

# Energy performance certificate (EPC)

Block A 1 Cromwell Range Fallowfield MANCHESTER M14 6FQ	Energy rating <b>B</b>	Valid until: <b>14 December 2033</b>
		Certificate number: <b>4755-9571-6301-4449-1857</b>

## Property type

Residential Institutions: Universities and Colleges

## Total floor area

1,770 square metres

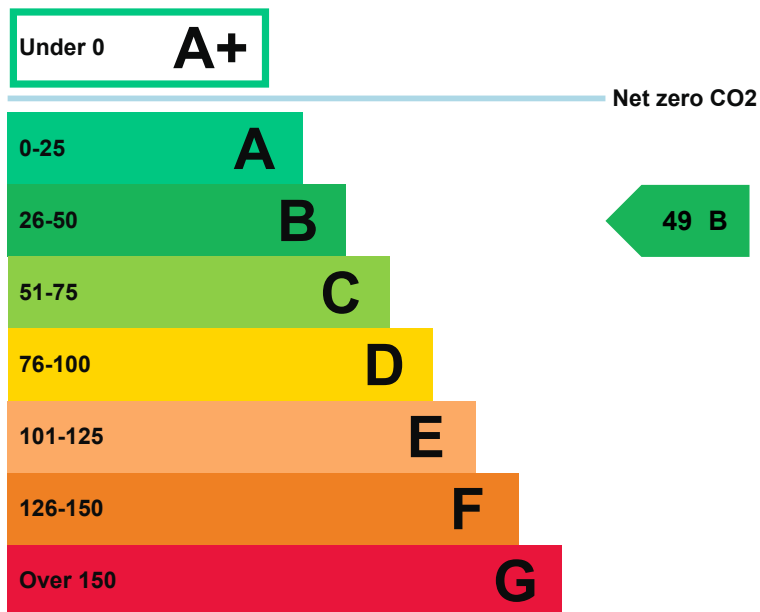
## Rules on letting this property

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

21 A

### If typical of the existing stock

85 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>	26.66
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	260

► [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6435-2882-9645-2358-6205\)](#).

**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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