

# Energy performance certificate (EPC)

<p>OXNEY HOUSE &amp; GARDENS 38, Oxney Road MANCHESTER M14 5SZ</p>	<p>Energy rating</p> <p><b>C</b></p>	<p>Valid until: <b>12 September 2033</b></p> <hr/> <p>Certificate number: <b>6795-4224-3412-6656-0349</b></p>
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Property type Residential Institutions: Universities and Colleges

Total floor area 903 square metres

## Rules on letting this property

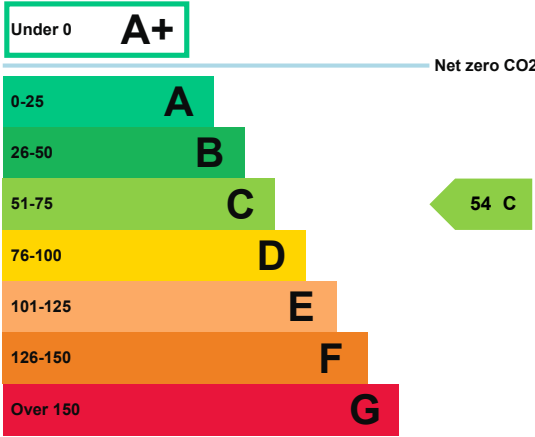
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

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



33 B

If typical of the existing stock



133 F

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## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

24.08

Primary energy use (kWh/m<sup>2</sup> per year)

141

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5250-4467-5120-4083-9935\)](#).

## 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	John Maddock
Telephone	07756 556 889
Email	<a href="mailto:john@e-missionltd.co.uk">john@e-missionltd.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024346
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	E-mission GB Ltd
Employer address	22 The Ferns Walton Park Preston PR5 5QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 September 2023
Date of certificate	13 September 2023

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