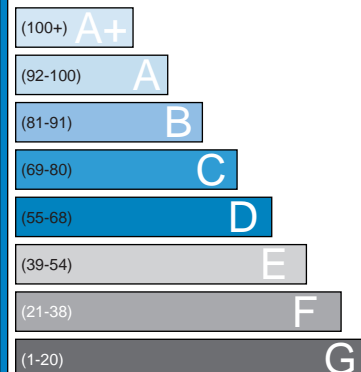
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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

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

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EPC Number: 9950-3803-7325-9908-9435

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 41, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-201922225292

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-201922225292

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

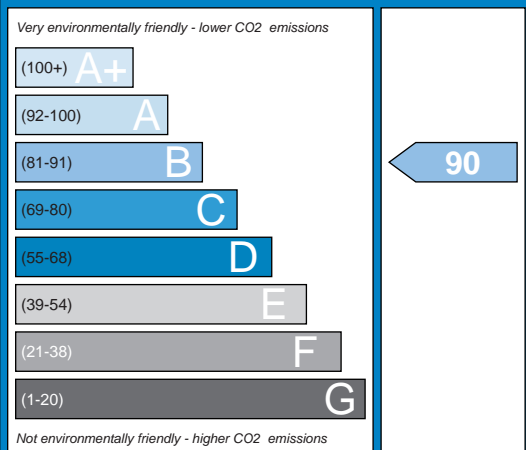
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating



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

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

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EPC Number: 9957-3803-7221-9908-5455

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 42, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251630

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-2019222251630

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

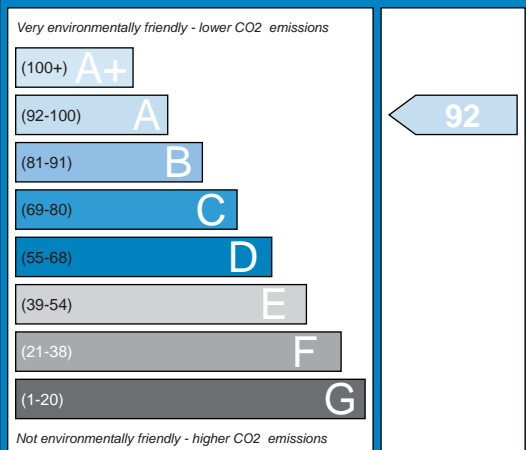
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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

CO₂ Rating



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

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

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

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



EPC Number: 8848-7932-5219-4073-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 43, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251787

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-201922251787

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.

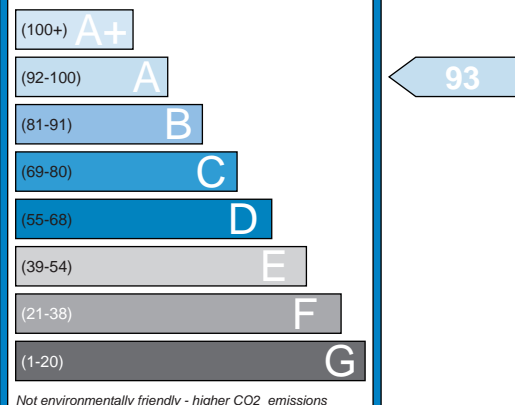
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

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

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

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EPC Number: 8228-7932-5349-3023-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 44, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222251934

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-2019222251934

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.

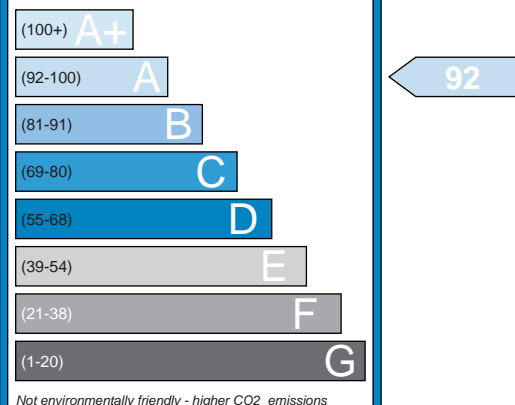
How this home scored

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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EPC Number: 8498-9935-4039-2307-8283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 45, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-201922252263

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-201922252263

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.

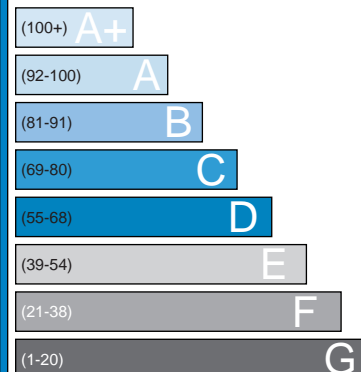
How this home scored

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

89

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

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

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EPC Number: 0838-7924-7322-5908-9904

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 46, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-201922252413

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-201922252413

Score: 72

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

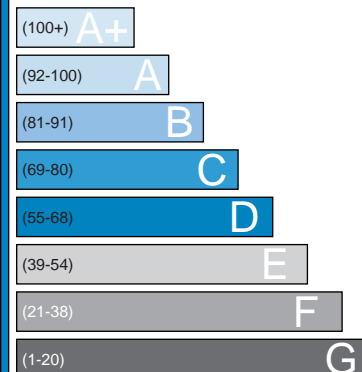
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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	50	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

89

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

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EPC Number: 8958-7932-5229-3053-4902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 47, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192224014534

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-20192224014534

Score: 75

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

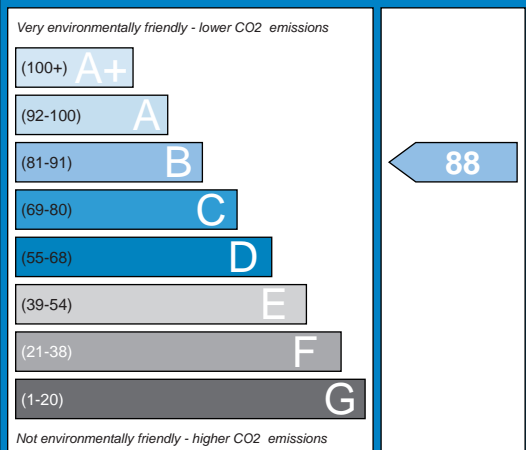
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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.

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CO₂ Rating



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

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EPC Number: 9356-3803-7222-9908-3465

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 48, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225448543

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-20192225448543

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.

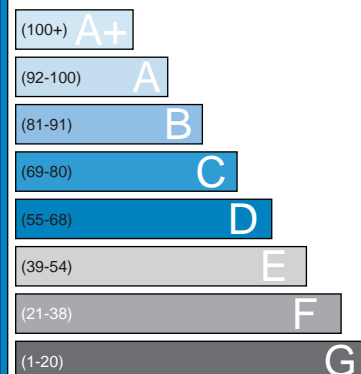
How this home scored

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	<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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



90

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

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EPC Number: 9154-3803-7122-9908-9481

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 49, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225448946

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-20192225448946

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

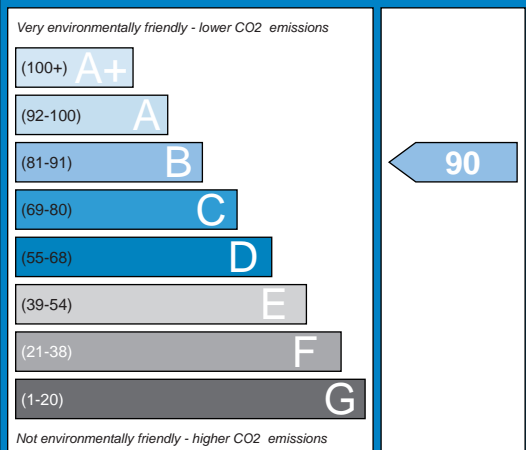
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>										Energy Efficiency and CO2 Saving measures.
Water	67	<div></div>										Internal & external water saving measures.
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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.
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

CO₂ Rating



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

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

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

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



EPC Number: 8578-7932-5149-3033-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 50, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225449195

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-20192225449195

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.

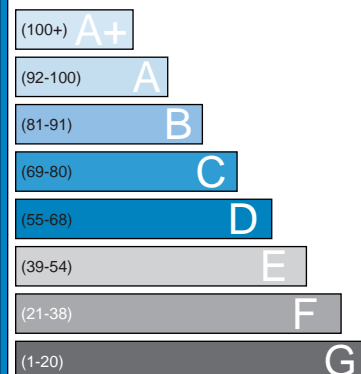
How this home scored

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	<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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

90

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

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

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EPC Number: 9658-3803-7124-9908-4491

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 51, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225449450

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-20192225449450

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

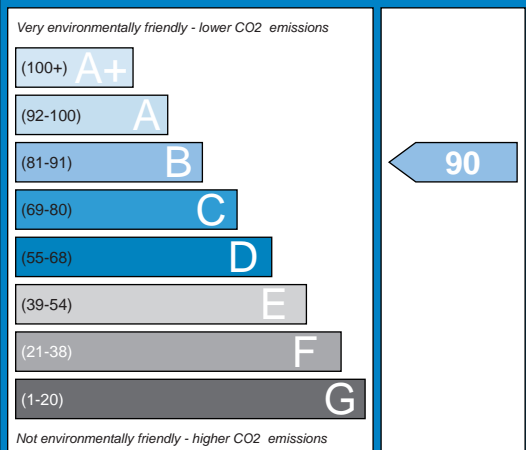
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>											Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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EPC Number: 8648-7932-5409-3063-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 52, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225449792

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-20192225449792

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

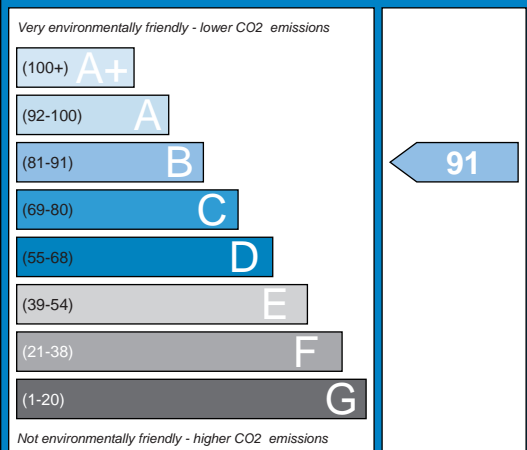
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<div></div>											Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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EPC Number: 8494-9935-3039-2207-7283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 53, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222545052

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-2019222545052

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.

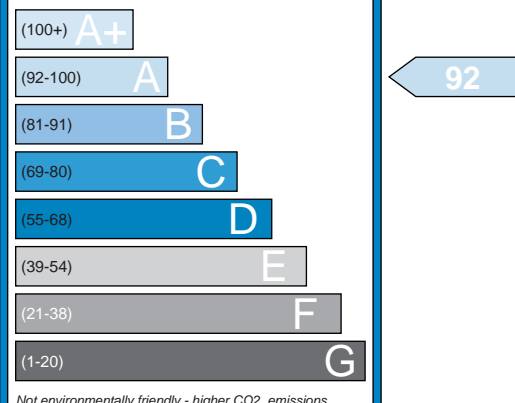
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



EPC Number: 8508-7932-5259-5093-4902

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

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

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 54, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225450321

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-20192225450321

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.

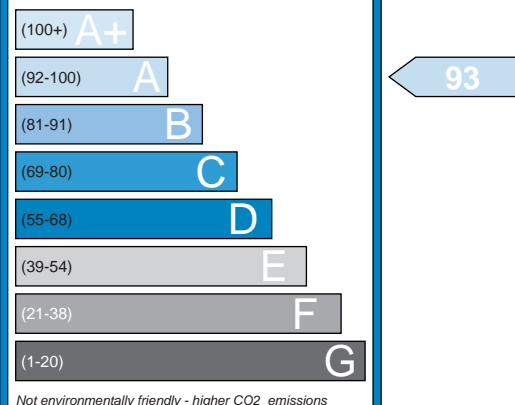
How this home scored

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	<div></div>											Energy Efficiency and CO2 Saving measures.
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CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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EPC Number: 0438-6934-7382-5808-9964

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 55, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225450614

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-20192225450614

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

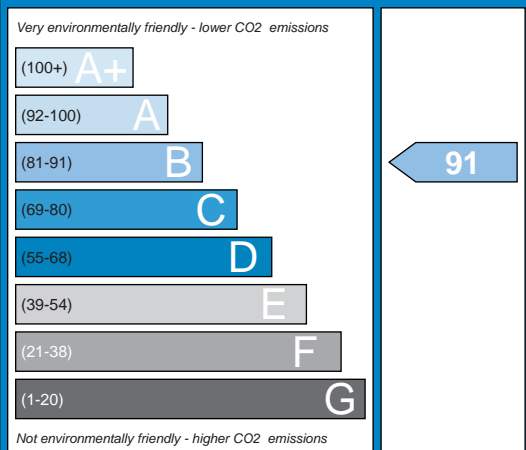
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	
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CO₂ Rating



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EPC Number: 9156-3803-7223-9908-7435

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 56, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225450884

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-20192225450884

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.

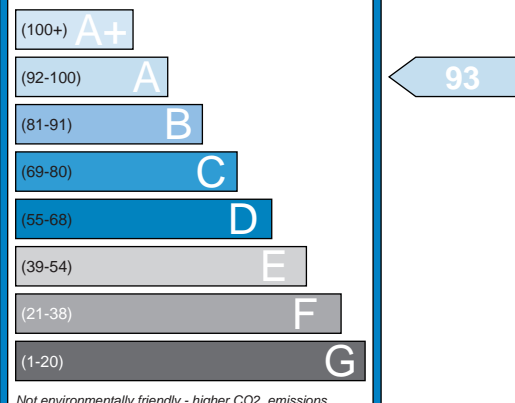
How this home scored

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	<div></div>										Energy Efficiency and CO2 Saving measures.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



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

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

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

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



EPC Number: 8495-8935-4039-6207-9283

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 57, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-20192225451143

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-20192225451143

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

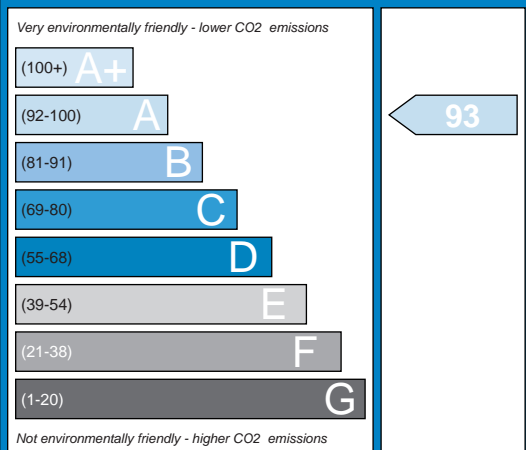
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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.
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Pollution	100											The use of insulation materials and heating systems that do not add to global warming.
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Management	100											A Home User Guide, designing in security, and reducing the impact of construction.
Ecology	89											Protection and enhancement of the ecology of the area and efficient use of building land.

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

CO₂ Rating



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

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

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EPC Number: 0338-5924-7332-5408-9900

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 58, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222566213

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-2019222566213

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

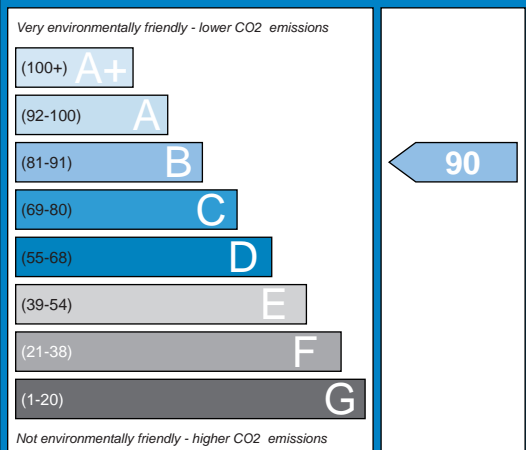
The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating a home must perform better than a new home built to minimum legal standards, and much better than an average existing home.

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	<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.
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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

CO₂ Rating



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

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

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EPC Number: 8248-7932-5249-2023-4906

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 59, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222566532

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-2019222566532

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.

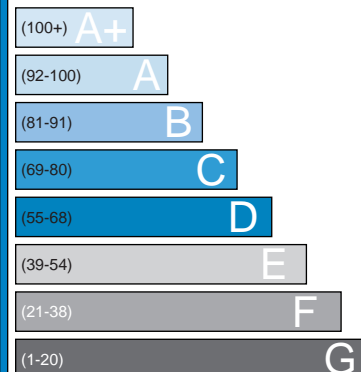
How this home scored

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.
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

89

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

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EPC Number: 9150-3803-7225-9908-2455

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 60, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-2019222566805

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-2019222566805

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

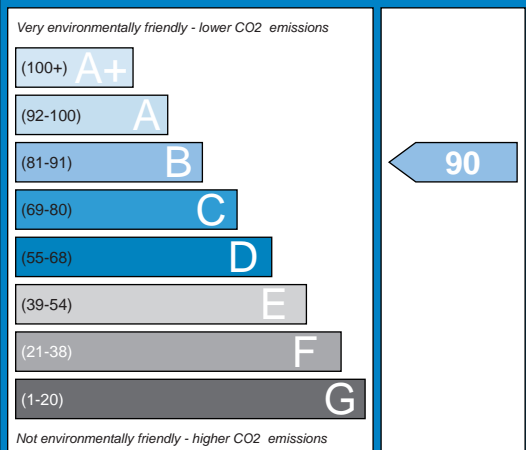
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How this home scored

Category	Percentage of Category Score attained											What is covered in the category
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Energy	75	<div></div>										Energy Efficiency and CO2 Saving measures.
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CO₂ Rating



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EPC Number: 9757-3803-7125-9908-5445

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Apartment 61, 131-143 Belsize Road
London, Greater London
NW6 4BR**

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-201922256789

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-201922256789

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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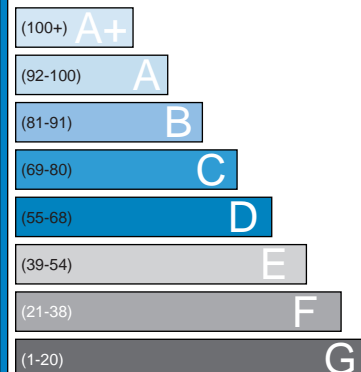
How this home scored

Category	Percentage of Category Score attained											What is covered in the category
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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

CO₂ Rating

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

91

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

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

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EPC Number: 9652-3803-7126-9908-6441