



## **AUCTION PACK**

**For  
Flat 5  
95 Crouch Hill  
Crouch End  
N8 9EG**

## **Introduction to this pre-sale information pack**

This pre-sale information pack is designed to provide information for potential purchasers of:

**Flat 5, 95 Crouch Hill, Crouch End, N8 9EG.**

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number AGL269121

Edition date 17.04.2018

- This official copy shows the entries on the register of title on 17 JUN 2022 at 12:53:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jun 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

ISLINGTON

- 1 (01.11.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 5, 95 Crouch Hill, Crouch End, London (N8 9EG).

NOTE: Only the first floor is included in the title.

- 2 (01.11.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 29 May 2012  
 Term : 999 years from 29 May 2012  
 Parties : (1) Aviawood Limited  
           (2) John William Mackay Harte and Silvana Iris Liliana Kohon
- 3 (01.11.2012) The Lease prohibits or restricts alienation.
- 4 (01.11.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (01.11.2012) The landlord's title is registered.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (04.12.2012) PROPRIETOR: DAVID RHODES and KATE RHODES of Flat 5, 95 Crouch Hill, London N8 9EG and of d.rhodes@doughtystreet.co.uk and of simon.thomas@thomaslegalgroup.uk.com.
- 2 (04.12.2012) The price stated to have been paid on 23 November 2012 was

## B: Proprietorship Register continued

£440,000.

- 3 (04.12.2012) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (04.12.2012) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 November 2012 in favour of Barclays Bank UK PLC referred to in the Charges Register.
- 5 (17.04.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (01.11.2012) A Conveyance of the freehold estate in the land in this title and other land dated 17 June 1886 made between (1) Louis Marino Casella (2) Charles Paque and (3) Thomas Lovell contains the following covenants:-  
  
"AND the said Thomas Lovell (to the intent that this covenant may run with the land and bind the owners for the time being of the hereditaments hereby granted but not so as to make him or any subsequent owner personally liable except for acts defaults or omissions during the period of his own ownership) doth hereby covenant with the said Louis Marino Casella that the said messuage and hereditaments hereby conveyed shall at all times hereafter be used as private residential property only but it is expressly declared and agreed that if at any time hereafter the messuages or hereditaments or any part or parts thereof now or lately belonging to the said Louis Marino Casella adjoining to and in the rear of the messuage and premises hereby conveyed and known as numbers 1, 2, 3, 4 & 6 West Bank aforesaid the sites of which together with that of the said hereditaments hereby conveyed formed a triangular piece of ground which was sometime since purchased by the said Louis Marino Casella from Mary Perry shall lawfully cease to be used as private residential property only then the covenant hereinbefore contained shall from and immediately thereafter absolutely and for ever cease determine and be void to all intents and purposes whatsoever.  
  
And it is hereby declared that the preceding covenant while the same remains in force shall enure for the benefit of the several owners or lessees for the time being of the said several messuages and hereditaments numbered respectively 1, 2, 3, 4, & 6 West Bank aforesaid."
- 2 (04.12.2012) REGISTERED CHARGE dated 23 November 2012.
- 3 (09.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 4 (04.12.2012) The proprietor of the Charge dated 23 November 2012 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

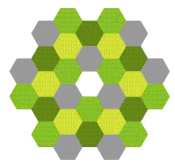
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 17 June 2022 shows the state of this title plan on 17 June 2022 at 12:53:32. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). 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 the HM Land Registry, Wales Office .

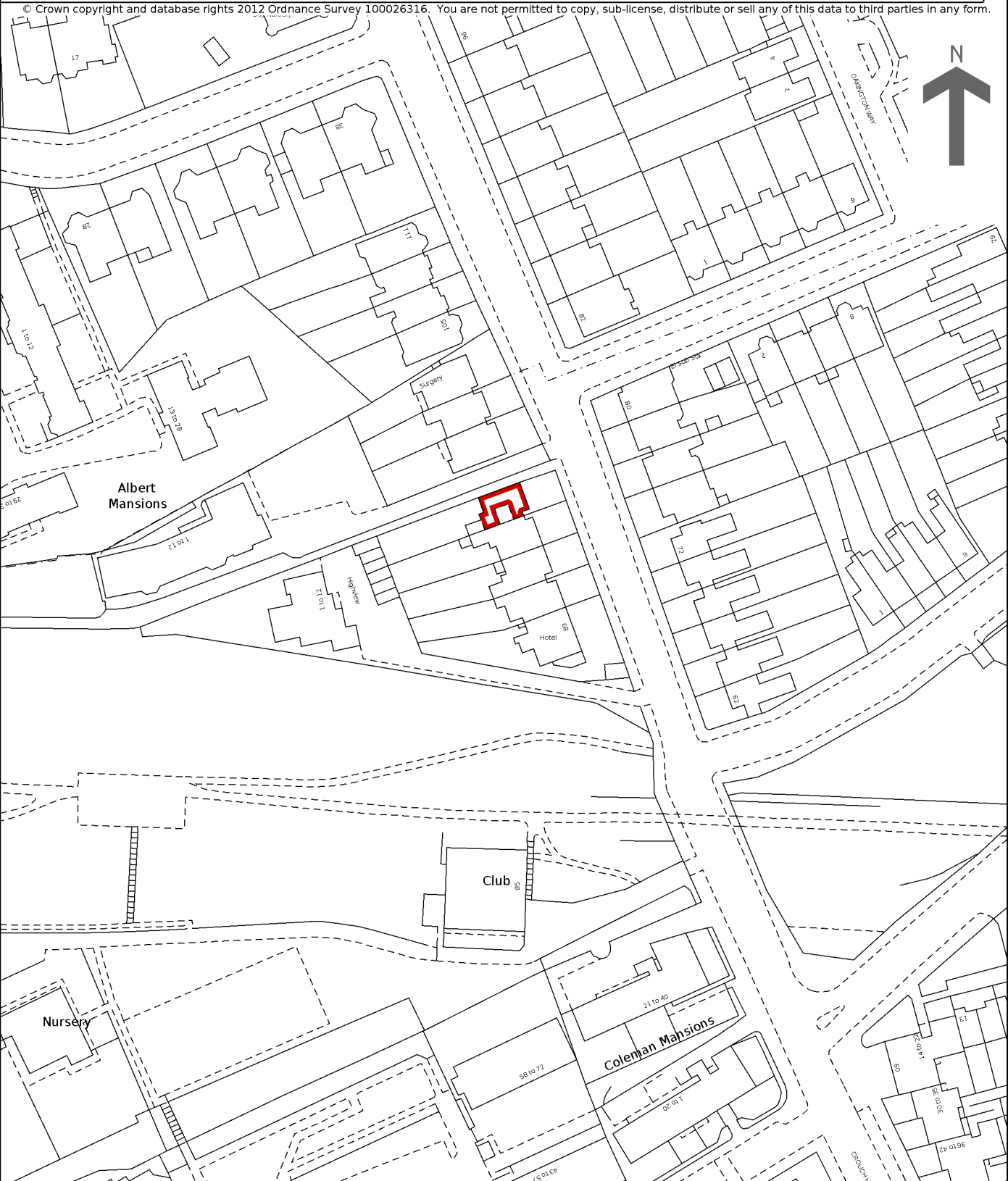
# HM Land Registry

## Official copy of title plan

Title number **AGL269121**  
Ordnance Survey map reference **TQ3087NW**  
Scale **1:1250**  
Administrative area **Islington**



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Title Number AGL269121

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DATED 29 May 2012 .



**DEED OF SURRENDER  
AND LEASE**

**(1) AVIAWOOD LIMITED**

**AND**

**(2) JOHN WILLIAM MACKAY HARTE and SILVANA IRIS LILIANA KOHON**

**Flat 5, 95 Crouch Hill**

**London N8 9EG**

**Boulter & Company**  
**Solicitors**  
First Floor  
11-19 Park Road  
London  
N8 8TE

LR1. Date of lease	29 May 2012
LR2. Title number(s)	<p><b>LR2.1 Landlord's title number(s)</b> 188133</p> <p><b>LR2.2 Other title numbers</b> NGL527962</p>
<p><b>LR3. Parties to this lease</b></p> <p>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix For foreign companies give territory in which Incorporated</p>	<p><b>Landlord</b> Aviawood Limited (company reg. no. 02043075) of 95-97 Crouch Hill, London N8 9EG</p> <p><b>Tenant</b> John William Mackay Harte and Silvana Iris Liliana Kohon of Flat 5, 95 Crouch Hill, London N8 9EG</p> <p><i>Other parties</i> Specify capacity of each party, for example "management company", "guarantor", etc.</p>
<p><b>LR4. Property</b></p> <p>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described</p> <p>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified</p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail</p> <p><b>Flat 5, 95 Crouch Hill, London N8 9EG as described in clause 1 of the lease dated 13 May 1985 and the plan thereto</b></p>
<p><b>LR5. Prescribed statements etc.</b></p> <p>If this lease includes a statement falling within LR5. 1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement</p> <p>In LR5.2, omit or delete those Acts which do not apply to this lease</p>	<p><b>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003</b></p> <p><b>None</b></p> <p><b>LR5.2 This lease is made under, or by reference to, provisions of:</b></p> <p><b>None</b></p>

<p><b>LR6. Term for which the Property is leased</b></p> <p>Include only the appropriate statement (duly completed) from the three options.</p> <p>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003</p>	<p>The term as specified in this lease at clause 3</p>
<p><b>LR7. Premium</b></p> <p>Specify the total premium, inclusive of any VAT where payable</p>	<p>One pound (£1.00)</p>
<p><b>LR8. Prohibitions or restrictions on disposing of this lease</b></p> <p>Include whichever of the two statements is appropriate</p> <p>Do not set out here the wording of the provision</p>	<p><b>This lease contains a provision that prohibits or restricts dispositions</b></p>
<p><b>LR9. Rights of acquisition etc</b></p> <p>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions</p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land <b>None</b></p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease <b>None</b></p> <p>LR9.3 Landlord's contractual rights to acquire this lease <b>None</b></p>
<p><b>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</b></p> <p>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions</p>	<p><b>None</b></p>

<p>LR11. Easements</p> <p>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements</p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property  <b>The Second Schedule of the lease dated 13 May 1985</b></p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property  <b>The Third Schedule of the lease dated 13 May 1985</b></p>
<p>LR12. Estate rentcharge burdening the Property</p> <p>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the <u>rentcharge</u></p>	<p><b>None</b></p>
<p>LR 13. Application for standard form of restriction</p> <p>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</p> <p>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003</p>	<p>The Parties to this lease apply to enter the following standard form of restriction [against the title of the Property] or [against title number]</p>
<p>LR 14. Declaration of trust where there is more than one person comprising the Tenant</p> <p>If the Tenant is one person, omit or delete all the alternative statements</p> <p>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements</p>	<p>The Tenant is more than one person. They are to hold the property on trust for themselves as joint tenants</p>

THIS DEED OF SURRENDER AND LEASE is made the 29 day of May two thousand and eleven ~~eleven~~ twelve R

BETWEEN:

**Aviawood Limited (company reg. no. 02043075)** of 95-97 Crouch Hill, London N8 9EG (hereinafter called "the Lessor") and

**John William Mackay Harte and Silvana Iris Liliana Kohon** of Flat 5, 95 Crouch Hill, London N8 9EG (hereinafter called "the Lessee")

WHEREAS

- (1) By a Lease (hereinafter referred to as "the Lease") dated 13 May 1985 made between Redcliffe Properties Limited of the one part and Joanna Frances Newman of the other part the premises therein described and known as Flat 5, 95 Crouch Hill, London N8 9EG were demised for a term of 99 years from 1 April 1984 subject to the payment of the rent reserved by and observance and performance of the covenants on the lessees part and the conditions contained in the Lease
- (2) The reversion immediately expectant on the determination of the Lease is registered at H M Land Registry under Title Number 188133 and of which the Lessor is the registered proprietor and the unexpired residue of the term of years created by the Lease is registered at H M Land Registry under Title Number NGL527962 of which the Lessee is the registered proprietor
- (3) The parties hereto have agreed to vary the terms of the Lease in the manner set out below and that the term created by the Lease shall be surrendered and a new Lease shall be granted to the Lessee in substitution in manner hereinafter appearing

NOW THIS DEED WITNESSETH:

- 1 In consideration of the sum of one pound (£1.00) paid by the Lessee to the Lessor (the receipt of which the Lessor hereby acknowledges) the Lessor and the Lessee agree that the Lease shall be varied in the following manner
- 2 IN CONSIDERATION of the demise hereinafter contained the Lessee with Full Title Guarantee hereby surrenders up to the Lessor the residue of the term of years created by the Lease to the intent that the same shall forthwith merge and be extinguished in the reversion immediately expectant on the term created by the Lease

- 3 IN CONSIDERATION of the surrender hereinbefore contained the Lessor with Full  
Title Guarantee hereby demises unto the Lessee all that premises comprised and  
demised by the Lease to hold the same unto the Lessee for a term of 999 years from  
the date hereof
- 4 This Lease is made upon the same terms and subject to the same covenants conditions  
and stipulations in all respects as those contained in the Lease which shall be read and  
construed as if such covenants conditions and provisions were herein set forth  
verbatim which such modification only as are necessary to make the same applicable  
to this present demise instead of the demise created by the Lease notwithstanding that  
the Lease has been surrendered, SAVE THAT references to yearly rent in clause 1 of  
the Lease shall be references to a peppercorn
- 5 THE LESSOR and the Lessee hereby covenant with each other to perform and  
observe the covenants contained and provisions mentioned herein
- 6 IT IS HEREBY certified that the transaction hereby effected does not form part of a  
larger transaction or series of transactions in respect of which the amount or value or  
aggregate amount or value of the consideration exceeds £125,000.00

Executed as a Deed by  
AVIAWOOD LIMITED  
acting by:-

 Director/Secretary

Signed as a Deed by )  
JOHN WILLIAM MACKAY HARTE )  
in the presence of:- )

Signed as a Deed by )  
SILVANA IRIS LILIANA KOHON )  
in the presence of:- )

The electronic official copy of the register follows this message.

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# Official copy of register of title

Title number 188133

Edition date 23.10.2015

- This official copy shows the entries on the register of title on 23 JUN 2022 at 14:59:59.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Jun 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

## A: Property Register

This register describes the land and estate comprised in the title.

ISLINGTON

- 1 (30.10.1917) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 97 Crouch Hill, London (N8 9EG).
- 2 The land comprised in this title formerly numbered on the General Map is now shown and edged with red on the plan of this title filed at the Registry.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (29.10.1986) PROPRIETOR: AVIAWOOD LIMITED of 95/97 Crouch Hill, London N8.
- 2 The transfer to the proprietor contains purchasers personal covenants.

*NOTE: Copy covenant filed. No copy of the Transfer is held by Land Registry.*

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title dated 17 June 1886 made between (1) Louis Marino Casella (2) Charles Pague and (3) Thomas Lovell contains the following covenants:-

"AND the said Thomas Lovell (to the intent that this covenant may run with the land and bind the owners for the time being of the hereditaments hereby granted but not so as to make him or any subsequent owner personally liable except for acts defaults or omissions during the period of his own ownership) doth hereby covenant



## C: Charges Register continued

with the said Louis Marino Casella that the said message and hereditaments hereby conveyed shall at all times hereafter be used as private residential property only but it is expressly declared and agreed that if at any time hereafter the messuages or hereditaments or any part or parts thereof now or lately belonging to the said Louis Marino Casella adjoining to and in the rear of the message and premises hereby conveyed and known as numbers 1, 2, 3, 4 & 6 West Bank aforesaid the sites of which together with that of the said hereditaments hereby conveyed formed a triangular piece of ground which was sometime since purchased by the said Louis Marino Casella from Mary Perry shall lawfully cease to be used as private residential property only then the covenant hereinbefore contained shall from and immediately thereafter absolutely and for ever cease determine and be void to all intents and purposes whatsoever.

And it is hereby declared that the preceding covenant while the same remains in force shall enure for the benefit of the several owners or lessees for the time being of the said several messuages and hereditaments numbered respectively 1, 2, 3, 4, & 6 West Bank aforesaid."

- 2 (28.05.1985) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.
- 3 (28.05.1985) The land is subject for the term of 99 years from 1 April 1984 to such rights of way, passage and running of water soil gas and electricity support shelter protection, rights in respect of television and wireless aerials user of dustbin areas and gardens and other rights as are granted by a Lease of Flat 4, 95 Crouch Hill dated 16 April 1985 made between (1) Redcliffe Properties Limited and (2) Joyce Hsia.
- 4 (20.09.1985) The land is subject for the term of 99 years from 1 April 1984 to such rights of way support shelter and protection passage and running of water soil gas and electricity rights in respect of wireless and television aerials user of dustbin area and gardens and other rights as are granted by a Lease of Flat 6, 95 Crouch Hill dated 28 May 1985 made between (1) Redcliffe Properties Limited and (2) John Thompson and Jane Walker.
- 5 (25.06.1986) The land is subject for the term of 99 years from 1 April 1984 to such rights of way support shelter and protection passage and running of water soil gas and electricity rights in respect of wireless and television aerials user of dustbin area and gardens and other rights as are granted by a Lease of Flat 2, 95 Crouch Hill dated 1 October 1985 made between (1) Redcliffe Properties Limited and (2) Patrick Farrell and Malgorzata Farrell.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	14.11.2011	Ground Floor Flat 1	03.10.2011 999 years from 03.10.2011	AGL244040
2	10.01.2012	Ground Floor Flat 3	06.01.2012 999 years from 06.01.2012	AGL247558
NOTE: The lease comprises also other land.				
3	01.11.2012	First Floor Flat 5,	29.05.2012 999 years from 29.05.2012	AGL269121
4	16.01.2013	Second Floor Flat 7	09.01.2013 999 years from 09.01.2013	AGL274778

Title number 188133

End of register

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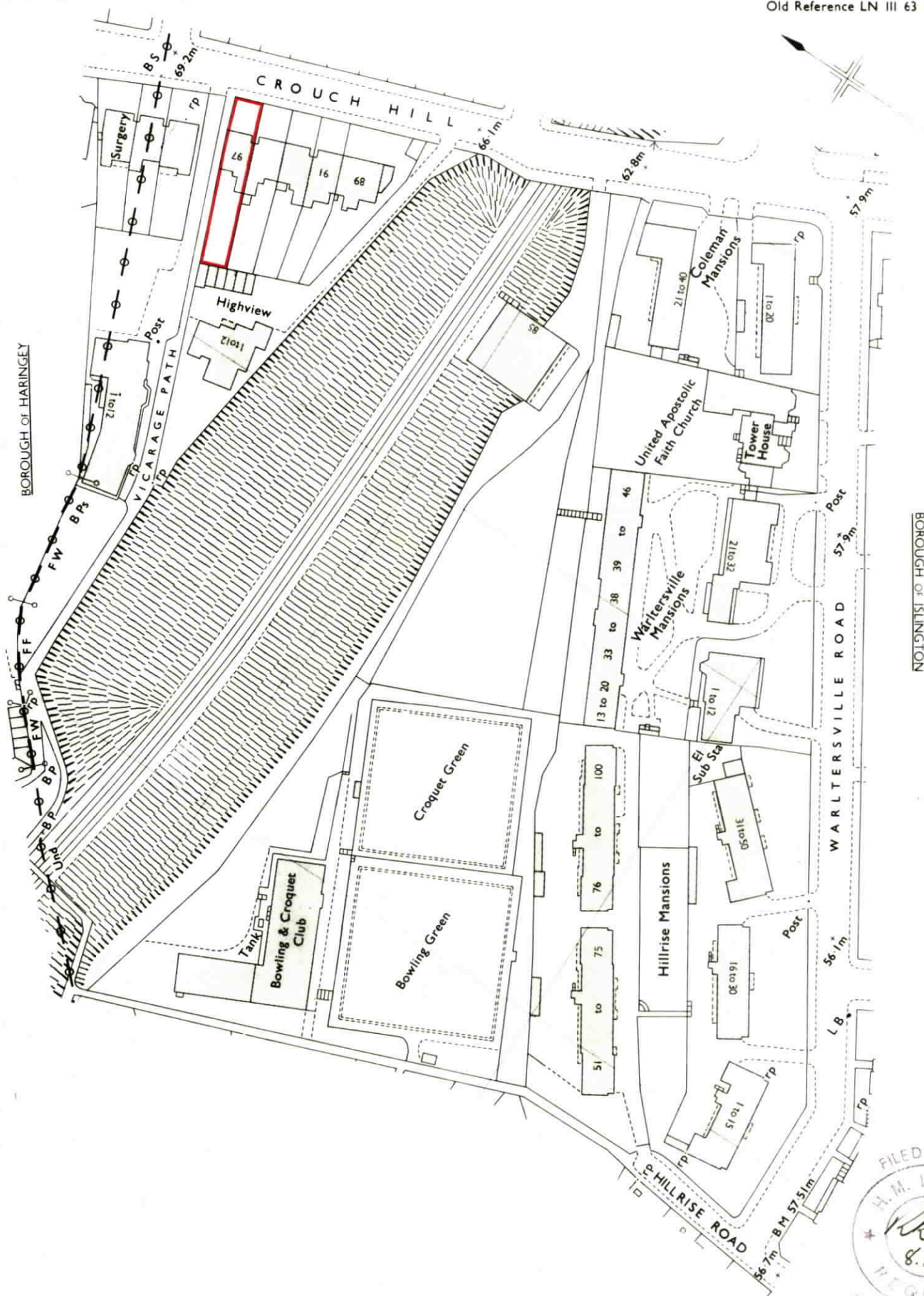
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H.M. LAND REGISTRY		TITLE NUMBER	
		188133	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	NATIONAL GRID	SECTION
	GREATER LONDON	TQ3087	J
Scale: 1/1250		© Crown copyright 1971	

Old Reference LN III 63 D



# Energy performance certificate (EPC)

Flat 5 97 Crouch Hill LONDON N8 9EG	Energy rating <b>D</b>	Valid until: <b>7 August 2022</b>  Certificate number: <b>0002-2806-7988-9702-6445</b>
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Property type

Mid-floor flat

Total floor area

69 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property’s current energy rating is D. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

This property produces 3.5 tonnes of CO<sub>2</sub>

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

This property's potential production 1.5 tonnes of CO<sub>2</sub>

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.0 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

An average household produces 6 tonnes of CO<sub>2</sub>



## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (60) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£254
2. Draught proofing	£80 - £120	£9
3. Low energy lighting	£25	£29
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£52

### Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property	£747
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Potential saving	£344
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	10234 kWh per year
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Water heating	1996 kWh per year
---------------	-------------------

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Solid wall insulation	5908 kWh per year
-----------------------	-------------------

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Jonathan Schnadhorst
Telephone	07870 688 760
Email	<a href="mailto:jon@highgate-energy.com">jon@highgate-energy.com</a>

### Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER002105
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	6 August 2012
Date of certificate	8 August 2012
Type of assessment	<a href="#">RdSAP</a>

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