

(Issued at the Post Construction Stage)

**1a Beamish Close,
Manchester,
Greater Manchester, M13 9RP**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0001

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9380-3804-5000-2909-4951

(Issued at the Post Construction Stage)

**1b Beamish Close,
Manchester,
Greater Manchester, M13 9RP**

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Standards

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and Zero
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Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0002

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9380-3004-6000-2909-3935

(Issued at the Post Construction Stage)

**1c Beamish Close,
Manchester,
Greater Manchester, M13 9RP**

Above
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Standards

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Practice

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and Zero
Carbon

Robert Hood

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0003

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

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CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 3990-1948-0032-0006-3093

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**1d Beamish Close,
Manchester,
Greater Manchester, M13 9RP**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034032-PC-001-00-0004

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0004

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0644-3909-6300-8509-9200

(Issued at the Post Construction Stage)

**1e Beamish Close,
Manchester,
Greater Manchester, M13 9RP**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0005

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0005

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored														
Category		Percentage of Category Score attained										What is covered in the category		
		10	20	30	40	50	60	70	80	90	100			
Energy	65											Energy efficiency and CO ₂ saving measures		
Water	66											Internal and external water saving measures		
Materials	87											The sourcing and environmental impact of materials used to build the home		
Surface Water Run-off	25													Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials		
Pollution	100											The use of insulation materials and heating systems that do not add to global warming		
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability		
Management	100											A Home User Guide, designing in security, and reducing the impact of construction		
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land		

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 7439-6930-8009-0064-9202

(Issued at the Post Construction Stage)

**1f Beamish Close,
Manchester,
Greater Manchester, M13 9RP**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0006

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0006

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0348-3909-6300-8409-9200

(Issued at the Post Construction Stage)

**1g Beamish Close,
Manchester,
Greater Manchester, M13 9RP**

Above
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Robert Hood

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0007

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	54											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	95											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6532-4736-2100-0264-7226

(Issued at the Post Construction Stage)

**40 Stockport Road,
Manchester,
Greater Manchester, M12 6AL**

Above
Regulatory
Standards

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Practice

Highly
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and Zero
Carbon

Robert Hood

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0008

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9320-3896-7120-2809-2161

(Issued at the Post Construction Stage)

**42 Stockport Road,
Manchester,
Greater Manchester, M12 6AL**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0009

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034032-PC-001-00-0009

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:1639-8832-2109-0966-1206

(Issued at the Post Construction Stage)

**44 Stockport Road,
Manchester,
Greater Manchester, M12 6AL**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0010

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0063-3911-8302-2199-8204

(Issued at the Post Construction Stage)

**46 Stockport Road,
Manchester,
Greater Manchester, M12 6AL**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0011

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6190-0862-0932-4108-3293

(Issued at the Post Construction Stage)

**48 Stockport Road,
Manchester,
Greater Manchester, M12 6AL**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0012

Signed for and on behalf of BRE Global Ltd

Robert Hood



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0012

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	61											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0569-3911-8302-2099-8200

(Issued at the Post Construction Stage)

**11 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Highly Sustainable and Zero Carbon
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0013

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9370-3153-6190-2499-5155

(Issued at the Post Construction Stage)

**13 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0014

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	58											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9435-3911-6309-7859-4204

(Issued at the Post Construction Stage)

**15 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034032-PC-001-00-0015

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8190-8437-0532-7196-3993

(Issued at the Post Construction Stage)

**17 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0016

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9370-3353-7190-2499-6115

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**19 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034032-PC-001-00-0017

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0017

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	58											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9370-3953-7190-2499-0115

(Issued at the Post Construction Stage)

**21 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0018

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9333-3911-7309-1259-4204

(Issued at the Post Construction Stage)

**23 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0019

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	61											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9431-3911-8309-1559-4200

(Issued at the Post Construction Stage)

**25 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**



Highly Sustainable and Zero Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0020

Signed for and on behalf of BRE Global Ltd

Richard D. Cook



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0020

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:5239-8439-1109-0523-1296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**27 Cunard Close,
Manchester,
Greater Manchester, M13 9YD**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034032-PC-001-00-0021

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0021

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0481-3911-2302-3069-9200

(Issued at the Post Construction Stage)

**13 Oregon Close,
Manchester,
Greater Manchester, M13 6SF**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0022

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0310-3069-7140-2002-8561

(Issued at the Post Construction Stage)

**11 Oregon Close,
Manchester,
Greater Manchester, M13 6SF**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0023

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8500-4091-0632-5106-3423

(Issued at the Post Construction Stage)

**15 Oregon Close,
Manchester,
Greater Manchester, M13 6SF**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034032-PC-001-00-0024

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0350-3674-2140-2492-6555

(Issued at the Post Construction Stage)

**17 Oregon Close,
Manchester,
Greater Manchester, M13 6SF**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0025

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0025

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	61											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9648-3015-2304-5272-4204

(Issued at the Post Construction Stage)

**19 Oregon Close,
Manchester,
Greater Manchester, M13 6SF**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0026

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9500-5445-0732-8192-3423

(Issued at the Post Construction Stage)

**26 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0027

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0310-3639-4150-2292-7611

(Issued at the Post Construction Stage)

**24 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0028

Signed for and on behalf of BRE Global Ltd

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0028

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6732-2835-2100-0260-6276

(Issued at the Post Construction Stage)

**22 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0029

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0029

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0320-3920-2150-2872-6635

(Issued at the Post Construction Stage)

**20 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0030

Score: 72

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	53											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0370-3093-1160-2902-2675

(Issued at the Post Construction Stage)

**18 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0031

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	55											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0370-3493-1160-2902-0681

(Issued at the Post Construction Stage)

**16 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YE**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0032

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0032

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8600-2937-0932-4101-3623

(Issued at the Post Construction Stage)

**18 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0033

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	59											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9394-3013-6302-8832-4200

(Issued at the Post Construction Stage)

**16 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0034

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0034

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0861-3911-9302-2499-8200

(Issued at the Post Construction Stage)

**14 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0035

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0035

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	59											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 3439-9832-2109-0956-1206

(Issued at the Post Construction Stage)

**12 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**



Highly
Sustainable
and Zero
Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0036

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0036

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9330-3368-2120-2909-6185

(Issued at the Post Construction Stage)

**10 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0037

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9842-3012-5309-6272-5200

(Issued at the Post Construction Stage)

**8 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0038

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9473-3912-4302-6559-0204

(Issued at the Post Construction Stage)

**6 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0039

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	59											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9360-3557-4120-2099-2265

(Issued at the Post Construction Stage)

**4 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034032-PC-001-00-0040

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034032-PC-001-00-0040

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0360-3074-7190-2592-4271

(Issued at the Post Construction Stage)

**2 Falcon Street,
Manchester,
Greater Manchester, M13 9JY**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034032-PC-001-00-0041

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 7290-5291-0332-2124-3293

(Issued at the Post Construction Stage)

**18 Abel Road,
Manchester,
Greater Manchester, M13 9LS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0001

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2132-2636-5100-0977-7222

(Issued at the Post Construction Stage)

**16 Abel Road,
Manchester,
Greater Manchester, M13 9LS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0002

Signed for and on behalf of BRE Global Ltd

Robert Hood



This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0002

Score: 72

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	54											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0350-3397-4160-2622-0715

(Issued at the Post Construction Stage)

**14 Abel Road,
Manchester,
Greater Manchester, M13 9LS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0003

Score: 72

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	53											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2770-3017-5306-5592-6200

(Issued at the Post Construction Stage)

**12 Abel Road,
Manchester,
Greater Manchester, M13 9LS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0004

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	52											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6832-5636-5100-0947-7226

(Issued at the Post Construction Stage)

**10 Abel Road,
Manchester,
Greater Manchester, M13 9LS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034033-PC-001-00-0005

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	52											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:2078-3017-5306-5892-6204

(Issued at the Post Construction Stage)

**8 Abel Road,
Manchester,
Greater Manchester, M13 9LS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0006

Score: 72

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	54											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9700-5675-0932-8125-3623

(Issued at the Post Construction Stage)

**74a Kincardine Road,
Manchester,
Greater Manchester, M13 9SY**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0007

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	59											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0370-3760-2170-2972-1405

(Issued at the Post Construction Stage)

**72a Kincardine Road,
Manchester,
Greater Manchester, M13 9SY**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0008

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034033-PC-001-00-0008

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	60											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 7200-3014-3307-7462-9204

(Issued at the Post Construction Stage)

**10 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**



Current
Best
Practice



Highly Sustainable and Zero Carbon

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0009

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd

Richard D. Wood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0009

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	65											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0310-3326-7260-2697-3785

(Issued at the Post Construction Stage)

**12 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0010

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0010

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9376-3027-7306-1327-6204

(Issued at the Post Construction Stage)

**14 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0011

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0300-3817-7260-2927-3741

(Issued at the Post Construction Stage)

**16 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0012

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0012

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9337-7636-1200-0227-7296

(Issued at the Post Construction Stage)

**18 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0013

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9763-3027-4306-7537-7204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**20 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0014

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0014

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	62											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 4837-4736-7200-0386-7292

(Issued at the Post Construction Stage)

**21 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0015

Signed for and on behalf of BRE Global Ltd

Robert Hood



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0015

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	54											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	95											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	100											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 5637-8933-0200-0124-7206

(Issued at the Post Construction Stage)

**19 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0016

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 7500-3027-4305-3477-1204

(Issued at the Post Construction Stage)

**17 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0017

Signed for and on behalf of BRE Global Ltd

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0017

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0390-3210-0250-2777-4365

(Issued at the Post Construction Stage)

**2 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0018

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	57											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:1232-1530-9209-0643-1226

(Issued at the Post Construction Stage)

**4 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0019

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0019

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	51											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6432-1530-9209-0673-1222

(Issued at the Post Construction Stage)

**6 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0020

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	51											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8532-1530-9209-0643-1222

(Issued at the Post Construction Stage)

**8 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0021

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0021

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	50											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2731-3921-3300-9562-5200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**10 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0022

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0022

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored													
Category		Percentage of Category Score attained										What is covered in the category	
		10	20	30	40	50	60	70	80	90	100		
Energy	50											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2233-3921-3300-9562-5204

(Issued at the Post Construction Stage)

**12 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0023

Signed for and on behalf of BRE Global Ltd

Robert Hood



This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0023

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	51											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9390-3563-3200-2522-1155

(Issued at the Post Construction Stage)

**14 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0024

Score: 71

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	51											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 7532-3530-9209-0673-1226

(Issued at the Post Construction Stage)

**16 Glenbarry Close,
Manchester,
Greater Manchester, M13 9RQ**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0025

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8190-7539-0632-8223-3023

(Issued at the Post Construction Stage)

**125b Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0026

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0026

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:2032-6432-7209-0984-2202

(Issued at the Post Construction Stage)

**125a Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0027

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0027

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	59											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 3732-6432-7209-0976-2296

(Issued at the Post Construction Stage)

**125 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0028

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0028

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	62											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9861-3922-4302-2782-7200

(Issued at the Post Construction Stage)

**123 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0029

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0029

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	62											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9364-3922-4302-2282-7200

(Issued at the Post Construction Stage)

**121 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0030

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 4732-3732-3209-0806-2292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**119 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0031

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0031

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0332-5732-3209-0866-2292

(Issued at the Post Construction Stage)

**117 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0032

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0032

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9252-3922-0302-2172-7204

(Issued at the Post Construction Stage)

**115 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0033

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0033

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9330-3686-5220-2792-2201

(Issued at the Post Construction Stage)

**113 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0034

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	62											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2032-6732-3209-0836-2296

(Issued at the Post Construction Stage)

**111 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0035

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0035

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9330-3486-6220-2792-3245

(Issued at the Post Construction Stage)

**109 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0036

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9168-3922-7302-3382-7200

(Issued at the Post Construction Stage)

**107 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0037

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	62											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0532-8732-3209-0877-2222

(Issued at the Post Construction Stage)

**105 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0038

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	61											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9330-3186-8220-2792-8275

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**103 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0039

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0039

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 3632-8732-3209-0886-2296

(Issued at the Post Construction Stage)

**101 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0040

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	59											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6290-3763-0832-5298-3223

(Issued at the Post Construction Stage)

**99 Upper Brook Street,
Manchester,
Greater Manchester, M13 9JS**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0041

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0041

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:0132-9732-3209-0859-2226

(Issued at the Post Construction Stage)

**47 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0042

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0042

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9820-3023-5309-2597-1200

(Issued at the Post Construction Stage)

**45 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0043

Score: 74

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	83											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 2300-4122-0932-3295-3973

(Issued at the Post Construction Stage)

**43 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



Highly
Sustainable
and Zero
Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0044

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0044

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9728-3023-6309-2897-1204

(Issued at the Post Construction Stage)

**41 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0045

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034033-PC-001-00-0045

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 4290-1896-0732-3228-3223

(Issued at the Post Construction Stage)

**39 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0046

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0320-3092-7290-2197-1341

(Issued at the Post Construction Stage)

**37 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0047

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0047

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6237-7732-5200-0547-3202

(Issued at the Post Construction Stage)

**35 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0048

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:2087-3024-0302-5617-4200

(Issued at the Post Construction Stage)

**33 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0049

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0437-9135-8200-0005-7222

(Issued at the Post Construction Stage)

**31 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0050

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0320-3192-7290-2197-5361

(Issued at the Post Construction Stage)

**29 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Company	Performance Level
Microsoft	Above Regulatory Standards
Amazon	Above Regulatory Standards
Google	Above Regulatory Standards
Facebook	Above Regulatory Standards
Apple	Above Regulatory Standards
Tesla	Highly Sustainable and Zero Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0051

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 9322-3023-7309-2397-1204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**27 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034033-PC-001-00-0052

Date
23 December 2024

Signed for and on behalf of BRE Global Ltd



This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0052

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 6032-8832-6209-0789-2222

(Issued at the Post Construction Stage)

**25 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0053

Signed for and on behalf of BRE Global Ltd

Robert Hood



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0053

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0350-3857-7220-2707-3371

(Issued at the Post Construction Stage)

**23 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**



The next page sets out how this home achieved its rating in the nine categories.

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034033-PC-001-00-0054

Signed for and on behalf of BRE Global Ltd

Robert Hood



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0054

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	63											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	90	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number:1237-4035-8200-0187-7226

(Issued at the Post Construction Stage)

**21 Plymouth View,
Manchester,
Greater Manchester, M13 9PJ**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034033-PC-001-00-0055

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored												
Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	65											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 0370-3602-9270-2507-4431

(Issued at the Post Construction Stage)

**29 Penfield Close,
Manchester,
Greater Manchester, M1 7JL**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0019

Score: 75

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	58											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	95											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	87	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8695-6194-8839-8377-8063

(Issued at the Post Construction Stage)

**6 Litcham Close,
Manchester,
Greater Manchester, M1 7FN**



Highly Sustainable and Zero Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00034028-PC-001-00-0016

Signed for and on behalf of BRE Global Ltd

Richard D. Cook



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0016

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	65											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number: 0159-3819-7045-9323-1441

(Issued at the Post Construction Stage)

**4 Litcham Close,
Manchester,
Greater Manchester, M1 7FN**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0017

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	64											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8303-7334-5100-6119-4926

(Issued at the Post Construction Stage)

**2 Litcham Close,
Manchester,
Greater Manchester, M1 7FN**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0018

Score: 76

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	66											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	88	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number: 0159-3819-7142-9323-8435

(Issued at the Post Construction Stage)

**27 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0047

Score: 77

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained											What is covered in the category
		10	20	30	40	50	60	70	80	90	100		
Energy	67											Energy efficiency and CO ₂ saving measures	
Water	66											Internal and external water saving measures	
Materials	87											The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100											The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100											A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land	

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.  
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EPC Number: 8426-7338-4200-8609-7902

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**29 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB**

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.



Above
Regulatory
Standards



Current
Best
Practice



Highly
Sustainable
and Zero
Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0048

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd



This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0048

Score: 77

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	67											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number: 8256-7233-4430-5628-7922

(Issued at the Post Construction Stage)

**31 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB**



Current
Best
Practice



Highly Sustainable and Zero Carbon

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0049

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Robert A. Cook



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0049

Score: 77

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	67											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number: 0649-3869-7280-9306-6735

(Issued at the Post Construction Stage)

**33 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0050

Score: 77

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	67											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	87											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	89	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number:0098-3027-7318-4166-3900

(Issued at the Post Construction Stage)

**9 Arkley Street,
Manchester,
Greater Manchester, M13 9YG**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0020

Score: 73

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained										What is covered in the category
		10	20	30	40	50	60	70	80	90	100	
Energy	53											Energy efficiency and CO ₂ saving measures
Water	66											Internal and external water saving measures
Materials	95											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66											Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode

CO₂ Rating Very environmentally friendly - lower CO₂ emissions (100+) A+ (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	The CO₂ rating is a measure of a home's Carbon Dioxide (CO₂) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance. The Code measures the sustainability of a home as a complete package, and takes into account other aspects of energy use as well as wider sustainability issues, such as water and waste. The CO₂/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainable Homes. Neither BRE Global nor the assessment organisation is responsible for the accuracy of this number. This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licenced Code assessor (a 'certified' competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd. Communities and Local Government breglobal
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EPC Number: 0290-3433-0532-2099-3203