

# Energy performance certificate (EPC)

Block C  
1 Cromwell Range  
Fallowfield  
MANCHESTER  
M14 6FQ

Energy rating

**B**

Valid until: **14 December 2033**

Certificate number: **3139-4377-2528-0958-8910**

**Property type**

Residential Institutions: Universities and Colleges

**Total floor area**

1,154 square metres

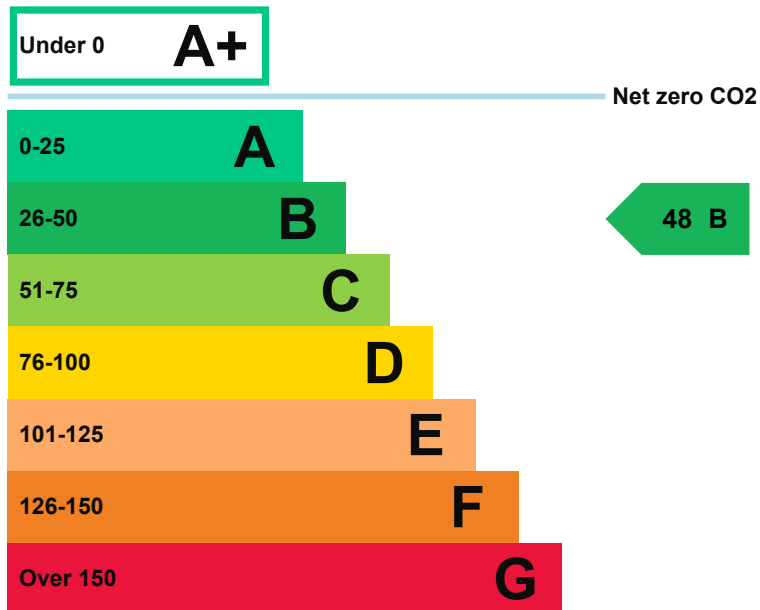
## Rules on letting this property

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**

**19 A**

**If typical of the existing stock**

**78 D**

**Breakdown of this property's energy performance**

<b>Main heating fuel</b>	Grid Supplied Electricity
<b>Building environment</b>	Heating and Natural Ventilation
<b>Assessment level</b>	4
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	24.2
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	238

► [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3831-5376-8709-8398-8807\)](#).

**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.

<b>Assessor's name</b>	Kevin Burnup
<b>Telephone</b>	07300 117721
<b>Email</b>	<a href="mailto:kevin@ambience-engineering.co.uk">kevin@ambience-engineering.co.uk</a>

**Contacting the accreditation scheme**

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

<b>Accreditation scheme</b>	CIBSE Certification Limited
<b>Assessor's ID</b>	LCEA010674
<b>Telephone</b>	020 8772 3649
<b>Email</b>	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

**About this assessment**

<b>Employer</b>	Ambience Engineering Ltd
<b>Employer address</b>	Knaresborough Technology Park, Manse Lane, Knaresborough, HG5 8LF
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	29 November 2023
<b>Date of certificate</b>	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](mailto: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 \(/service-performance\)](#)

## OGL

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