

Valuation Report for Loan Security

Property Address:	53 Warminster Road London SE25 4DQ
Client Name:	The Directors of Shawbrook Bank Ltd
Client Address:	Lutea House Warley Hill Business Park The Drive Great Warley Brentwood Essex M13 3BE - Lender Ref: Shawbrook 2025030393
Applicant:	Londonist International Management Ltd, Asim Erturk
Valuation Firm:	Lamberts Chartered Surveyors
VAS Panel Ref:	VP 161,776
Report date:	22 April 2025
Inspection date:	17 April 2025
Valuation date:	17 April 2025
Name of main signatory:	Jayne Cotterell BA BPROP MRICS
Name of counter signatory:	David G Parkin BSc FRICS

The people that add *value* to valuations

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Riverside House, Unit 17, High Force Road,
Riverside Park, Middlesbrough, TS2 1RH

Property Address	53 Warminster Road London SE25 4DQ

Key Facts

Brief location:	Residential locality, with a mixture of housing stock, in South Norwood, within the London Borough of Croydon.___			
Brief description:	Four storey period build detached dwelling which is a locally listed building. Historically converted into eight self-contained flats. _____			
Tenure:	Freehold			
Tenancies:	Flat A £1,550 pcm Flat B £1,600 pcm Flat C £1,400 pcm Flat D £1,800 pcm Flat E £1,600 pcm Flat F £1,650 pcm Flat G £1,500 pcm Flat H £1,409 pcm			
Total passing rent per annum (if let):	£150,108 pa			
Total floor area:	5,490	sq ft	510	sq m
Total site area:	0.178	acres	0.072	hectares
Source of floor area:	Measured by Valuer			
Basis of measurement:	GIA			
Floor Area Use Split (%):	Residential:	100%	Commercial:	0%
Economic life (years):	At least 25 years			
Current sale details if for sale:	N/A			
Previous sale details (in last 3 years):	Purchased by applicant at auction for £1,900,000 in March 2024.			
Site Inspection Limitations:	No access to Flat G at the time of our inspection			

Photographs





Valuations

(Insert basis of valuation, insert figure in next cell. All valuations based on special assumptions to be inserted in next table)

Market Value:	£1,995,000		
Market Rent (pa):	£148,200 pa		
Assumed Lease Terms & Incentives *(VPS 2; 5.3)*	N/A		
Estimated Reinstatement Cost:	£2,050,000		
Estimated Sales Period *(months)*:	6-9 months	Estimated Letting Period *(months)*:	1.5 - 2 months

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Valuations based on special assumptions. *(Insert only special assumption valuations. Insert basis, then figure in next cell)*	
MV subject to sale with vacant possession	£1,995,000
MV subject to sale with vacant possession assuming there has been a 180 day marketing period between the inception of marketing and exchange of contracts, taking place at the date of valuation, which may not necessarily have been a reasonable period for proper marketing	£1,800,000
MV subject to existing tenancies assuming there has been a 180 day marketing period between the inception of marketing an exchange of contracts, taking place at the date of valuation, which may not necessarily have been a reasonable period for proper marketing	£1,800,000

Summary Diligence			
Flooding risk (sea or river):	England - Very Low	Flooding risk (surface water):	England - Very Low
Do all parts of the property have a valid EPC?	Yes	*If No, comment:*	
MEES: Are any EPC ratings F or G?	No	*If 'Yes' then provide information and valuation advice in main report*	
If residential, is the property over 18m?	No	Is an EWS1 form required?	No

Key Risks for the Lender & Lender Action Points *(add additional rows as required)*			
Key Risks for the Lender			Lender Action Points
• No access to Flat G at the time of inspection_____			• Solicitors to ensure that any lettings are adequately drafted for your purposes
Are any specialist reports recommended?	No	*If Yes, details:*	

Local Market Trends – *please comment in detail on local market trends in the main report*			
Occupational		Purchaser	
Tenant demand:	Stable	Purchaser demand:	Stable
Supply (of properties to let):	Stable	Supply (of properties to buy):	Stable
Rental trends:	Decreasing	Market Value trends:	Stable
Rental incentives:	N/A		

Suitability for Loan Security Commentary
• We consider the property to be suitable for loan security.

By attaching this executive summary to our valuation report, we confirm our valuation has been prepared in accordance with the **RICS Valuation Global Standards (incorporating the IVS) and the UK national supplement**

Please note that this Executive Summary is a summary of the valuation report and should not be read in isolation to the full valuation report provided overleaf.

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22 April 2025

The Directors of Shawbrook Bank Ltd
Lutea House
Warley Hill Business Park
The Drive
Great Warley
Brentwood
Essex
CM13 3BE

Our Ref: JC/tc-ind/109637
Your Ref: VP161,776
Lender Ref: Shawbrook 2025030393

Dear Sirs

Important Notice to Mortgage Applicants

This report has been prepared to allow the mortgage lender to assess the suitability of the property as security. It has not been prepared for the benefit of the mortgage applicant, who is not entitled to rely on the report. The services have not been tested and a detailed survey has not been carried out and thus defects could exist which are not mentioned in the report. The valuer is entitled to make certain assumptions, which during subsequent legal or other investigations may prove to be inaccurate. Loan applicants acquiring property interests are strongly advised to obtain their own detailed advice from suitably qualified professionals before exchanging contracts.

Valuation Company: Lamberts Chartered Surveyors
Aztec Row
3 Berners Road
London N1 0PW

Valuer: Jayne Cotterell BA BPROP MRICS
RICS Registered Valuer: 6671312
E-mail: jayne.cotterell@lambertsurv.co.uk
Mobile: 07738 579405

Date of Inspection: 17 April 2025

Date of Valuation: 17 April 2025

1.0 SUMMARY AND VALUATION

1.1 Property Address: 53 Warminster Road London SE25 4DQ

1.2 BRIEF SUMMARY

1.2.1 Type of Security: Detached residential dwelling converted into eight self-contained flats.

1.2.2 Location: Residential locality, with a mixture of housing stock, in South Norwood, within the London Borough of Croydon

1.2.3 Description: Four storey period built detached dwelling which is a locally listed building. Converted into eight self-contained flats.

1.2.4 Construction type and main materials: Solid brick main walls beneath a pitched roof covered in slate

1.2.5 Age: Circa 1890.

1.2.6 Planning Use: C3 residential.

1.2.7 Floor Area: 5,490 sq ft (510 sq m). 100% in residential use.

1.2.8 Tenure: Freehold.

1.2.9 Tenancies: 8 ASTs Aggregate rent £150,108 pa

1.2.10 Overall Condition: Satisfactory

1.2.11 Specialist Reports: None

1.2.12 Important Issues and Matters for further legal advice: Solicitors to ensure that any lettings are adequately drafted for your purposes.

1.2.13 Market Factors: The property forms part of a generally well regarded south London residential location which benefits from good commuting links and proximity to local amenities.

This is a residential investment of eight flats which will primarily appeal to investors and landlords. We note a reduced demand from this type of purchaser due to high interest rates and increased legislation around residential property.

If sold separately, these flats are likely to appeal to the buy to let market with the likely occupants couples and small families.

There is a strong continued demand for rental accommodation of this character throughout south London and rental levels have generally risen throughout 2023 and 2024. However there is now a sentiment that rental levels have peaked and may be due for a correction.

1.2.14 Valuation Date: 17 April 2025.

1.3 VALUATION FIGURES

1.3.1	Market Value	£1,995,000
1.3.2	Aggregate Market Rent	£148,200 pa
1.3.3	MV subject to Special Assumption 1	£1,995,000

A sale with vacant possession

1.3.4 MV subject to Special Assumption 2 £1,800,000
A sale with vacant possession assuming there has been a 180-day marketing period between the inception of marketing and exchange of contracts, taking place at the date of valuation, which may not necessarily have been a reasonable period for proper marketing

1.3.5 MV subject to Special Assumption 3 £1,800,000
Subject to the existing tenancies assuming there has been a 180-day marketing period between the inception of marketing and exchange of contracts, taking place at the date of valuation, which may not necessarily have been a reasonable period for proper marketing

1.3.7 MV subject to Special Assumption 4 N/A
After Works Value where Specialist Reports requested or defects remedied

1.3.9 Reinstatement Cost for Insurance Purposes: £2,050,000

1.3.10 Split of MV of Commercial Premises and Residential: 100% Residential

1.4 THE PROPERTY AS SECURITY

We consider the property forms suitable security for Bank lending purposes.

Status of Valuer and Conflicts of Interest

1.5 We confirm that we have undertaken the valuations acting as an external valuer, qualified for the purpose of the valuation. The valuer will act with independence, integrity and objectivity in preparing this report.

We further confirm that we have had no recent involvement with the property or the parties to the transaction to the best of our knowledge and we, therefore, do not consider that any conflict arises in preparing the advice requested.

2.0 CONFIRMATION OF INSTRUCTIONS

2.1 Instructions

In accordance with instructions received we have valued the freehold interest in the above property in accordance with Shawbrook Bank's Service Agreement and Reporting Requirements. Lamberts Surveyors hold appropriate professional indemnity insurance for this valuation instruction. A copy of your instruction is attached at Appendix 3.

We confirm the valuations have been prepared in accordance with the Global Standards RICS Valuation Global Standards (incorporating the IVS) and the UK national supplement.

Lamberts Surveyors hold appropriate professional indemnity insurance for this valuation instruction.

2.2 Purpose of Valuation

Valuation advice for secured lending purposes.

2.3 Scope and Content of Inspection and Report

Our inspection was carried out in clear and dry weather conditions. No access was provided to Flat G at the time of our inspection.

The presence of personal effects and stored items prevented a full inspection.

3.0 THE PROPERTY

3.1 LOCATION





The subject property is located on the eastern side of Warminster Road, towards its junction with Pittville Gardens, in South Norwood, within the London Borough of Croydon.

The property forms part of established residential area with properties of varying ages. There are a small number of large detached period buildings of the same style on this road.

The property shares boundaries to the north and south with residential dwellings. The eastern (rear) boundary is with a row of garages which are accessed from Pittville Gardens.

The property is in the South Norwood Conservation Area.

The property is within walking distance of South Norwood High Street, providing local amenities and facilities.

Public transport is provided with regular bus routes along Lancaster Road and nearby trunk roads. Norwood Junction mainline railway station is within walking distance. This provides access to Central London and south to Croydon and Gatwick Airport.

South Norwood is a south London suburb approximately four kilometres distance from Croydon for more major retail outlets.

Other local amenities include South Norwood Lake and playing fields. Also nearby is Selhurst Park, Home of Crystal Palace Football Club.

A Location Plan together with a Title Plan is attached at Appendix 2.

3.2 DESCRIPTION

The subject property comprises a four storey detached period built dwelling which was originally constructed circa 1890 and is a locally listed building.

Historically, the dwelling has been converted into eight self-contained flats.

The lower ground floor provides a communal access door to the side and there are two flats on the lower ground floor, being Flat G and Flat H, both one bedroom flats. We did not have access to Flat G at the time of our inspection however this information has been provided by the applicant.

There is a communal entrance at raised ground floor level which provides stairs to the upper floors.

Flat E is a raised ground floor one bedroom flat.

Flat F is a raised ground floor two bedroom flat.

Flat C is a first floor one bedroom flat.

Flat D is a first floor two bedroom flat.

Flat A is a second floor one bedroom flat.

Flat B is a second floor one bedroom flat.

There is a communal parking area to the front of the block and communal grounds surround the building, with large established trees.

The flats have modern fixtures and fittings and overall appear to be well maintained by the current tenants.

Photographs of the property are attached at Appendix 1.

3.3 CONSTRUCTION

The building is of solid brick construction with a pitched roof covered in slate.

The property has replacement PVC-U double glazed window units.

Elevational details include bay windows to the lower ground floor and raised ground floor at both front and rear.

3.4 AGE

Approximately 1890

3.5 SITE

The subject property occupies a rectangular shaped plot of land, sharing boundaries with three properties. Approximate dimensions of the site are 36 m x 20 m (720 sq m / 7,750 sq ft). To the front of the site is parking for a number of vehicles, with the communal garden sitting below street level. There are a number of established trees surrounding the site.

We consider that the site is suitable for its current use.

3.6 SIZE AND AREAS

The property comprises principally the following:-

Floor	Unit	Description	Floor Area
Lower Ground Floor		Communal entrance door	
	Flat G	We have been advised by the applicant that this is 1 bed, 1 bath, separate kitchen and reception room	No access, floor area provided by applicant: 54.5 sq m / 587 sq ft
	Flat H	1 bed, 1 bath, separate kitchen and reception room	49 sq m / 527 sq ft
Raised Ground Floor		Communal entrance door, stairs to upper floors	
	Flat E	1 bed, 1 bath, separate kitchen and reception room	55 sq m / 592 sq ft
	Flat F	2 bed, 1 bath, separate kitchen and reception room	70 sq m / 753 sq ft
First Floor	Flat C	1 bed, 1 bath, separate kitchen and reception room	53 sq m / 570 sq ft
	Flat D	2 bed, 1 bath, separate kitchen and reception room	59 sq m / 635 sq ft
Second Floor	Flat B	1 bed, 1 bath, separate kitchen and reception room	58 sq m / 624 sq ft
	Flat A	1 bed, 1 bath, open plan kitchen/reception room	55 sq m / 592 sq ft

The property has been measured in accordance with the latest RICS guidance. The areas stated above should not be relied upon by a loan applicant or third parties.

The areas above are stated as Gross Internal Areas.

100% in residential use.

3.7 SERVICES

Mains drainage, water, electricity and gas are installed and connected.

Supplies and services have not been tested and their condition or efficiency cannot, therefore, be a matter of comment.

4.0 LOCAL AUTHORITY, STATUTORY AND ENVIRONMENTAL ISSUES

4.1 COUNCIL TAX

The flats contained within the subject property have separate Council Tax band entries as below:-

Property	Council Tax Band
Flat A	B
Flat B	C
Flat C	B
Flat D	C
Flat E	B
Flat F	C
Flat G	B
Flat H	B

4.2 PLANNING

We have made online enquiries to the Local Authority's planning web site. In certain instances, it is either impossible to obtain the relevant information or the planning history is incomplete. The information set out below is given in good faith but, when purchasing a property, the applicant's solicitors should obtain written planning details, within their search, to verify all planning consents and obtain confirmation of any current or past Enforcement Notices. The property is a locally listed building and is located in the South Norwood Conservation Area.

Planning History

We are aware of the following relevant planning history relating to the property:

Ref No. 20/0363/FUL – Application Received: 13 August 2020. Proposal: Erection of a two storey side addition providing two flats associated with site alterations. Decision Date: 27 November 2020. Decision: Permission Granted.

Ref No. 25/009952/DISC – Application Received: 21 March 2025. Proposal: Details pursuant to the discharge of conditions 3 (CLP), 4 (CEMP), 6 (boundaries, lightwells, cycle sand bins), 7 (landscaping) and 11 (fire strategy) from planning permission 24/02402/FUL for 'Erection of a two storey side addition providing two flats with associated site alterations'. Status: Awaiting decision.

Ref No. 24/02402/FUL – Application Received: 15 July 2024. Proposal: Erection of a two storey side addition providing two flats with associated site alterations. Decision Date: 25 November 2024. Decision: Permission Granted.

Ref No. 24/02403/FUL – Application Received: 15 July 2024. Proposal: Erection of a three storey side addition providing three flats with associated side alterations. Decision Date: 14 October 2024. Decision: Permission Refused.

We have been advised by the applicant that the works associated with ***Ref No. 24/02402/FUL*** have not commenced and are due to start in September 2025.

4.3 DEVELOPMENT/CHANGE OF USE

The property has planning permission for the addition of two flats by the construction of a two storey side addition.

4.4 HIGHWAYS AND RIGHTS OF ACCESS

All roads adjoining the property are made-up and adopted. We have assumed that permanent rights of way exist to provide access to and egress from the property.

4.5 LICENCES

Croydon Council does not operate additional or selective licensing schemes. Therefore the flats contained within the subject property will not require licensing.

All relevant licenses should be confirmed by legal advisers.

4.6 FIRE SAFETY

Under the Regulatory Reform (Fire Safety) Order the building occupier or responsible person must carry out a risk assessment on the fire safety of the property. We have assumed that a suitable assessment has been carried out and will be reviewed and updated if there are any alterations to the premises or changes to work practices or use of the premises.

4.7 HEALTH AND SAFETY

No obvious issues to report.

4.8 ASBESTOS

We have not seen an asbestos inspection report. Following the discovery of asbestos there is a requirement for an asbestos management plan to be drawn up and implemented.

All occupiers or owners of non-domestic properties and communal areas of domestic properties are required under the Control Asbestos Regulations 2012 to provide a record of inspection to verify whether any form of asbestos is present. Confirmation should be sought from the occupiers that an asbestos inspection report has been obtained and that any management plan has been implemented.

Due to the limitations of this exercise we are unable to confirm if asbestos is present within the building.

4.9 THE EQUALITY ACT 2010

For the purposes of this report we have assumed that the property complies with the relevant requirements of the Equality Act.

During the course of our inspection, no features were noted to suggest the property does not meet the requirements of the Act in its capacity as a place of employment and a provider of services, taking into account the Act's requirements for reasonable adjustments to be made.

4.10 MORTGAGE REGULATION

100% of the property is used or intended to be used as residential accommodation.

4.11 CONTAMINATION

The property does not have a past industrial history and is not situated in an industrial area. It is unlikely that there will be significant contamination having an adverse effect on value or future saleability.

It is not possible for us to comment upon this further without additional environmental enquiries being carried out. We would comment, however, that no obvious signs of contamination were noted during our site inspection. It is envisaged the property will continue in its current use and the underlying ground will not be broken up or disturbed and conclude the risk from contamination is likely to be low.

We stress, however, that we are not qualified to give assurances on environmental issues. Our valuation has been undertaken on the basis that the property is not contaminated. However, should it be established subsequently that contamination exists, this might reduce the values now reported.

4.12 FLOODING

The Environment Agency's website states that the yearly chance of flooding from surface water and rivers and the sea is very low.

4.13 OTHER ENVIRONMENTAL ISSUES

EPC Rating.

The flats contained within the subject property have separate EPC Ratings as below:

Flat	Band	Rating	Valid Until
Flat A	C	74	19 September 2033
Flat B	C	70	19 September 2033
Flat C	C	75	13 November 2029
Flat D	C	71	5 February 2030
Flat E	C	73	13 November 2029
Flat F	C	76	13 November 2029
Flat G	C	70	19 September 2033
Flat H	C	69	19 September 2033

The EPC Certificates are attached at Appendix 4.

Currently, residential properties are required to have an EPC rating of E or above. A landlord of a property which falls below the prescribed level of energy efficiency will not be able to let that property until the landlord has made certain energy efficiency improvements.

The Minimum Energy Performance of Buildings Bill had its second reading in Parliament on 24 March, 2023. While still not fully legislated, there are some key changes to the initial Bill that has long been a hot topic in the property investment community.

All tenancies for privately rented property "must be at least EPC Band C from 31 December 2028 where practical, cost-effective and affordable". Under this legislation, all homeowners are required to ensure their properties "achieve at least EPC Band C by 2033".

However, the Bill sets out the following exemptions:

1. An occupant or anyone else whose permission is needed for works to be carried out has explicitly refused such permission;

2. It is not technically feasible to fulfil the duty; or

3. The cost of carrying out works to fulfil the duty would exceed £20,000.

The new rule changes are in line with the Government's net zero emissions by 2050 targets along with creating more energy efficient homes.

Fire Safety

Under the Regulatory Reform (Fire Safety) Order, the building occupier or responsible person must carry out a risk assessment on the fire safety of the property. We have assumed that a suitable assessment has been carried out and will be reviewed and updated if there are any alterations to the premises or changes to work practices or use of the premises.

Radon Gas

Every building contains radon but the levels are usually low. The chances of a higher level depend on the type of ground. The property is not in an area where high levels of radon gas is known to exist.

Japanese Knotweed

We did not observe Japanese Knotweed on site.

5.0 TENURE AND TITLE

The property is held freehold under Land Registry Title No. SGL642124.

The price stated to have been paid on 1 March 2024 was £1,900,000.

We assume the property has a good and marketable title and is free from any pending litigation. We further assume that all documentation is satisfactorily drawn and that there are no unusual or onerous restrictions, easements, covenants or other outgoings, which would adversely affect the value of the relevant interest.

If any of the above information proves to be incorrect we reserve the right to amend our valuation.

TENANCIES

The flats contained within the subject property are let on separate AST's as below:-

Flat	Commencement Date	Term	£/pcm
Flat A	1 September 2023	1 year	£1,550
Flat B	26 September 2023	1 year	£1,600
Flat C	16 September 2024	1 year	£1,400
Flat D	26 August 2023	1 year	£1,800
Flat E	16 September 2023	1 year	£1,600
Flat F	11 October 2014	6 months	£1,650
Flat G	26 August 2023	1 year	£1,500
Flat H	28 February 2024	1 year	£1,409
		TOTAL	**£12,509**

The total passing rent is therefore £12,509 pcm / £150,108 pa.

If any of the above information proves to be incorrect we reserve the right to amend our valuation.

Documentation

We have been provided with copies of the tenancy agreements by the applicant. We have assumed that this information is correct and that your legal advisers will verify this in due course and prior to the drawdown of funding. They should be requested to ensure that any lettings are adequately drafted for your purposes.

We note that the Local Housing Allowance for one bedroom accommodation in this area is £218.63 pw / £947.40 pcm / £11,368.76 pa: The Local Housing Allowance for two bedroom accommodation in this area is £276.16 pw / £1,196.69 pcm / £14,360.32 pa.

We make reference to the following recent lettings in this locality:-

5 Anaganda Park 38 Lancaster Road South Norwood SE25 4AF – a good sized one bedroom raised ground floor period conversion flat. Good condition. Let for £1,550 pcm in January 2025. Considered comparable.

Flat 2 1 Warminster Road London SE25 4DP – comprises a good sized one bedroom flat with a floor area of 58 sq m. Presented in good condition with open plan kitchen/reception room. Located in a detached period built building. Let for £1,450 pcm in July 2024. Considered comparable.

Flat 5 20 Penge Road London SE25 4BF – average condition one bedroom period flat conversion. Busy road. Let for £1,200 pcm in July 2024. Considered inferior.

Basement Flat 76 Penge Road London SE20 7UL – basement level one bedroom flat in average condition. Garden. Busy road. Let for £1,350 pcm in January 2025. Considered inferior.

Flat 2 39 Selby Road Penge London SE20 8ST – an average condition two bedroom, one bathroom period conversion flat with garden. Let for £1,400 pcm in October 2024. Considered inferior.

80a Warminster Road London SE25 4DQ – a two bedroom one bathroom maisonette in average condition with private garden was available to let in January 2025 for £1,650 pcm. Unclear whether this property let. Considered inferior.

Flat 5 8 Lancaster Road London SE25 4AQ – an average condition two bedroom plus study, one bathroom period conversion flat. Off street parking and communal gardens. Let for £1,750 pcm in September 2024. Considered comparable.

Flat 4 Harcourt Mansions Penge Road London SE20 8SU – a substantial two bedroom, one bathroom period built flat. Good condition. Let for £1,750 pcm in October 2024. Considered comparable.

Flat 4 Canalside Apartments 8 Bevill Close London SE25 4FA – a modern two bedroom, one bathroom flat with private balcony. Off street parking and a floor area of 71 sq m. Let for £1,800 pcm in February 2025. Considered superior.

The flats contained within the subject property are presented in good condition, the one bedroom flats are larger than average.

Comparable one bedroom flats in this locality tend to let in the £1,200 pcm - £1,550 pcm range.

Comparable two bedroom flats in this locality tend to let in the £1,400 pcm - £1,800 pcm range.

We consider the most comparable one bedroom flat to be Flat 2 1 Warminster Road London SE25 4DP which offers a similar sized one bedroom period flat conversion.

We consider the most comparable two bedroom flat to be Flat 4 Harcourt Mansions Penge Road London SE20 8SU which comprises a period built two bedroom, one bathroom flat.

Having given consideration to the above, we are of the opinion that if brought to the market, new lettings could be achieved as below:-

Flat	Accommodation	£/pcm
Flat A	1 bed flat	£1,500
Flat B	1 bed flat	£1,500
Flat C	1 bed flat	£1,500
Flat D	2 bed flat	£1,700
Flat E	1 bed flat	£1,500
Flat F	2 bed flat	£1,750
Flat G	1 bed flat	£1,450
Flat H	1 bed flat	£1,450
	TOTAL	**£12,350**

The total aggregate Market Rent is therefore **£12,350 pcm / £148,200 (one hundred and forty eight thousand two hundred pounds) pa.**

6.0 ADDITIONAL COMMENTS AND RECOMMENDATIONS

6.1 General State of Repair

The property was generally in satisfactory condition.

Externally the subject block was found to be in average condition, commensurate with a property of this style and construction.

The communal areas were found to be in satisfactory condition.

The flats have modern fixtures and fittings and overall appear to be well-maintained by the tenants and actively managed.

Evidence of damp was noted in Flat H, on the lower ground floor. We understand that the property manager is aware of this issue and in the process of repairing.

Evidence of water ingress was noted in the party wall between the hallways of Flats E and F. We understand that there is a pipe located in this wall. We recommend that any leak is repaired and the area redecorated.

There is some evidence of cracking in the building. These cracks appear to be longstanding and non-progressive however continued buildings insurance should be confirmed.

We are not in a position to verify whether any unauthorised works have taken place to this Listed Building. The costs of reinstatement following unauthorised works and the cost of repairs to Listed Buildings vary according to the significance of the item to be reinstated/repaired. If significant, works are required to the building following further investigations, this valuation may need to be reviewed.

Electrical Safety Regulations

From 1 July 2020 new regulations were introduced which require residential landlords to do the following:

- Ensure electrical safety standards are met when the property is occupied during a tenancy.
- Ensure every fixed electrical installation at the property is inspected and tested at least every five years by a qualified person.
- Ensure tests are carried out before new tenancies commence on or after 1 July 2020 and by 1 April 2021 for existing tenancies.

Your legal advisor should confirm a current electrical test certificate is available. If not, an electrical safety test certificate from a competent specialist will need to be obtained. Local authorities (LAs) are required to enforce the new legislation and can impose a fine of up to £30,000 for any breach.

It is considered that any repairs which may be necessary can be carried out during the course of normal periodic maintenance.

The report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. We are unable to state that any part of the premises is free from rot, beetle, corrosion or other defects.

No specialist test or inspections have been carried out on the electrical, mechanical, drainage or other service installations and no warranty is given as to the condition of these items.

This report excludes any investigation into structural engineering design or compliance with legislation relating to buildings, Building Regulations or by-laws.

Your legal advisors must ensure that the gas installation and all associated services and flues have been serviced by a qualified Gas Safe Registered engineer and have appropriate certification.

6.2 Property Management Issues

Due to the multi-let nature of the building the property will require a relatively high level of property management.

6.3 Economic Life

The property is likely to have a useful economic life in excess of 25 years providing a regular programme of maintenance is carried out.

In accordance with your instructions, we have not carried out a building survey nor have we inspected woodwork or other parts of the property which are covered, unexposed or inaccessible and such parts will be assumed to be in good repair and condition.

6.4 Marriage Value/Special Purchaser Value

None.

6.5 Timescales for reletting

We would anticipate a re-letting period of 1.5 - 2 months for each of the flats contained within the subject property. The period would be extended if multiple flats were marketed concurrently.

6.7 Cost of Voids

The property is currently fully let. If vacant the costs of voids are likely to include rates, insurance, maintenance and repairs, security etc.

7.0 LOCAL MARKET COMMENTARY

The property forms part of a generally well regarded south London residential location which benefits from good commuting links and proximity to local amenities.

This is a residential investment of eight flats which will primarily appeal to investors and landlords. We note a reduced demand from this type of purchaser due to high interest rates and increased legislation around residential property.

If sold separately, these flats are likely to appeal to the buy to let market with the likely occupants couples and small families.

There is a strong continued demand for rental accommodation of this character throughout south London and rental levels have generally risen throughout 2023 and 2024. However, there is now a sentiment that rental levels have peaked and may be due for a correction.

8.0 ECONOMIC OVERVIEW

The recent tariffs imposed by President Trump have caused turmoil in world stock markets. The outcome on world trade is uncertain, but we advise caution at this time of geopolitical unpredictability.

Since the election in July 2024 the Labour government have announced several tax increases, notably increased Employers NIC, Inheritance Tax and Capital Gains Tax. There are plans to invest in housing and infrastructure to boost growth, as well as further spending on NHS, public services and defence, with proposals to cut benefits. It is noted the cost of government borrowing has increased.

There are concerns surrounding the UK economy which is being influenced by multiple negative factors including wage inflation, increasing National Minimum Wage, tax increases, negative investor sentiment, uncertainty surrounding trade wars, long term impact of the Covid Pandemic and the Wars in Ukraine and Middle East. Property values are uncertain at present and potentially volatile. We consider property values could fall and this should be considered when taking decisions influenced by this report.

On 20 March 2025 the Bank of England Monetary Policy Committee voted to retain interest rates at 4.5%. Interest rates have risen from the record low of 0.1% in March 2020 to 5.25%, rates are on a downward trend, but the Bank remains cautious. The Consumer Price Index for the year to March 2025 was 2.7 %. The Bank of England target for inflation is 2%. The Band of England prediction is being revised due to the “tariff” situation. They predict inflation rates of 3.5% during 2025. The next meeting of the MPC is on Thursday 8 May. There is pressure on the Bank to reduce rates to stimulate the economy.

The London property market has come to terms with higher mortgage costs, which has meant a price sensitive, lower transaction market where activity has been weighted towards cash and equity rich buyers.

The effects of a second Trump administration in USA are unpredictable and there are significant concerns that Trump will adopt a combative approach to other nations. There have been significant tariffs imposed on trading nations which has led to retaliation and could lead to further “trade wars”.

The cease fire in Gaza has ended with hostilities between IDF and Hammas troops resuming. It is difficult to predict the long-term outcome of this armed conflict which started on 7 October 2023. Extensive diplomatic efforts are being made to limit the extent of any wars in the region.

The war in Ukraine started by Russia on Thursday 24 February 2022 is continuing, diplomatic efforts led by the USA are yet to see results. The effect on world energy prices is less than immediately after the invasion, but prices of gas and oil are still volatile.

During 2024 the UK commercial property industry has generally adjusted to higher borrowing costs. Generally, investment yields have increased to reflect the risk to investors and increased cost of borrowing. However, there is limited sales data to analyse, and values remain uncertain. We consider that any falls in values will be more keenly felt in the secondary property sector which could experience significant falls in value.

Values remain uncertain across all commercial property classes; however, the office sector is particularly vulnerable due to changes in work practices. There are concerns that a significant proportion of office buildings, particularly in secondary, fringe and out of town locations could become commercially redundant as “working from home” materially reduces occupier demand. This is likely to lead to a fundamental downward shift in office values. The retail sector continues to face difficult trading conditions and secondary retail locations have above average vacancies and non-trading shops.

On 8 April 2025 the FTSE 100 was trading at 7950 down from the record high of 8871 on 3.3.2025. The FTSE is notably up from the 2020 lows of 6,100 but recent trade tariffs have affected confidence. The pound is currently trading with the Euro at €1.17, and against the US $ at $1.28. This is up from the low of $1.03 in the immediate aftermath of the September 2022 Liz Truss “mini budget”.

9.0 COMPARABLE ANALYSIS AND METHOD OF VALUATION

We have relied upon comparisons between the subject premises and other similar properties, together with our knowledge of the area and of the market.

9.1 Comparables and Market Evidence

In considering the Market Value of the subject property, we have given regards to the following comparable evidence:-

Flat 3 59 Warminster Road London SE25 4DQ – located in a block of the same style as the subject block, this is a one bedroom raised ground floor flat with a floor area of 49 sq m. Modern kitchen and bathroom. Sold for £265,000 in September 2024. Considered comparable.

Flat 2 59 Warminster Road London SE25 4DQ – located in a block of the same style as the subject block, this is a one bedroom lower ground floor flat with a floor area of 55 sq m. Modern kitchen and bathroom. Sold for £268,000 in June 2024. Considered comparable.

45 Selby Road London SE20 8ST – located on the top (second) floor of a period conversion property, this one bedroom flat has separate kitchen and reception room and a floor area of 51 sq m. Well-presented, with restricted head height. Sold for £275,000 in July 2024. Considered comparable.

49 Penge Road London SE25 4EJ – this property comprises a ground floor one bedroom ground floor period flat conversion. Presented in good condition with the benefit of a private rear garden. Floor area of 34 sq m. Busy arterial route, opposite Local Authority tower block. Sold for £205,000 in February 2025. Considered inferior.

Flat 3 6 Eldon Park London SE25 4JQ – offering a well-presented one bedroom lower ground floor period conversion flat. Private entrance, floor area of 49 sq m. Off street parking and communal rear garden. Sold for £252,000 in September 2024. Inferior location.

Flat 6 59 Warminster Road London SE25 4DQ – located in a block of the same style as the subject block, this property comprises a first floor two bedroom one bathroom flat with similar layout to Flats D & F. Good condition with modern fixtures and fittings. Floor area of 54 sq m. Sold for £315,958 in July 2024. Considered comparable.

Flat 4 59 Warminster Road London SE25 4DQ – located in a block of the same style as the subject block, this property comprises a ground floor two bedroom one bathroom flat with similar layout to Flats D & F. Average fixtures and fittings. Floor area of 71 sq m. Sold STC for £305,000 in April 2024. Considered comparable.

20 South Norwood Hill London SE25 6AB – a well-presented two bedroom first floor period flat conversion. Modern fixtures and fittings. Period features. Floor area of 69 sq m. Sold for £355,000 in January 2025. Considered superior.

We note the sale of a nearby investment property below:-

23 Penge Road London SE25 4EJ – this property comprises a four storey end terrace original period dwelling which is currently arranged as 4 x one bed flats. Current passing rent of £52,200 pa this property sold for £760,000 in September 2024. This equates to a yield of 6.7%.

There are limited sales of investment properties in this locality. We have therefore had to extend our search. Notable sales below:-

3 Dunheved Road South CR7 6AD – five flat block in Thornton Heath. Property comprises three x 1 bed flats, one x 2 bed flats and one x three bed flats. Five flats occupied, with a passing rent of £63,600 pa. Sold STC for £1,100,000 in June 2024. Equates to a yield of 8% if fully occupied.

1-8 Admiral Mews and 82/84 Merton High Street Wimbledon SW19 1BE – freehold block of 9 flats sold for £1,315,000 in December 2023. Income of £122,580 pa. Gross yield of 9.32%.

9.2 Valuation Calculation & Rationale

In arriving at the figures stated within this report we have, wherever possible, had regard to the past sales of similar properties in the locality. We have endeavoured to consider and compare the relative merits of the subject property in respect of size, style, quality and location in relation to these transactions.

We have been advised by the applicant that they purchased the property via Allsop at auction. The price stated to have been paid in March 2024 is £1,900,000.

We note that since purchasing the property, the applicant has resubmitted and received approval for the erection of a two storey side addition which provides two flats. No works have been commenced for this addition. WE have excluded any “hope value” for this development.

We note that one bedroom flats in this locality sell in the range of £200,000 - £275,000 depending on age, condition, size and outdoor space.

We note that two bedroom flats in this locality tend to sell in the range of £300,000 - £355,000.

We consider the sales in **59 Warminster Road London SE25 4DQ** to be most comparable. This is a block of the same design and construction as the subject and the flats offer very similar quality and condition accommodation.

The subject block is a substantial period built dwelling which is a locally listed building. The flats are good sized self-contained flats with modern fixtures and fittings.

We have valued the subject property on the basis that a separate long leasehold title could be created for each of the flats. We have assessed the values as below:

Flat	Accommodation	Market Value
Flat A	SF One bedroom flat	£270,000
Flat B	SF One bedroom flat	£270,000
Flat C	FF One bedroom flat	£275,000
Flat D	FF Two bedroom flat	£305,000
Flat E	GF One bedroom flat	£275,000
Flat F	GF Two bedroom flat	£310,000
Flat G	LGF One bedroom flat	£265,000
Flat H	LGF One bedroom flat	£265,000
	TOTAL	**£2,235,000**

The aggregate total is therefore £2,235,000. From this total we would make a deduction to allow for the creation of separate leases and the discount for quantum a purchaser of the single freehold title would expect.

Taking these factors into account we are of the opinion that the Market Value of the freehold interest is fairly reflected in the figure **£1,995,000 (one million nine hundred and ninety five thousand pounds).**

This equates to a yield of 7.4% which would appeal to investors.

This is a residential investment of eight flats which will primarily appeal to investors and landlords. We note a reduced demand from this type of purchaser due to high interest rates and increased legislation around residential property.

We anticipate a sale of the whole property at our opinion of Market Value could be achieved in six to nine months.

In addition, you have requested that we provide our estimate of value with the special assumption of a sale with a marketing period of 180 days and vacant possession.

You have also requested we provide our estimate of value with special assumption of a sale with a marketing period of 180 days, subject to the existing tenancies.

180 days is considered to be a restricted period and a sale may need to be achieved at auction. This restricts the period that enquiries in respect of the property can be made. The guide price and reserve would need to be attractive to ensure a sale.

We consider a discount of value in the region of 10% would be applicable.

Our estimate of value subject to the special assumption of a sale with a restricted marketing period of 180 days, subject to vacant possession is **£1,800,000 (one million eight hundred thousand pounds).**

Our estimate of value subject to the special assumption of a sale with a restricted marketing period of 180 days, subject to the existing tenancies is **£1,800,000 (one million eight hundred thousand pounds).**

We would comment that any deterioration in the wider UK economy may negatively impact on the demand for, marketability and value of the property.

Similarly, any significant increase in the cost of borrowing may also negatively impact upon the demand for, marketability and value of the property.

10.0 GENERAL REMARKS & RECOMMENDATIONS

An attractive original period built dwelling which is a locally listed building which has historically converted been into eight self-contained flats.

This is an established residential area in a conservation area, in South Norwood, close to the amenities of Norwood Junction.

We understand that the applicant purchased the property at auction in March 2024 for £1,900,000. The applicant confirmed that they have not undertaken any works since this time, although planning permission for the addition of two additional flats has been obtained. This has not been included in the valuation.

Similar properties usually perform reasonably well in stable economic conditions but often suffer above average falls in value and demand in deteriorating economic conditions.

11.0 STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

SWOT ANALYSIS

Strengths

- Flats are in good condition
- Good demand for flats in this locality

Weaknesses

- The requirement for ongoing maintenance and intensive management
- Ongoing repair expenditure and cleaning of the communal areas
- Our estimate of value is subject to a high level of uncertainty

Opportunities

- Implement proactive repairs to maintain letting prospects and income
- Create separate long leasehold titles for each of the flats

Threats

- No access provided to Flat G at the time of inspection
- Likely fall in value due to the deteriorating UK economy
- Higher than anticipated cost of borrowing
- Difficulties in obtaining property finance
- Possible rental voids
- This type of property is subject to valuation volatility
- Valuation uncertainty in the current economic conditions

12.0 CONFIDENTIALITY AND PUBLICATION

12.1 Unless expressly confirmed by our client our valuations and reports are strictly confidential to the party to whom they are addressed, or their other professional advisors, for the specific purpose to which they refer, and no responsibility whatsoever is acceptable to any third parties for the whole or part of their contents.

12.2 Neither the whole nor any part of our reports, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way or disclosed orally to a third party without our written approval of the form and context of such publication or disclosure. Such approval is required whether or not Lamberts Surveyors are referred to by name and whether or not the reports are combined with others.

13.0 SIGNATURE AND DATE OF REPORT

The signatories below verify that this document has been prepared in accordance with the Company's ISO 9001: (current version) Quality Assurance Standard and the relevant RICS Valuation Standards. These procedures do not affect the contents and views expressed by the originator.

Yours faithfully
For and On Behalf Of
LAMBERTS CHARTERED SURVEYORS



Jayne Cotterell BA BPROP MRICS
Valuer
07738 579405
jayne.cotterell@lambertsurv.co.uk

The above signatory has inspected the property, prepared this report and is responsible for the valuation.



David G Parkin BSc FRICS
Joint Managing Director
07764 577535
dave.parkin@lambertsurv.co.uk

The above signatory has reviewed the report and its contents to ensure compliance with the company's procedures and the relevant standards.

APPENDICES

Appendix 1	Photographs
Appendix 2	Location Plan & Land Registry Title Plan 1:1250
Appendix 3	Copy of Client's Instructions
Appendix 4	Instructions & Valuation Information
Appendix 5	EPC Certificate

APPENDIX 1
PHOTOGRAPHS



Front



Rear



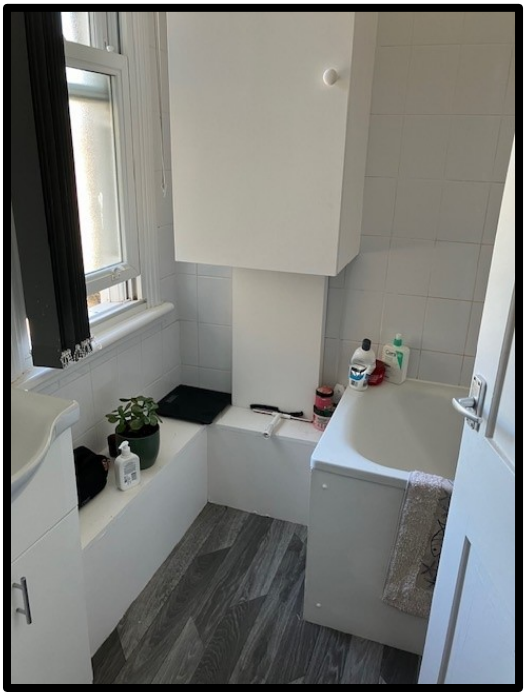
Street scene



Street scene



Street scene



Flat A – Bathroom



Flat A Kitchen



Flat A Reception Room



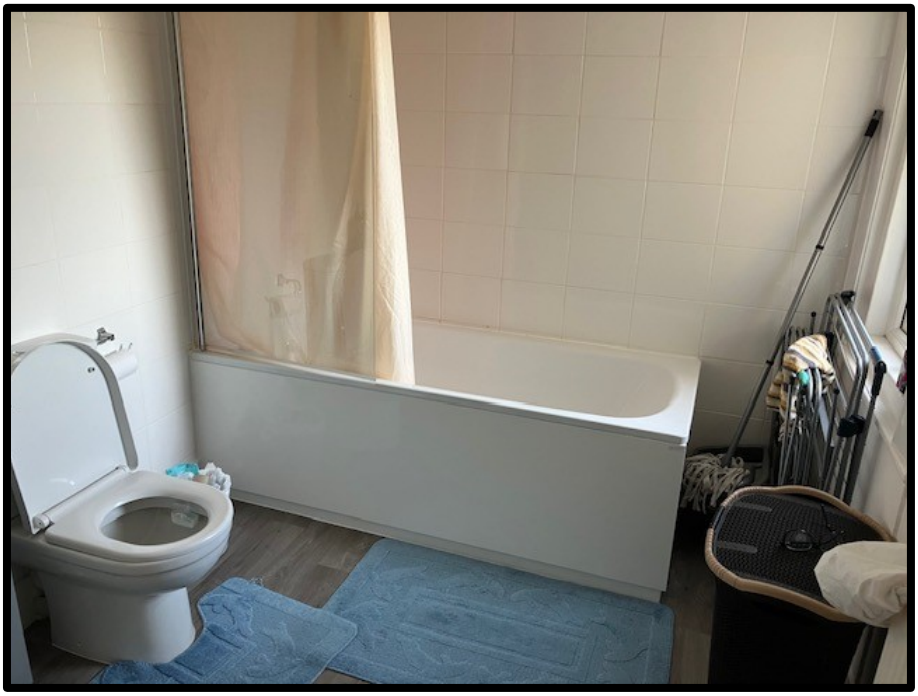
Flat B Bathroom



Flat B Kitchen



Flat B Reception Room



Flat C Bathroom



Flat C Kitchen



Flat C Reception Room



Flat D Reception Room



Flat D Kitchen



Flat D Reception Room



Flat E Bathroom



Flat E Kitchen



Flat F Bathroom



Flat F Kitchen



Flat F Reception Room



Flat H Bathroom



Flat H Kitchen



Flat H Reception Room

APPENDIX 2
LOCATION PLAN



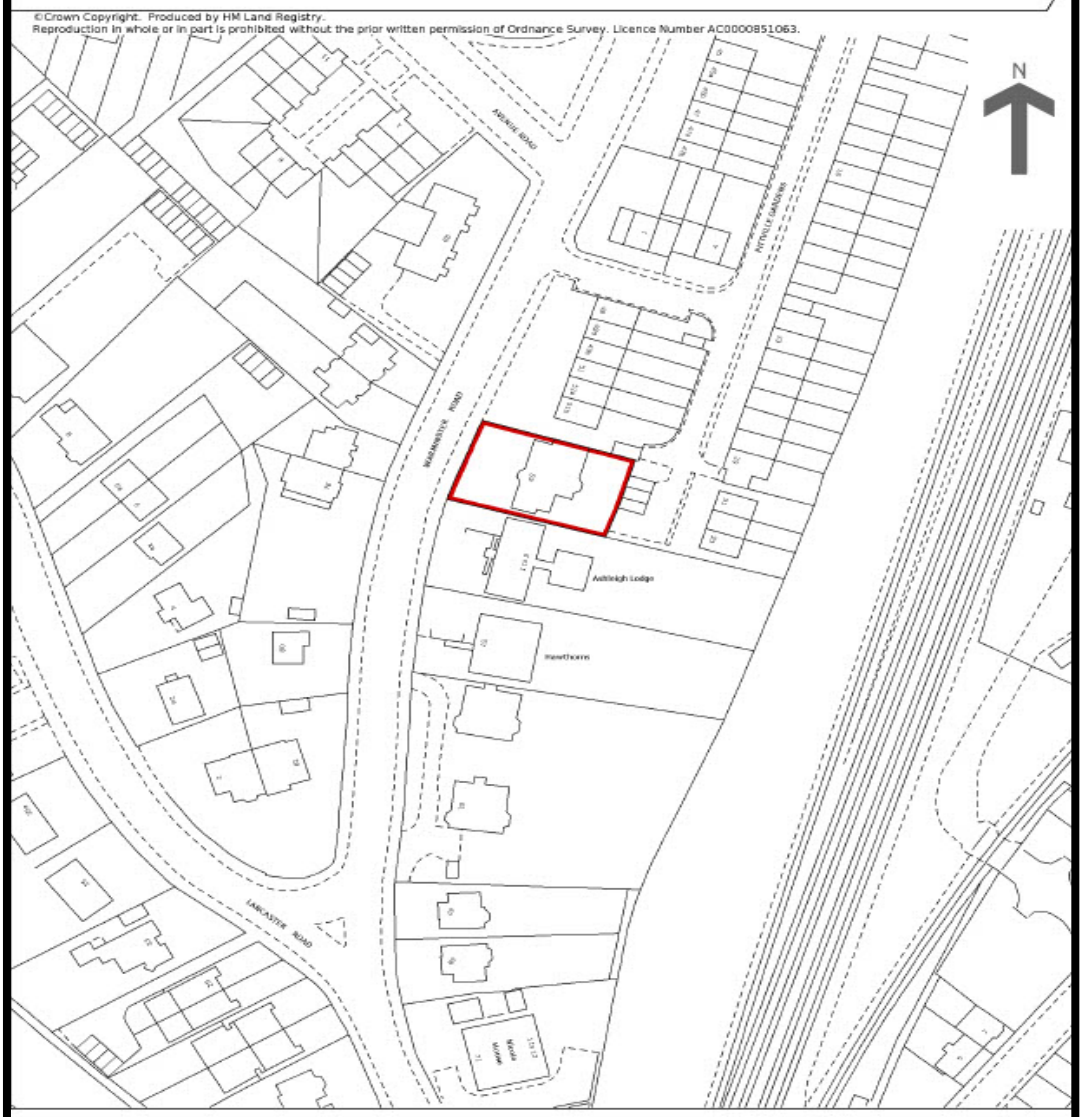
Warminster Road

APPENDIX 2 (CONTINUED)
LAND REGISTRY TITLE PLAN 1:1250

HM Land Registry
Current title plan

Title number **SGL642124**
Ordnance Survey map reference **TQ3468NW**
Scale **1:1250**
Administrative area **Croydon**

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Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 07 April 2025 at 10:41:20. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Croydon Office.

APPENDIX 3
COPY OF CLIENT'S INSTRUCTIONS

01642 262 217
info@vas-group.co.uk
www.vas-group.co.uk
Riverside House, Unit 17, High Force Road, Riverside Park, Middlesbrough, TS2 1RH

Date Sent: Monday 7th April 2025
Time: 10:08
Our Ref: VP161,776 / **Lender Ref:** Shawbrook 2025030393

Property Address:
53 Warminster Road
London
london
SE25 4DQ

Good Morning,

Following on from recent communications, please take this as our formal instruction to carry out a valuation of the property detailed below on behalf of:

Shawbrook Bank
Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE

Report to be addressed to **The Directors of Shawbrook Bank Limited**

Please note that our client's requirements are attached. Please make sure all Lender requirements are adhered to, including their basis of valuation.

The Service Level Agreement (SLA) for this instruction is: 10 days from date of inspection

In line with your panel agreement and terms agreed with VAS Panel, you will provide PII cover of: £5,000,000 for this instruction.

Should there be any reason that the SLA cannot be adhered to, VAS Panel should be notified immediately in order to keep our client informed of the delay in issuing the Report.

Your Report should be submitted electronically to VASReports@vas-group.co.uk no later than 12pm on the Report return date.

THE INSPECTION DATE MUST BE COMMUNICATED TO VAS PANEL WITHIN 24 HOURS OF INSTRUCTION

Kind Regards,

Team VAS

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01642 262 217
info@vas-group.co.uk
www.vas-group.co.uk
Riverside House, Unit 17, High Force Road, Riverside Park, Middlesbrough, TS2 1RH

Full Property Details.pdf

Property Address

Address	53 Warminster Road, London, london, SE25 4DQ
Country	England
Applicant Name	Londonist International Management Ltd, Asim Erturk (Lender Ref: Shawbrook 2025030393)

Property Description

8 flats within one block

Property Details

Estimated Value	£2,400,000
Annual rent	£150,000

Valuation / Report Details

Report format requested	Full valuation - Single property / Land
Property Type	Residential Redbook
Report Type	Red Book
Valuation Requirements	Market Values in line with lender instruction requirements

Loan Details

Loan Type	Term
Proposed Loan Charge	1st
Proposed Loan Amount	£1,799,999

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Lamberts
Chartered Surveyors

01642 262 217
info@vas-group.co.uk
www.vas-group.co.uk
Riverside House, Unit 17, High Force Road,
Riverside Park, Middlesbrough, TS2 1RH

Loan Purpose	Refinance

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Lamberts
Chartered Surveyors

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Shawbrook Bank Reporting Requirements Residential, Commercial and HMO Instructions.

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2. Completion of the Mortgage Valuation Report – Commercial Property..... 3
3. Completion of the Mortgage Valuation Report – Residential Property 6
4. Completion of the Mortgage Valuation Report – HMO Property.....10

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1. Introduction

These reporting requirements are set to support both Residential, Commercial and HMO Property. Additional commentary is provided with regards to the expectations of reporting on bridging loans, including schedule of works and GDV.

These Guidelines are intended to enable surveyors to complete The Mortgage Valuation Report and Drive-By Valuation Report in accordance with the requirements of SHAWBROOK BANK LTD.

SHAWBROOK expects valuation surveyors to undertake inspections in accordance with these guidance notes and the latest addition of the RICS Valuation – Professional Standards (Red Book). The RICS mortgage valuation specification, with the proviso that a "head and shoulders" inspections of roof voids and reinstatement cost figures should continue to be provided.

All sections of a report must be completed. Any omissions will result in the form being referred to the surveyor and delay the processing of the loan offer. Where no comment is appropriate then "Not applicable" should be entered.

The written content should be clear and unambiguous with the minimum use of colloquialisms or technical jargon. All assumptions should be clearly stated but wide-ranging limitations or disclaimers are not to be used.

All valuations must be carried out by either MRICS or, FRICS Qualified Surveyors and must be Registered Valuers.

All valuations should be address to The Directors of Shawbrook Bank Ltd, Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex CM13 3BE.

All valuations should confirm the Name of RICS Registered Valuer with e-mail address and direct line/mobile telephone number.

Date of inspection (which is the date of the valuation) and date of report.

For quality assurance purposes SHAWBROOK lenders may at their discretion call on site notes and case records from SHAWBROOK valuation firms for their own audit procedures and checks.

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2. Completion of the Mortgage Valuation Report – Commercial Property

Property details

- **Address** (including postcode)
- **Location** – Commentary on the quality, access, amenities, and transport links etc.
- **Condition** – Commentary on any essential repairs.
- **Specialist Reports** –
    - The Valuer must make specific comment as to whether any specialist reports are required (e.g. timber and damp survey, structural engineer's report/building survey, asbestos report etc.)
    - Timber and Damp – where essential repairs are highlighted, the Valuer must comment upon whether the cost of repairs are within 3% of the reported Market Value of the Property.
- **Age** – The approximate year of construction and type of property should be marked in the appropriate boxes.
- **Property Description** – Full details of the property type. Full details of leases are required.
- **Construction** – The surveyor is required to comment on the type of walls of the property and the nature of the roof covering. Where 'other' is selected full details of the construction type is to be detailed within the **General Remarks** section. An answer with regards to whether the construction is considered as 'traditional' or 'standard' will also be required in the **General Remarks** section.
- **Floor Area** – Overall floor areas are required in line with the prevailing RICS Professional Statement and Guidance Notes.
- **Tenure** – This is to confirm that the property is understood to be either freehold or leasehold. If the surveyor is aware it is Absolute Ownership, the box provided should be completed.

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- **Planning** – The Valuer is not required to make oral or written enquiries of the LPA but the Valuer should report any likely significant breaches of Planning Consent or Building Regulation Requirements which became apparent when inspecting the property or from information readily available in the public domain.

  The Valuer should comment if there have been any alterations to the property within the last 10 years, where planning consent should have been obtained or if it is apparent that a significant noncompliance relating to Planning Consent or Building Regulation Consent could prove problematical in the future. Beyond this, the Valuer is expected to comment that reasonable assumptions have been made such as to the existence of permanent planning consent for existing use(s), or the benefit of a "Lawful Development" Certificate under the Town & Country Planning Acts. Having stated that those assumptions have been made, the Valuer should not recommend further investigations unless the likelihood of significant breach has been reported upon.

  In case of recent alterations/development, the Valuer should confirm that all building works in respect of the Property have been completed. (To avoid the need for an unnecessary re-inspection, the Valuer should exclude reference to minor fittings, snagging, decorative finishes, etc.).

  Where there are proposals to redevelop a property that remains suitable for its original or current use, the Valuer should also provide an estimate of Market Value on the basis that the property retains its existing use (i.e. ignoring any value uplift associated with the proposed redevelopment).

- **Rating Assessment** – Confirmation of the VOA description and rateable value.

- **Development potential or Change of use** – Comment on actual or potential development or change of use of the property or properties in the locality and the extent to which demand for such development or change could materially affect your valuation.

- **Schedule of Works** – Where the Valuer has been provided with a schedule of works and costings, the Valuer is expected to comment on the anticipated timescales, costs and appropriateness, and to confirm whether these are realistic and achievable.

- **Rights of Access** – Commentary with any potential issues to be highlighted.

- **The Fire Regulatory Reform (Fire safety) Order 2005** – Advise of evidence of a Fire Risk Safety Assessment (especially important for the common parts of flats) and comment on issues affecting safety in the event of fire including the presence of modern alarm systems, alternative means of escape, etc.

  Flats with cladding fall outside Shawbrook's lending requirements and should be declined.

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- **Health and Safety** – Comment in respect of significant health and safety deficiencies if appropriate.
- **Asbestos** – The Valuer should enquire about the existence of an Asbestos Report
- **Equality Act 2010** – Comment if there are significant or potential access difficulties which result in costly adaptations/alterations being required.
- **Mortgage Regulation (part residential use properties only)** – The FCA may require the lender to ensure the mortgage contract is regulated if more than 40% of the 'land' is, or should be, for residential use. In mixed use cases, please state:
  - Total area of the property, including all land.
  - Commercial Floor area, including land.
  - Residential Floor area, including land.
  - From your calculations, what is the % residential use?
- **Environmental issues Contamination** – No requirement to complete an Environmental audit but where apparent contamination exists this should be pointed out.
- **Flooding** – We require confirmation as to whether the property is in a flood risk area.
- **Energy Performance certificates** – We require commentary as to the EPC rating and impact this may have on the value.
- **Title Plan** – Provide confirmation that the area valued matches the associated title Plan.
- **Tenancies** – The valuer is not required to check individual AST agreements but the names of tenants and passing should be stated within the report where possible.
- **Market conditions** – Local market conditions should be confirmed.
- **Timescales** – Demand for both sales and letting to be expressed by numbers of months. For portfolios or multiple units, the Valuer must make comment on both demand and timescales for the sale and letting of both the individual units, and the aggregate.
- **Voids** – Comment upon the extent of void costs especially if there could be unusual costs.
- **Photographs** – are required covering Front elevation, Rear elevation, Street, Bathroom, Kitchen
- **Points to highlight for the Lender** – e.g. legal requirements

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- **Comparable Evidence**
  - Provide up to 5 with a minimum of 3 for both value and rental.
  - Provide analysis of the comparables. How does the property compare?

Valuation Figures

- **Market Value** – The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. The breakdown between any split in valuation between commercial and residential.

  - *Market Value subject to Special Assumption 1*

  Market Value with the assumption of Vacant Possession
  If the property is subject to a tenancy or otherwise occupied (as reflected in MV above), a valuation is also required on the assumption that the property in its present condition is available with vacant possession.

  N.B. This figure is requested even if obtaining possession could not be readily achievable. If the property is available with vacant possession then "as in Market Value, above" should be stated under this heading.

  - *Market Value subject to Special Assumptions 2 (on the basis of vacant possession)*

  Market value with the assumption of vacant possession ***and*** the special assumption that there has been a 180-day marketing period between the inception of marketing and exchange of contracts, taking place at the date of the valuation, which may not necessarily have been a reasonable period for proper marketing.

  - *Market Value subject to Special Assumption 3 (for property which is subject tenancy)*

  Market Value subject to any existing tenancies, ***with*** the special assumption of a 180-day marketing period between the inception of marketing and exchange of contracts, taking place at the date of the valuation, which may not necessarily have been a reasonable period for proper marketing.

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- *Market Value 'after works' subject to Special Assumptions 4 (if appropriate)*

If the Valuer has required specialist reports, or set out details of essential repairs, the results of which should be implemented, or has reported other factors capable of remedy which significantly affect value, the Valuer should provide an opinion of the Market Value at the date of valuation on the assumption that the reported defects have been properly remedied.

- *Reinstatement Cost Assessment for Insurance Purposes*

The reinstatement cost figure(s) recommended by the Valuer should be in accordance with BCIS guidance and include professional fees and clearance. The Valuer should also advise if specific cover should be obtained for special risks such as subsidence, heave or flooding.

- **Market Rent** – The estimated rental the property would be leased for on the valuation date

3. Completion of the Mortgage Valuation Report – Residential Property

Please note that the residential guidance notes relate to single dwelling residential properties for owner occupation or letting to a single family only.

Property details

- **Address** (including postcode)
- **Location** – Commentary on the quality, access, amenities, and transport links etc.
- **Age** – The approximate year of construction and type of property should be marked in the appropriate boxes.
- **Property Description** – A brief description of the security valued. Only 1 kitchen is allowed on a single-family dwelling. Commentary is required on the condition to let.
- **Condition** – Commentary on any essential repairs.
- **New Build** – Considered up to two years old, where incentives are being received we require full details. NHBC certificate or similar is required. The minimum value is £75,000.

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- **Construction** – The surveyor is required to comment on the type of walls of the property and the nature of the roof covering.
- **Structural movement** – If longstanding this is acceptable, if active depending on severity of the movement the valuer should recommend a full retention. Flats with cladding fall outside Shawbrook's lending requirements and should be declined.
- **Non-traditional property** –
  - Wimpey No-fines are acceptable.
  - Laing Easiform built after 1945 are acceptable.
  - Steel Framed Dwellings are acceptable if the property has demand for sale.

  The following are NOT acceptable:
  - Large Panel Systems (LPS) systems are unacceptable.
  - Timber Framed Dwellings built prior to 1970 are not acceptable
- **Modern Methods of Construction (MMC's)** – To be reviewed on individual merits subject to marketability and demand for the security together with appropriate warranty.
- **Mundic** – Only acceptable if a screen-testing report is available and in accordance with RCS guidelines.
- **Floor Area** – Overall floor areas are required in line with the prevailing RICS Professional Statement and Guidance Notes.
- **Tenure** – This is to confirm that the property is understood to be either freehold or leasehold. If the surveyor is aware it is Absolute Ownership, the box provided should be completed.
- **Flying Freehold** – Up to a maximum 15% of the floor area.
- **Planning** – The Valuer is not required to make oral or written enquiries but the Valuer should report any likely significant breaches of Planning Consent or Building Regulation Requirements which became apparent when inspecting the property or from information readily available in the public domain.

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- **Development potential or Change of use** – Comment on actual or potential development or change of use of the property or properties in the locality and the extent to which demand for such development or change could materially affect your valuation.
- **Schedules of works** – When considering a property that has works planned, please comment on whether both the proposed schedule of works, associated costs and anticipated timescales are reasonable. Please also comment on the GDV and estimated rental based on the schedule of works provided.
- *For light refurbishment works up to a maximum of 50,000 with NO planning this can be completed on the small HMO fee scale pricing and short form residential reports.*
- **Flooding** – We require confirmation as to whether the property is in a flood risk area.
- **Energy Performance certificates** – We require commentary as to the EPC rating and impact this may have on the value.
- **Title Plan** – Provide confirmation that the area valued matches the associated title Plan.
- **Tenancies** – The valuer must confirm if the property was tenanted.
- **Market conditions** – Local market conditions should be confirmed.
- **Timescales** – Demand for sale and demand for Letting to be expressed by numbers of months.
- **Photographs** – required to cover front elevation, rear elevation, street, bathroom, kitchen.
- **Points to highlight for the Lender** – e.g. legal requirements.
- **When flats are acceptable** –

  Purpose-built and converted flats are acceptable subject to the following:

  - Flats must be readily marketable and mortgageable.
  - Shawbrook will consider lending against flats located in blocks of up to 5 stories, subject to usual criteria, and there must be good sales demand (Cladded blocks are unacceptable).
  - Ex local authority flats acceptable up to 65% LTV in blocks up to 5 stories subject to sales demand being achievable within 12 months (Cladded blocks are unacceptable).
  - Local authority blocks must predominantly be in owner occupation.
  - Flats over 4 storeys must be served by a lift.

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- Minimum internal floor area: 30 sq m (with possible exceptions for units in prime areas of Central London).
- Leasehold flats must have a minimum 55 years unexpired at the end of the mortgage term (except prime central London locations, where each case will be judged on its individual merits).

- *Unacceptable Security –*
  - Property in holiday parks
  - Mobile homes
  - Holiday home with restricted planning
  - Studio flats below 30sqm GIA
  - Sheltered accommodation
  - Equestrian centres
  - When it is not self-contained
  - Live/work units are unacceptable

  The following flats are unacceptable:

  - Flats above commercial premises involved in the sale of food and drink, such as to affect the marketability of the property are unacceptable. If there is strong demand for such units please advise and value as normal.
  - For valuation purposes on all new mortgage applications on new build properties, the minimum acceptable lease term on new build transactions (including office conversions) will be 125 years for flats and 250 years for houses. In addition, the maximum acceptable starting ground rent on all new build leasehold properties will be limited to 0.1 per cent of the property's value. The ground rent must be reasonable at all times during the lease term, with unreasonable multipliers such as doubling every five, ten or fifteen years not allowed. Escalation should instead be linked to a verified index, such as the Retail Price Index. If the valuer believes the marketability of the property will be severely affected by unreasonable lease terms, they may decline the property, or reflect those terms in the valuation figure they provide to the lender.
  - Freehold flats

- **Japanese Knotweed** – When there is evidence of Japanese knotweed within the boundary of our security, we will require evidence of a professional treatment plan in place with an insurance back guarantee.

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- **Comparable Evidence** –
  - Provide up to 5 with a minimum of 3 for both value and rental.
  - Provide analysis of the comparables. How does the property compare?

Valuation Figures

- **Market Value** – The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

- **Market Rent** – The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

  The assumption for the purpose of the report is that the property will be let on an Assured Shorthold Tenancy, for 6 months or 12 months

- **Market Value subject to the Special Assumption** – Market value with the assumption of vacant possession ***and*** the special assumption that there has been a 180-day marketing period between the inception of marketing and exchange of contracts, taking place at the date of the valuation, which may not necessarily have been a reasonable period for proper marketing.

  The assumption is that the stated marketing period, albeit inadequate, has run its course and thus the date of exchange of contracts is the date of the valuation. This is similar to a PMV, but the Valuer is not expected to speculate on what such a restricted marketing period would have on the value in 180 days' time.

  N.B. This figure is requested even if obtaining possession could not be readily achievable.

- **Market Value 'After Works'** – If the property is subject to any refurbishment or other works, Market Value is to be provided with the special assumption that all works have been completed to a satisfactory standard, and in line with all statutory and regulatory requirements.

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4. Completion of the Mortgage Valuation Report – HMO Property

- We would like you to approach all HMO valuations in line with one of the 4 criteria below.
- You will decide what criteria the property falls into based upon the planning use, physical characteristics of the property and the local market dynamics.
- This guidance is provided due to the inherent level of subjectivity involved in valuing HMO properties and we believe the guidance will determine the most realistic approach a purchaser of the property would take, and determine what level of premium they would be willing to pay for the property above a traditional C3 private dwelling. This is an important factor in controlling our lending risk.
- Should you have any queries, please contact VAS Panel via email at vasmgt@vas-group.co.uk

- **HMO Size** – The GIA of the property plus room sizes (NIA) for all habitable rooms and kitchens.
    - Minimum room sizes apply to all HMO's and the minimum size for a bedroom in a HMO property with shared facilities is 6.51 sq. m in October 2018.
    - Minimum requirements will also apply to double occupancy rooms.
    - Any bedroom less than 6.51 sq. metres should be disregarded from the rental and capital assessment.
    - Mandatory licencing also changed which removed the 3 storey rule. Therefore any HMO with 5 or more occupiers will fall within scope.

- **Licences** – The valuer should make reasonable enquiries to confirm the existence of any licence. The valuer should also comment on any additional licences requirements. Valuers are expected to provide for commentary on the security and its likely compliance with licencing requirements irrespective if a licence is already in place this is to cover.

- **Adjusted Gross Rent** – The valuer must make comment on and explain any deductions from the gross annual rental income. Please include a breakdown of costs including, but not limited to, utility bills, council tax, maintenance costs (the costs the valuer believes are appropriate for the age and condition of the building) and licencing.

HMO 1 – 4 Guidance

HMO 1

- The property can be used on a multi let basis.
- It has C3 planning use.
- Conversion works have been minimal.
- It is logical that that a purchaser is more likely to purchase a traditional C3 private dwelling and complete the works themselves, rather than paying a premium for a completed HMO property similar to the subject property.

(If the above criteria applies, the property is to be valued on Comparison Method of Valuation as a C3 private dwelling basis)

HMO 2

- The property has C3 planning and there is No article 4 directive.
- Similar properties in the locality are generally sold as private dwellings.
- The fabric of the property has had significant changes to be utilised as a HMO

  that would separate it from a traditional private dwelling. For example, all bedrooms have en-suites.
- A valuation may be carried out based on sustainable rental levels against market level yield transactions. This may show a premium above a traditional C3 private dwelling value.

- Please consider this value against traditional house sales values and consider whether a purchaser would pay a premium to take into account the works carried out at the property in light of the likely costs and time to convert.

(Market Value as a traditional C3 private dwelling using the Comparison Method of Valuation is likely to be the basis of valuation in most instances, subject to any enhancement given the costs and time involved in converting the property into a HMO)

HMO 3

- The property has C4 planning use as there is an article 4 directive.
- Works have been carried out to provide a HMO, significantly above a traditional C3 private dwelling.
- A purchaser would likely pay a premium over a traditional C3 private dwelling due to planning restrictions preventing new C3 to C4 conversions without planning permission.

(Market Value to be based on the Investment Method of Valuation, using good local / relevant rental and yield evidence to support the valuation. The Valuer should consider C3 values as a 'sense check' but this should not be the primary method of valuation. Should you consider it necessary, please provide commentary regarding C3 values locally so we can assess our lending risks accordingly)

HMO 4

- Sui Generis planning use as a HMO
- Significant works have taken place to provide a HMO property.

(Market Value to be based on the Investment Method of Valuation, using good local / relevant rental and yield evidence to support the valuation)

APPENDIX 4
INSTRUCTIONS AND VALUATION INFORMATION

Privacy/Limitation on disclosure of Valuation

Our valuations and reports are strictly confidential to the party to whom they are addressed, or their other professional advisors, for the specific purpose to which they refer, and no responsibility whatsoever is acceptable to any third parties for the whole or part of their contents.

Neither the whole nor any part of our reports, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way or disclosed orally to a third party without our written approval of the form and context of such publication or disclosure. Such approval is required whether or not Lamberts Surveyors are referred to by name and whether or not the reports are combined with others.

Valuation Basis with RICS Definitions

VS 3.2 Market Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

VS 3.3 Market Rent

The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Special Assumptions

A Special Assumption is an assumption which either:

- Requires the valuation to be based on facts which differ materially from those which exist at the date of valuation, or:

- Is one which a prospective purchaser (excluding a purchaser with a special interest) could not be expected to make at the date of valuation, having regard to the prevailing market circumstances.

In the circumstances of this inspection, we consider the above Special Assumptions may be regarded as realistic, relevant and valid.

Currency

Our valuation figures are stated in pounds sterling.

Insurance Reinstatement Cost Assumptions

An estimated reinstatement cost assessment is our assessment of the cost of reinstating the property at the date of valuation.

The estimate includes an end allowance for demolition, removal of debris, temporary shoring, statutory and professional fees which are likely to be incurred on reconstruction. The figures make no allowance for loss of rent during the rebuilding period, nor allowance for inflation, nor for the cost of dealing with any contamination which may be present and having to be dealt with prior to reconstruction. The assessment will not provide advice in respect of terrorist damage and you should consult with your insurers in respect of this.

The estimate does not include VAT, other than on professional fees.

We have assumed that the reinstated building and its use will be similar to that existing and the replacement building will be to the original design, in modern materials, using modern techniques to modern standards.

We have not carried out a formal reinstatement cost assessment through our Building Surveying Division. Our assessment should be treated as a guide only and should not be relied upon. A formal assessment should be commissioned if required.

Information Supplied

We accept as being complete and correct the information provided to us by the sources detailed in our report, relating to items such as tenure, tenancies, tenants' improvements and other relevant matters.

Documentation and Title

We do not normally read documents of title but may make reference to any that we have seen or obtained. Where title documentation or leases are provided to us, we recommend that reliance should not be placed on our interpretation thereof without prior verification by your legal advisors.

Unless notified to the contrary, we assume that each property has a good and marketable title and is free from any pending litigation. We further assume that all documentation is satisfactorily drawn and that there are no unusual or onerous restrictions, easements covenants or other outgoings which would adversely affect the valuation of the relevant interest(s).

Tenancies

It is assumed, that, except where otherwise stated, all properties are subject to normal outgoings and that tenants are responsible for all repairs, the cost of insurance and payment of rates and other unusual outgoings, either directly or by means of service charge provisions. Unless otherwise stated, it is further assumed that rent reviews are on an upward only basis and that neither the landlord nor the tenant may terminate the contract prematurely.

Where residential tenants have a right of pre-emption, e g under the Landlord & Tenant Act 1987, we assume the necessary notices have been served and the tenants have elected not to exercise their rights.

Tenants' Covenant Strength

Unless specifically requested, we do not make detailed enquiries into the covenant strength of occupational tenants but rely on our judgement of the market's perception of them. Any comments on covenant strength should therefore be read in this context. Furthermore, we assume, unless otherwise advised, that the tenant is capable of meeting its financial obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

Inspection

We undertake such inspections and conduct investigations as are, in our opinion, correct in our professional judgement, appropriate and possible in the particular circumstances.

Building Surveys

Unless expressly instructed, we do not undertake building surveys, nor do we inspect those parts that are covered, unexposed or inaccessible, or test any of the electrical, heating or other services. Any readily apparent defects or items of disrepair noted during our inspection will be reflected in our valuations, but no assurance is given that any property is free from defect. We assume that those parts which have not been inspected would not reveal material defects which would cause us to alter our report and valuations.

Deleterious Materials

Unless expressly instructed, we do not carry out investigations to ascertain whether any building has been constructed or altered using deleterious materials or methods. Unless specifically notified, our valuations assume that no such materials or methods have been used. Common examples include high alumina cement concrete, calcium chloride, asbestos and wood wool as permanent shuttering.

Site Conditions

In the case of properties which may have redevelopment potential, we assume that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems. Furthermore, we assume in such circumstances that no unusual costs will be incurred in the demolition and removal of any existing structures on the property.

Measurements

All property measurement is carried out in accordance with the Code of Measuring Practice issued by The Royal Institution of Chartered Surveyors, unless we specifically state that we have relied upon another source of information or method. When the building or rooms are irregularly shaped or the presence of stored items, fittings or furniture exist within the property it is not always possible to accurately measure a property and the areas stated within this report are subject to some uncertainty.

If required and necessary to do so we do not undertake a measured site survey but calculate site areas by reference to the identified boundaries of the property and the appropriate Ordnance Survey Plan.

Town Planning and Other Statutory Regulations

Our valuations are prepared on the assumption that the premises comply with all relevant statutory enactments and Building Regulations unless stated otherwise. We also assume that all necessary consents and authorisations for the use of the property and the processes carried out therein have been obtained and will continue to subsist and are not subject to any onerous conditions.

We further assume that there are no outstanding obligations or liabilities arising out of the provisions of the Defective Premises Act 1972.

Plant and Machinery

Our valuations include items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating, lighting, sprinklers and ventilation systems but generally exclude operational plant and machinery and those fixtures and fittings normally considered to be the property of the tenant.

Taxation

In preparing our valuations, no allowances are made for any liability which may arise for payment of Corporation Tax or Capital Gains Tax, or any other property related tax, whether existing or which may arise on development or disposal, deemed or otherwise. We also specifically draw your attention to the fact that our valuations are exclusive of any VAT liability which may be incurred. Similarly, we assume that there are no unclaimed Capital Allowances or other tax benefits available.

Government Grants

All valuations are given without any adjustment for capital based Government grants received or potentially receivable at the date of the valuation.

Special Purchaser Value

Unless otherwise stated, our valuations do not reflect any element of marriage value or special purchaser value which could possibly be realised by a merger of interests or by a sale to an owner or occupier of an adjoining property, other than insofar as this would be reflected in offers made in the open market by prospective purchasers apart from the purchaser with a special interest.

Aggregation

In the valuation of portfolios, each property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the property being put on the market at any one time.

Sources and extent of relevant information and reliance placed on same

Please see relevant comments elsewhere in the report.

APPENDIX 5
EPC CERTIFICATES

Energy performance certificate (EPC)

Flat A 53 Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**19 September 2033**
		Certificate number:	**0011-1202-1307-6361-0900**

Property type	Mid-floor flat
Total floor area	45 square metres

Rules on letting this property

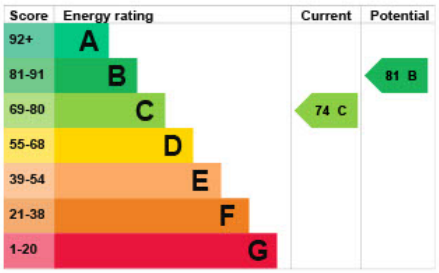
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 183 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£834 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £257 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,616 kWh per year for heating
- 1,547 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.4 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£257

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	02033978220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207211
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 September 2023
Date of certificate	20 September 2023
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat B 53 Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**19 September 2033**
		Certificate number:	**1312-1087-6002-0601-2902**

Property type	Top-floor flat
Total floor area	64 square metres

Rules on letting this property

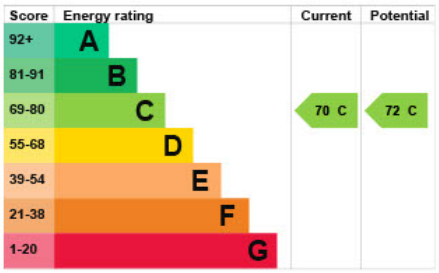
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,269 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £92 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,905 kWh per year for heating
- 1,924 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.4 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£92

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	02033978220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207211
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 September 2023
Date of certificate	20 September 2023
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat C 53, Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**13 November 2029**
		Certificate number:	**9274-2815-6208-9821-0875**

Property type	Mid-floor flat
Total floor area	77 square metres

Rules on letting this property

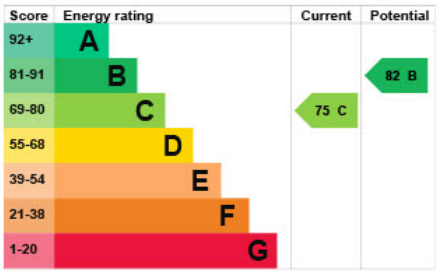
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£510 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £152 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,924 kWh per year for heating
- 2,340 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.0 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£137
2. Low energy lighting	£10	£14

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	07855990099
Email	pauldoesitall@me.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301576
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 October 2019
Date of certificate	14 November 2019
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat D 53, Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**5 February 2030**
		Certificate number:	**0468-0048-6252-7610-8254**

Property type	Mid-floor flat
Total floor area	59 square metres

Rules on letting this property

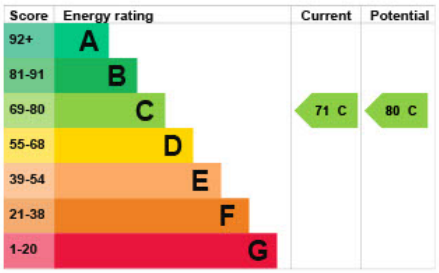
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£510 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £156 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,681 kWh per year for heating
- 1,719 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.0 tonnes of CO2
This property's potential production	1.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£143
2. Low energy lighting	£10	£13

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Pedro Cardoso
Telephone	07468562871
Email	pedrocardoso.dea@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034367
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 February 2020
Date of certificate	6 February 2020
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat E 53, Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**13 November 2029**
		Certificate number:	**8041-6820-7579-5165-8922**

Property type	Mid-floor flat
Total floor area	63 square metres

Rules on letting this property

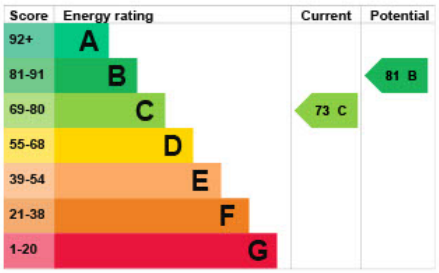
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£481 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £155 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,420 kWh per year for heating
- 1,764 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.0 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£155

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	07855990099
Email	pauldoesitall@me.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301576
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 October 2019
Date of certificate	14 November 2019
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat F 53, Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**13 November 2029**
		Certificate number:	**8091-6820-7479-3145-8922**

Property type	Mid-floor flat
Total floor area	77 square metres

Rules on letting this property

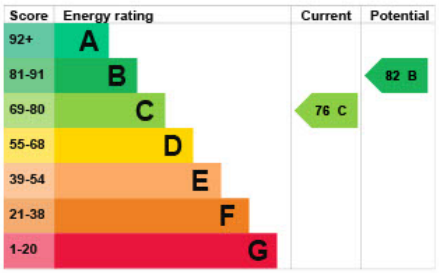
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 143 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£489 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £131 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,621 kWh per year for heating
- 2,340 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.0 tonnes of CO2
This property's potential production	1.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£130

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	07855990099
Email	pauldoesitall@me.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301576
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 October 2019
Date of certificate	14 November 2019
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat G 53 Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**19 September 2033**
		Certificate number:	**0011-1202-1507-6367-0904**

Property type	Ground-floor flat
Total floor area	45 square metres

Rules on letting this property

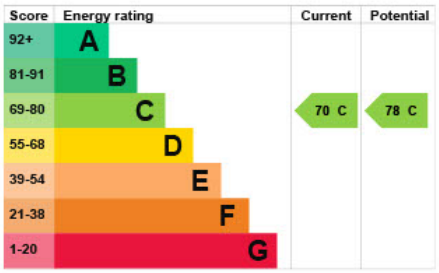
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,000 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £331 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,066 kWh per year for heating
- 1,547 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.8 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£207
2. Floor insulation (suspended floor)	£800 - £1,200	£124

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	02033978220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207211
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 September 2023
Date of certificate	20 September 2023
Type of assessment	RdSAP

Energy performance certificate (EPC)

Flat H 53 Warminster Road LONDON SE25 4DQ	Energy rating **C**	Valid until:	**19 September 2033**
		Certificate number:	**1318-1037-6002-0601-2902**

Property type	Ground-floor flat
Total floor area	64 square metres

Rules on letting this property

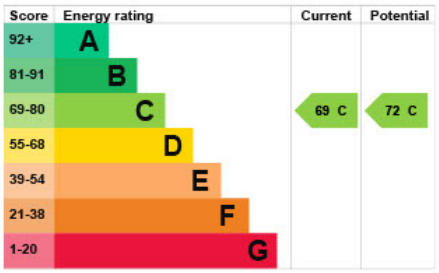
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 212 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,298 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £131 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,205 kWh per year for heating
- 1,821 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.4 tonnes of CO2
This property's potential production	2.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£130

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	02033978220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207211
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 September 2023
Date of certificate	20 September 2023
Type of assessment	RdSAP