

## Marketing Instruction form

Complete the following to confirm you would like us to proceed, and return this form to [Sales.ServicesEnquiries@Shgroup.org.uk](mailto:Sales.ServicesEnquiries@Shgroup.org.uk) or Sales Services Team, Southern Home Ownership, 59-61 Clerkenwell Road, London EC1M 5LA.

Name/s:

1. MIRABU BAKAR LAHAL  
2. MRS JANTA LAHAL

Address:

99 BUXHALL CRESCENT  
LONDON E9 5JZ

Email/s: [janta.laah@btinternet.com](mailto:janta.laah@btinternet.com)

Telephone/s: 0949480079

Tick to confirm you've returned your:

- Valuation report
- Energy Performance Certificate

Both documents must be returned with this form to enable us to commence the sale process.

### Additional information

Current share percentage your own: 50%

Type of home:

FLAT

Number of Bedrooms: 2

Floor level (if an apartment): 1st

Parking (only if included in your lease, not if you rent a space):

Any points of interest:

Did you buy from new:

Yes

Approximate age of your home:

2013

Is there a communal heating system?

NO

Are you planning on buying another home?  
Please confirm the details

Buying Another Home

Do you have any significant dates to advise us of that may influence the sales process (e.g. Holidays, deadline to move by)

By November 2020

Is there any other information about your home which the purchaser needs to be aware of?

None

### Your chosen Solicitor's details:

Company name:

TAYLOR ROSE TTKW

Solicitor's name:

LUKE THOMPSON

Phone:

0203 963 7308

Email:

Address:

15 MOORGATE  
LONDON EC2R 6AD

\*I understand that by appointing a solicitor who is not experienced in Shared Ownership, this could lead to delays which are out of Southern Housing Group's, and Penningtons control.

### Sale Conditions

Before you confirm your instructions to us in the sale of your property, please read our terms and conditions of business:

- As per the terms of your lease, SHO have sole nomination rights of your home for 8 weeks once marketing commences.
- I/We understand it is our responsibility to carry out our own viewings.

- You must maintain the payment of your rent and service account until completion. If you fall into arrears, we will deduct monies owed from your completion monies.
- Once the nomination period has expired, if I appoint an Estate Agent, I/We understand that I/we will need to pay their fee and Southern Housing Group's legal fees.
- Please ensure that you check your valuation report thoroughly as Southern Housing Group will use this information to advertise your home.
- I/We understand that the sale of my/our home must not include any fixtures or fittings (e.g. carpets and curtains). If these are to be sold, I/We must agree the price separately with the buyer.
- I/We understand that my details will be passed to our Photography and Floor Plan organisers to contact you and arrange a suitable time to visit.
- I/We agree to the marketing fee of 1% of the full market value of my/our home +VAT, which will be payable on completion of my/our sale.

### Signature

By signing this document I/We confirm instruction to Southern Home Ownership (SHO) to market our home:

Signature:

[Signature]

Signature:

[Signature]

Date:

~~08/09/2020~~ 7/09/2026

(If you jointly own your home, both leaseholders must sign and date this form)



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## Energy Performance Certificate

99, Buxhall Crescent, LONDON, E9 5JZ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 04 May 2019  
**Date of certificate:** 09 May 2019

**Reference number:** 0868-2844-7150-9301-4621  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,098
Over 3 years you could save	£ 75

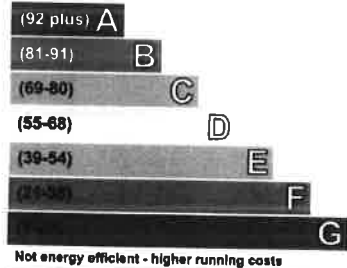
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 651 over 3 years	£ 615 over 3 years	
Hot Water	£ 300 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 1,098</b>	<b>£ 1,023</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
78	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 75

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Energy Performance Certificate

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency





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## Energy Performance Certificate

### About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** STRO025407  
**Assessor's name:** Kudzai Manyakaidze  
**Phone number:** 0208 726 0108  
**E-mail address:** [office@eaglepropertysolutions.co.uk](mailto:office@eaglepropertysolutions.co.uk)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

### About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



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