

Energy performance certificate (EPC)

Block B
1 Cromwell Grange
Fallowfield
MANCHESTER
M14 6FQ

Energy rating

B

Valid until: **14 December 2033**

Certificate number: **9331-6561-3054-4419-8244**

Property type

Residential Institutions: Universities and Colleges

Total floor area

1,154 square metres

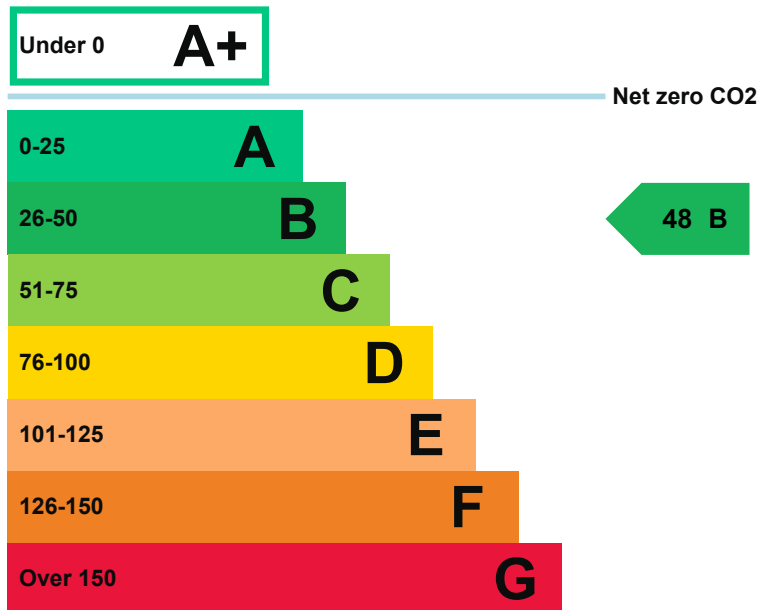
Rules on letting this property

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/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

20 A

If typical of the existing stock

80 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO₂/m² per year)	24.53
Primary energy use (kWh/m² per year)	241

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1519-6961-9808-5997-9027\)](#).

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	Kevin Burnup
Telephone	07300 117721
Email	kevin@ambience-engineering.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	CIBSE Certification Limited
Assessor's ID	LCEA010674
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Ambience Engineering Ltd
Employer address	Knaresborough Technology Park, Manse Lane, Knaresborough, HG5 8LF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 November 2023
Date of certificate	15 December 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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