

(Issued at the Post Construction Stage)

**Flat 4 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0004

Score: 68

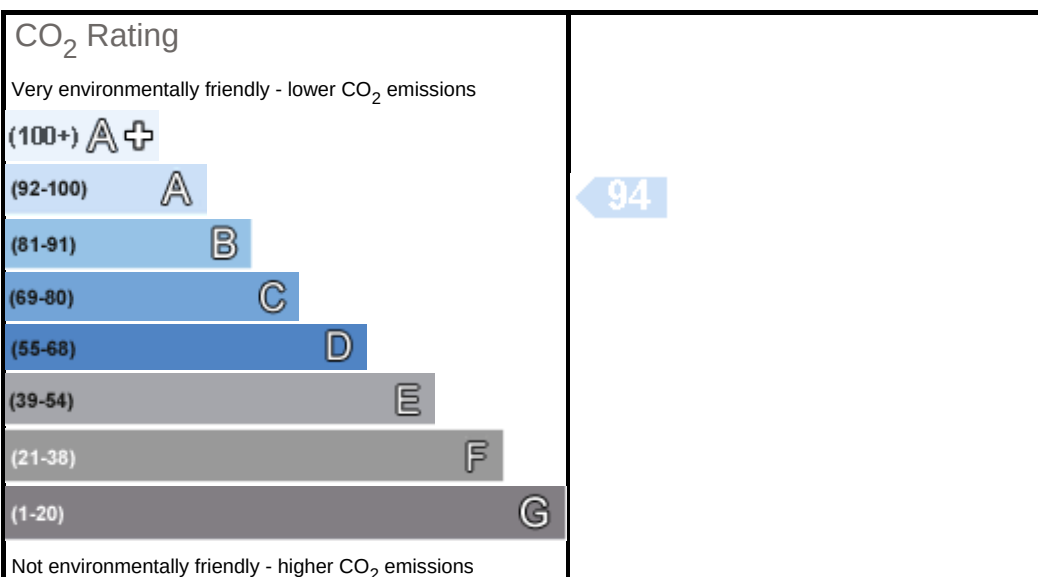
What Your Code Star Rating Means

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	66	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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



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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.

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EPC Number: 0153-3879-7168-9908-1745

(Issued at the Post Construction Stage)

**Flat 5 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0005

Score: 68

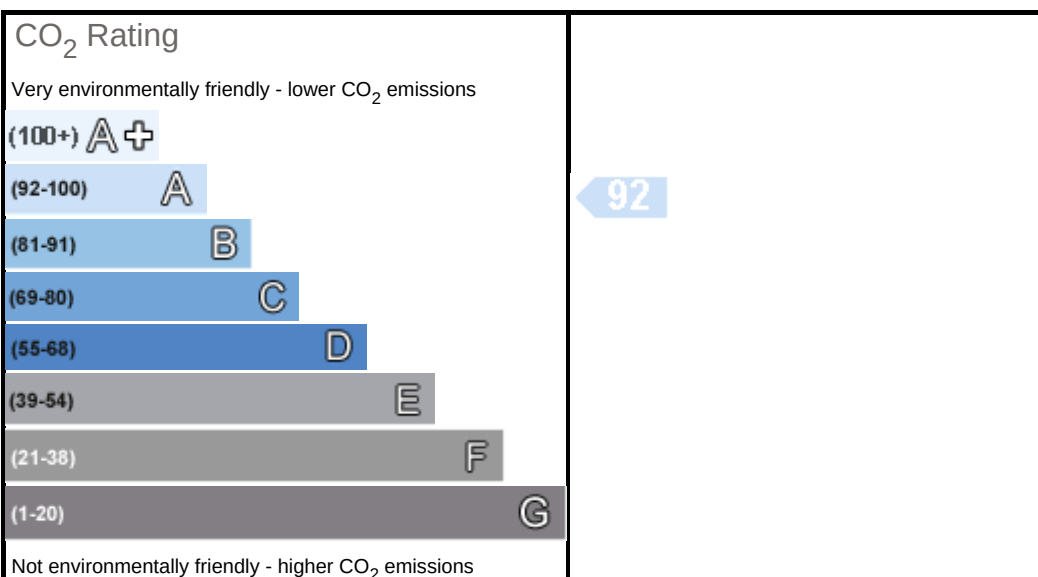
What Your Code Star Rating Means

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

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EPC Number: 0853-3879-7168-9908-6721

(Issued at the Post Construction Stage)

**Flat 6 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0006

Score: 68

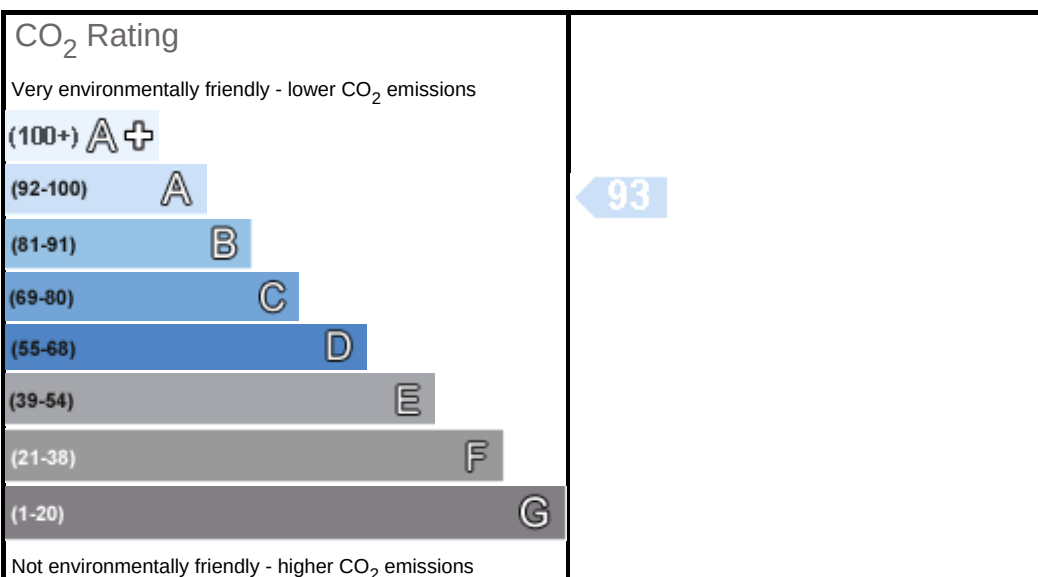
What Your Code Star Rating Means

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

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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		
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EPC Number: 8704-5995-8739-0107-5683

(Issued at the Post Construction Stage)



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THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034034-PC-001-01-0007

Score: 68

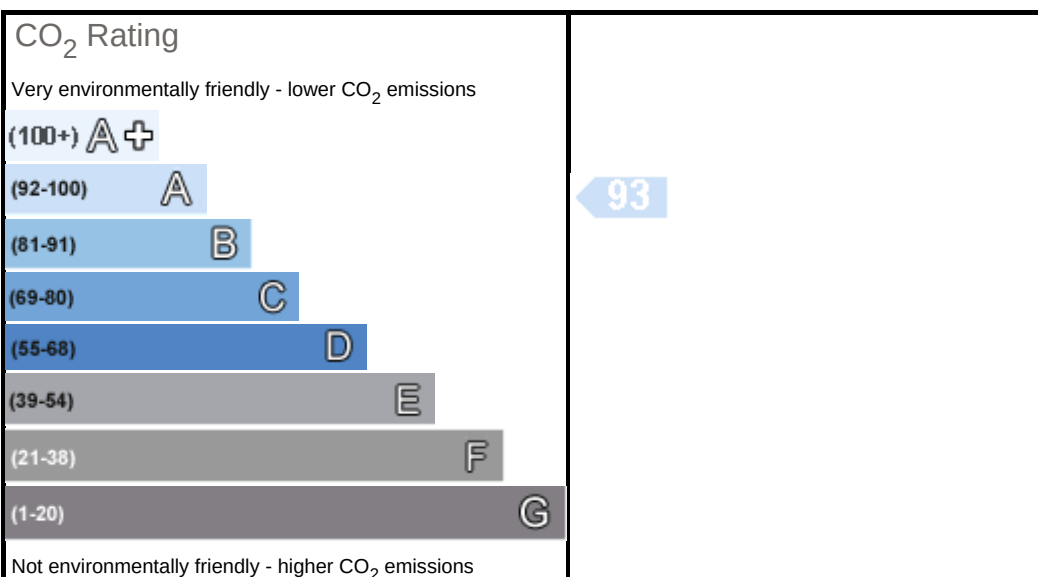
What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
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EPC Number: 8228-7936-5180-5789-7906

(Issued at the Post Construction Stage)

**Flat 8 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

Above
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Standards

Current
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Practice

Highly
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Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034034-PC-001-01-0008

Score: 68

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

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Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
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<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>93</p>	<p>The CO₂ rating is a measure of a home's Carbon Dioxide 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.</p> <p>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.</p> <p>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 assessor organisation is responsible for the accuracy of this number.</p> <p>This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced for and supplied by the licenced Code assessor (a 'certified' company) under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.</p> <p> </p>
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EPC Number: 8098-7936-5180-5739-7906

(Issued at the Post Construction Stage)

**Flat 9 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

Above
Regulatory
Standards

Current
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Practice

Highly
Sustainable
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-00034034-PC-001-01-0009

Score: 68

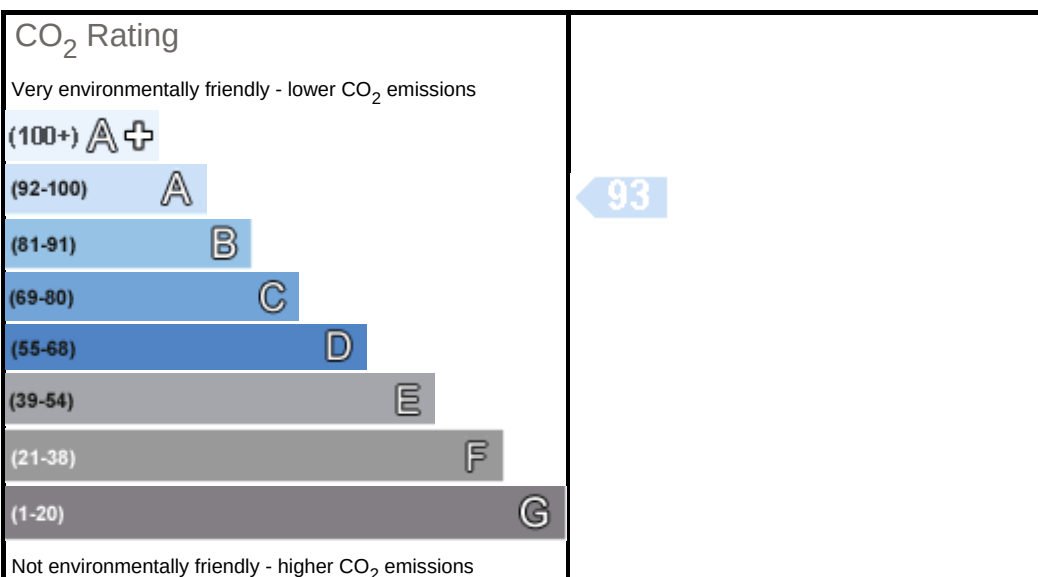
What Your Code Star Rating Means

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EPC Number: 8568-7936-5180-6739-7902

(Issued at the Post Construction Stage)

**Flat 10 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



Certificate Number: BRE-00034034-PC-001-01-0010

Score: 68

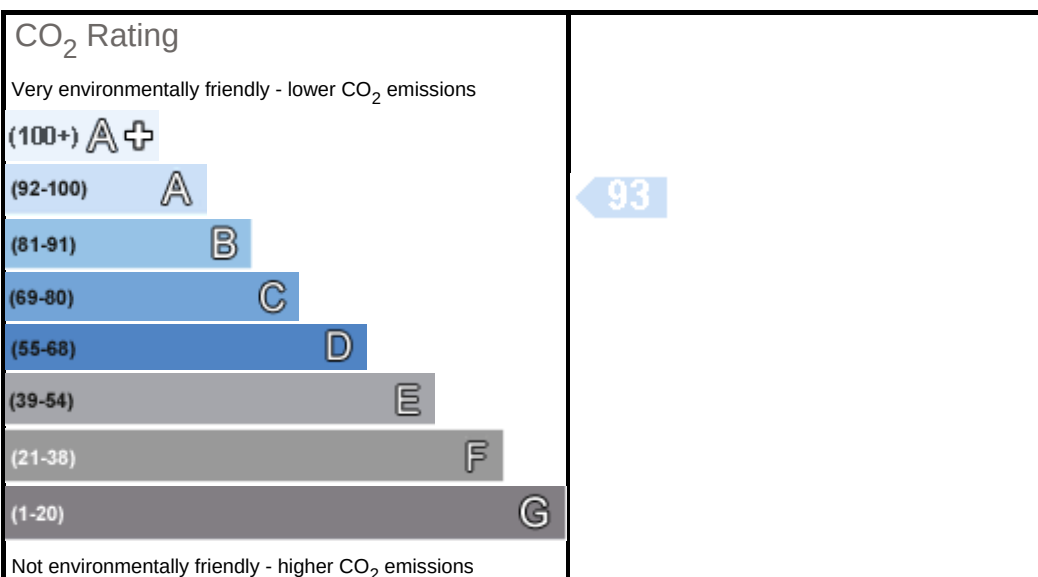
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EPC Number: 8708-1995-8739-5107-7683

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**Flat 11 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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
Vistry Mersyside & Cheshire West

Developer
Galliford Try Construction North

Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0011

Date
09 July 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-00034034-PC-001-01-0011

Score: 68

What Your Code Star Rating Means

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EPC Number: 0551-3879-7169-9908-8741

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**Flat 12 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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

Licensed Assessor
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AES Sustainability Consultants Ltd

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Developer
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Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0012

Date
09 July 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-00034034-PC-001-01-0012

Score: 68

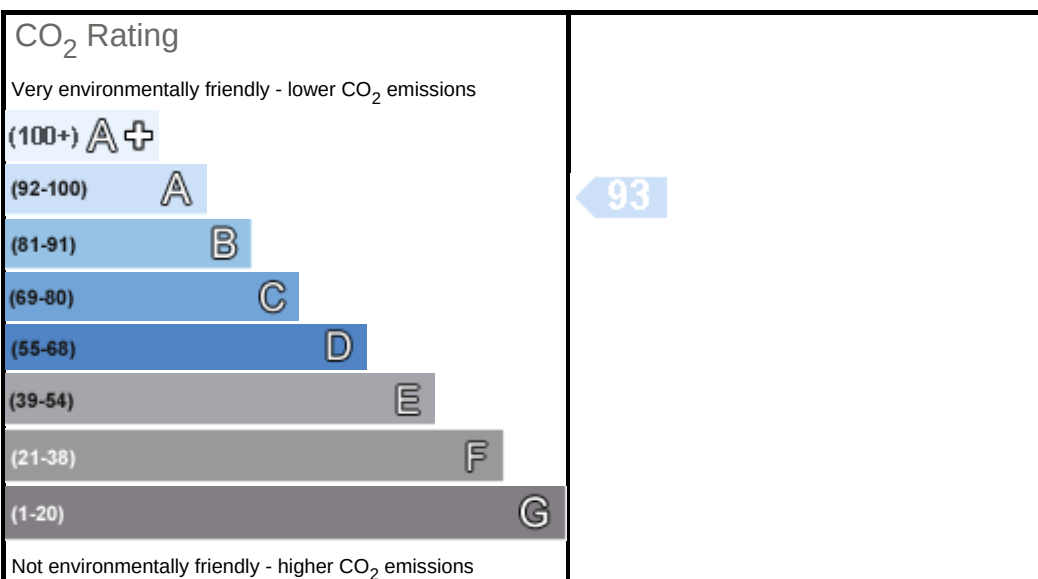
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		10	20	30	40	50	60	70	80	90	100		
Energy	55	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	66	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor 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 for and supplied by the licenced Code assessor (a 'certified' company) under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.



EPC Number: 0598-9017-7396-5878-9920

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**Flat 13 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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
Vistry Mersyside & Cheshire West

Developer
Galliford Try Construction North

Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0013

Date
09 July 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-00034034-PC-001-01-0013

Score: 68

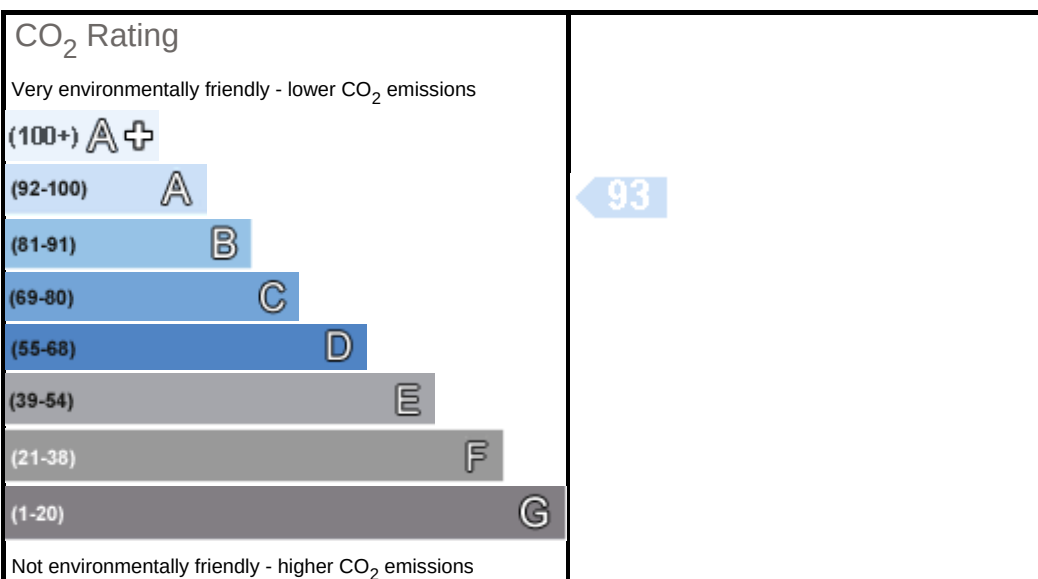
What Your Code Star Rating Means

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	79											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	87											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	66											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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor organisation is responsible for the accuracy of this number.

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EPC Number: 0653-3879-7169-9908-5741

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**Flat 14 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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
Vistry Mersyside & Cheshire West

Developer
Galliford Try Construction North

Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0014

Date
09 July 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-00034034-PC-001-01-0014

Score: 68

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	<div><div></div></div>											Energy efficiency and CO ₂ saving measures
Water	66	<div><div></div></div>											Internal and external water saving measures
Materials	79	<div><div></div></div>											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div><div></div></div>											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	87	<div><div></div></div>											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div><div></div></div>											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	66	<div><div></div></div>											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div><div></div></div>											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div><div></div></div>											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>91</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:0198-0017-7396-5178-9954

(Issued at the Post Construction Stage)

**Flat 15 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0015

Score: 68

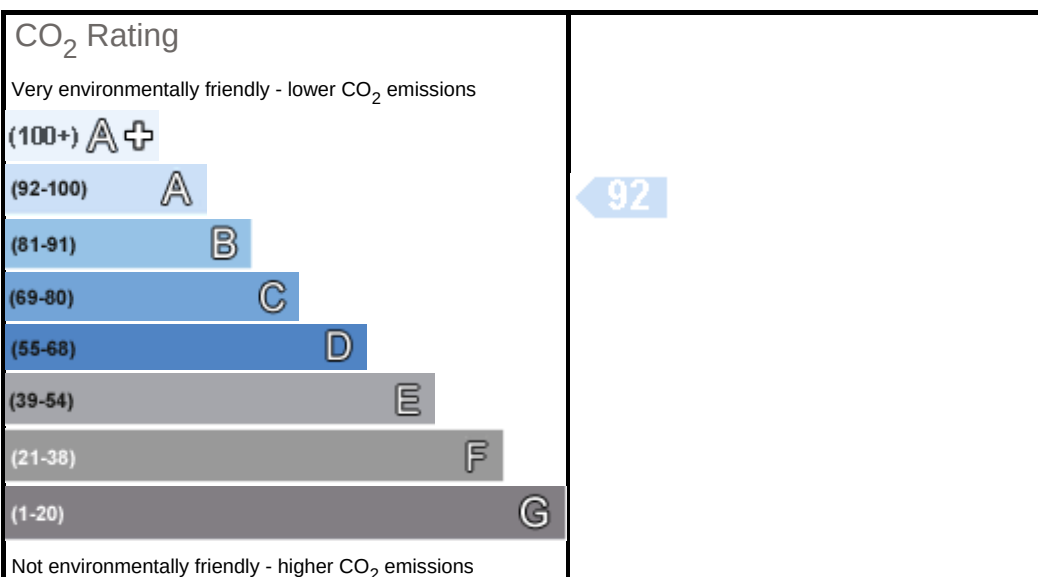
What Your Code Star Rating Means

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	66	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor organisation is responsible for the accuracy of this number.

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EPC Number: 8848-7936-5190-6759-7906

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**Flat 16 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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
Vistry Mersyside & Cheshire West

Developer
Galliford Try Construction North

Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0016

Date
09 July 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-00034034-PC-001-01-0016

Score: 68

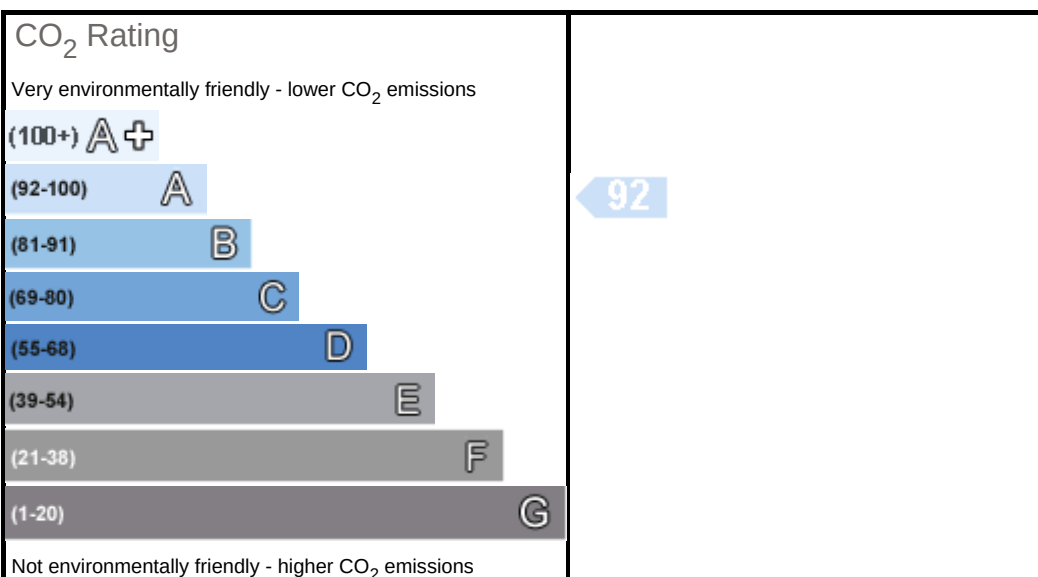
What Your Code Star Rating Means

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	66	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										Protection and enhancement of the ecology of the area and efficient use of building land	

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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.

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EPC Number: 0157-3879-7169-9908-2711

(Issued at the Post Construction Stage)

**Flat 17 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0017

Score: 68

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	79											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	87											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	66											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>92</p>	<p>The CO₂ rating is a measure of a home's Carbon Dioxide 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.</p> <p>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.</p> <p>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 assessor organisation is responsible for the accuracy of this number.</p> <p>This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced for the person 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.</p>
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EPC Number: 8708-6995-9739-1107-5683

(Issued at the Post Construction Stage)

**Flat 18 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**



Highly
Sustainable
and Zero
Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Construction North

Certificate Number
BRE-00034034-PC-001-01-0018

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-00034034-PC-001-01-0018

Score: 68

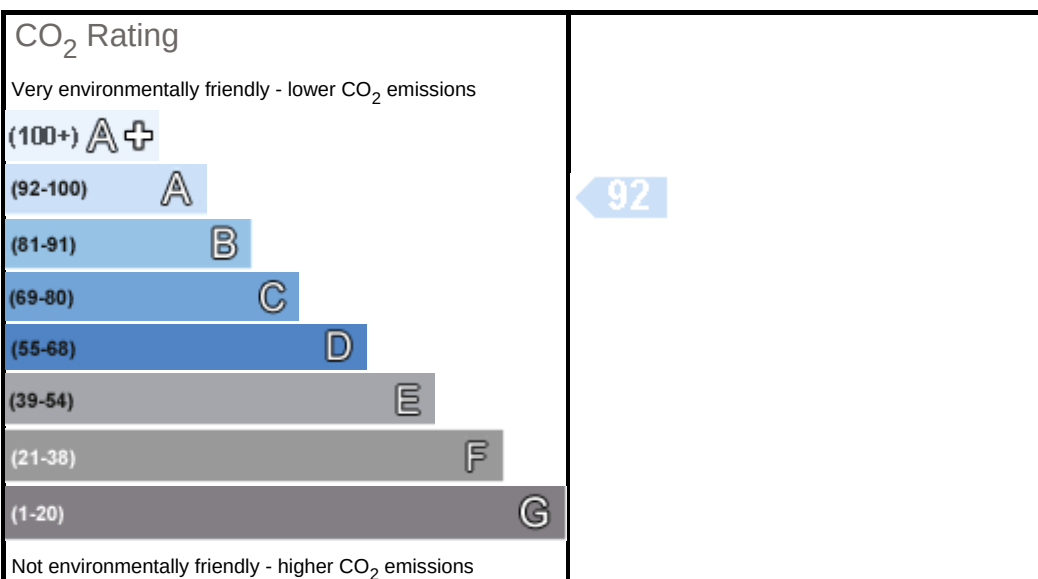
What Your Code Star Rating Means

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	66	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor 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 for and supplied by the licenced Code assessor (a 'certified' company) under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.



EPC Number: 0198-2017-7396-5578-9990

(Issued at the Post Construction Stage)

**145a 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-00032662-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	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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 9048-3883-7909-9026-6801

(Issued at the Post Construction Stage)

**145 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-00032662-PC-001-00-0003

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>90</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0848-1917-7309-4386-2990

(Issued at the Post Construction Stage)

**1 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

Above
Regulatory
Standards

Current
Best
Practice

Highly
Sustainable
and Zero
Carbon

Robert Hood



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breglobal

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00032662-PC-001-00-0029

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0843-3846-7754-9106-7865

(Issued at the Post Construction Stage)

**3 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8156-7135-4740-4486-8906

(Issued at the Post Construction Stage)

**5 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-PC-001-00-0031

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8805-5164-4439-3707-2563

(Issued at the Post Construction Stage)

**7 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-PC-001-00-0032

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:8807-0164-4439-5707-3563

(Issued at the Post Construction Stage)

**9 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**



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-00032662-PC-001-00-0033

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-00032662-PC-001-00-0033

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8676-7136-4740-8400-8996

(Issued at the Post Construction Stage)

**11 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-PC-001-00-0034

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8809-6104-4439-6797-4663

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**13 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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
Manchester City Council

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00032662-PC-001-00-0035

Date
25 September 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-00032662-PC-001-00-0035

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8801-0194-5439-2727-5663

(Issued at the Post Construction Stage)

**15 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-PC-001-00-0036

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0242-3849-7765-9126-7821

(Issued at the Post Construction Stage)

**17 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**

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-00032662-PC-001-00-0037

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8802-0184-5439-5727-9663

(Issued at the Post Construction Stage)

**19 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**



Highly
Sustainable
and Zero
Carbon

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Partnerships North

Certificate Number
BRE-00032662-PC-001-00-0038

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-00032662-PC-001-00-0038

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div><div></div></div>										Internal and external water saving measures
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8146-7136-4750-6441-8922

(Issued at the Post Construction Stage)

**21 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**



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-00032662-PC-001-00-0039

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-00032662-PC-001-00-0039

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	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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8809-4154-5439-0797-2363

(Issued at the Post Construction Stage)

**23 Mawson Road,
Manchester,
Greater Manchester, M13 9HG**



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-00032662-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-00032662-PC-001-00-0040

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div><div></div></div>										Internal and external water saving measures
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>87</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 9858-6078-7363-4846-1904

(Issued at the Post Construction Stage)

**1a Statham Road,
Manchester,
Greater Manchester, M13 9YS**



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-00032662-PC-001-00-0058

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-00032662-PC-001-00-0058

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0745-3828-7795-9026-6175

(Issued at the Post Construction Stage)

**1b Statham Road,
Manchester,
Greater Manchester, M13 9YS**

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-00032662-PC-001-00-0059

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	59	<div><div></div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div><div></div></div>										Internal and external water saving measures
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	75	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>90</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8108-7084-4239-2727-7963

(Issued at the Post Construction Stage)

**1c Statham Road,
Manchester,
Greater Manchester, M13 9YS**



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-00032662-PC-001-00-0060

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-00032662-PC-001-00-0060

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	60	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	75	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0249-3828-7795-9026-1165

(Issued at the Post Construction Stage)

**9 Statham Road,
Manchester,
Greater Manchester, M13 9YS**

Company	Performance (%)	Star Type	Category
100%	100%	Solid Blue	Above Regulatory Standards
90%	90%	Solid Blue	Above Regulatory Standards
80%	80%	Solid Blue	Above Regulatory Standards
70%	70%	Solid Blue	Above Regulatory Standards
60%	60%	Outlined	Highly Sustainable and Zero Carbon
50%	50%	Outlined	Highly Sustainable and Zero Carbon
40%	40%	Outlined	Highly Sustainable and Zero Carbon
30%	30%	Outlined	Highly Sustainable and Zero Carbon
20%	20%	Outlined	Highly Sustainable and Zero Carbon
10%	10%	Outlined	Highly Sustainable and Zero Carbon
0%	0%	Outlined	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-00032662-PC-001-00-0061

Score: 68

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	66											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8066-7032-4750-3222-1996

(Issued at the Post Construction Stage)

**11 Statham Road,
Manchester,
Greater Manchester, M13 9YS**

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-00032662-PC-001-00-0062

Score: 70

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	66											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0341-3822-7726-9096-0155

(Issued at the Post Construction Stage)

**13 Statham Road,
Manchester,
Greater Manchester, M13 9YS**



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-00032662-PC-001-00-0063

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-00032662-PC-001-00-0063

Score: 70

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	<div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div></div>										Internal and external water saving measures
Materials	87	<div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	66	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div></div>										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 CO ₂ 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 CO ₂ emissions		<div>89</div>		The CO ₂ rating is a measure of a home's Carbon Dioxide (CO ₂) 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 CO ₂ /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.	
				 	

EPC Number: 9628-8071-7352-4526-0900

(Issued at the Post Construction Stage)

**15 Statham Road,
Manchester,
Greater Manchester, M13 9YS**

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-00032662-PC-001-00-0064

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8105-4024-6239-7797-5263

(Issued at the Post Construction Stage)

**59 Grosvenor Street,
Manchester,
Greater Manchester, M13 9UB**

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-00032662-PC-001-00-0080

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:2858-3012-7352-4726-0930

(Issued at the Post Construction Stage)

**61 Grosvenor Street,
Manchester,
Greater Manchester, M13 9UB**

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-00032662-PC-001-00-0081

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:2258-5012-7352-4026-0970

(Issued at the Post Construction Stage)

**1a Addison Close,
Manchester,
Greater Manchester, M13 9SB**

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-00032662-PC-001-00-0082

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8201-6754-5339-1107-1463

(Issued at the Post Construction Stage)

**1b Addison Close,
Manchester,
Greater Manchester, M13 9SB**

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-00032662-PC-001-00-0083

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	87	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	100	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
Health & Wellbeing	91	<div><div></div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability	
Management	100	<div><div></div></div>										A Home User Guide, designing in security, and reducing the impact of construction	
Ecology	66	<div><div></div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8203-1754-5339-3107-2463

(Issued at the Post Construction Stage)

**1c Addison Close,
Manchester,
Greater Manchester, M13 9SB**

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-00032662-PC-001-00-0084

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	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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8296-7734-4150-3355-2906

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**1d Addison Close,
Manchester,
Greater Manchester, M13 9SB**

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
Manchester City Council

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00032662-PC-001-00-0085

Date
25 September 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-00032662-PC-001-00-0085

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	56											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8736-7734-4150-5305-2902

(Issued at the Post Construction Stage)

**1e Addison Close,
Manchester,
Greater Manchester, M13 9SB**

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-00032662-PC-001-00-0086

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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8206-8754-5339-2107-0463

(Issued at the Post Construction Stage)

**4 Westman Drive,
Manchester,
Greater Manchester, M13 9ES**

Robert Hood

**bre**global

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00032662-PC-001-00-0087

Score: 70

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	66											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 9378-1056-7305-4846-6944

(Issued at the Post Construction Stage)

**2 Westman Drive,
Manchester,
Greater Manchester, M13 9ES**



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-00032662-PC-001-00-0088

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-00032662-PC-001-00-0088

Score: 69

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	56	<div><div></div></div>											Energy efficiency and CO ₂ saving measures
Water	66	<div><div></div></div>											Internal and external water saving measures
Materials	87	<div><div></div></div>											The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div><div></div></div>											Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div><div></div></div>											Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div><div></div></div>											The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	66	<div><div></div></div>											Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div><div></div></div>											A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div><div></div></div>											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8806-7635-4500-9447-6992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**29 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**

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
Manchester City Council

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00032662-PC-001-00-0089

Date
25 September 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-00032662-PC-001-00-0089

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8296-7733-4650-6325-8902

(Issued at the Post Construction Stage)

**27 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**

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-00032662-PC-001-00-0090

Score: 70

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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8807-7754-5339-7607-6363

(Issued at the Post Construction Stage)

**25 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**



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-00032662-PC-001-00-0091

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-00032662-PC-001-00-0091

Score: 70

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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:0358-5068-7353-4136-7954

(Issued at the Post Construction Stage)

**23 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**

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-00032662-PC-001-00-0092

Score: 70

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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0458-2068-7353-4536-7960

(Issued at the Post Construction Stage)

**21 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**



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-00032662-PC-001-00-0093

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-00032662-PC-001-00-0093

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0348-3835-7635-9706-2825

(Issued at the Post Construction Stage)

**1a Lockton Close,
Manchester,
Greater Manchester, M1 7JG**



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-00032662-PC-001-00-0094

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-00032662-PC-001-00-0094

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:2588-4945-7379-5353-2970

(Issued at the Post Construction Stage)

**1b Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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-00032662-PC-001-00-0095

Score: 70

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	56											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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number:8596-7285-3539-3527-9933

THE CODE FOR SUSTAINABLE HOMES



FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

**1c Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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
Manchester City Council

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00032662-PC-001-00-0096

Date
25 September 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-00032662-PC-001-00-0096

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8013-7239-5559-5568-5926

(Issued at the Post Construction Stage)

**1d Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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-00032662-PC-001-00-0097

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	58	<div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div></div>										Internal and external water saving measures
Materials	87	<div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	75	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0257-3855-7397-9608-3931

(Issued at the Post Construction Stage)

**1e Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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-00032662-PC-001-00-0098

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	58	<div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div></div>										Internal and external water saving measures
Materials	87	<div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	75	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0658-3855-7397-9608-4985

(Issued at the Post Construction Stage)

**1f Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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-00032662-PC-001-00-0099

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 0858-0039-7389-5558-6900

(Issued at the Post Construction Stage)

**1g Lockton Close,
Manchester,
Greater Manchester, M1 7JG**

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-00032662-PC-001-00-0100

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	60	<div></div>										Energy efficiency and CO ₂ saving measures
Water	66	<div></div>										Internal and external water saving measures
Materials	87	<div></div>										The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25	<div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100	<div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100	<div></div>										The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	75	<div></div>										Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100	<div></div>										A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66	<div></div>										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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8679-7639-5380-0565-9906

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**1 Clare Street,
Manchester,
Greater Manchester, M1 7AL**

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
Manchester City Council

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00032662-PC-001-00-0101

Date
25 September 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-00032662-PC-001-00-0101

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8833-7239-5579-3538-5926

(Issued at the Post Construction Stage)

**3 Clare Street,
Manchester,
Greater Manchester, M1 7AL**



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-00032662-PC-001-00-0102

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-00032662-PC-001-00-0102

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8713-7239-5619-1568-5926

(Issued at the Post Construction Stage)

**8 Grosvenor Street,
Manchester,
Greater Manchester, M1 7EW**

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-00032662-PC-001-00-0103

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8263-7239-5619-4538-5926

(Issued at the Post Construction Stage)

**6 Grosvenor Street,
Manchester,
Greater Manchester, M1 7EW**

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-00032662-PC-001-00-0104

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8183-7239-5619-8588-5922

(Issued at the Post Construction Stage)

**24 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**



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-00032662-PC-001-00-0105

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-00032662-PC-001-00-0105

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 8176-7735-4790-3343-2926

(Issued at the Post Construction Stage)

**22 Oregon Close,
Manchester,
Greater Manchester, M13 9SA**



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-00032662-PC-001-00-0106

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-00032662-PC-001-00-0106

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	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	75											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

<p>CO₂ Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100+) A+</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>90</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p> </p>
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EPC Number: 2638-1072-7395-4136-7954

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)



ISSUED TO:

**Flat 1 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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
Vistry Mersyside & Cheshire West

Developer
Galliford Try Construction North

Architect
Buttress Architects

Certificate Number
BRE-00034034-PC-001-01-0001

Date
09 July 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-00034034-PC-001-01-0001

Score: 68

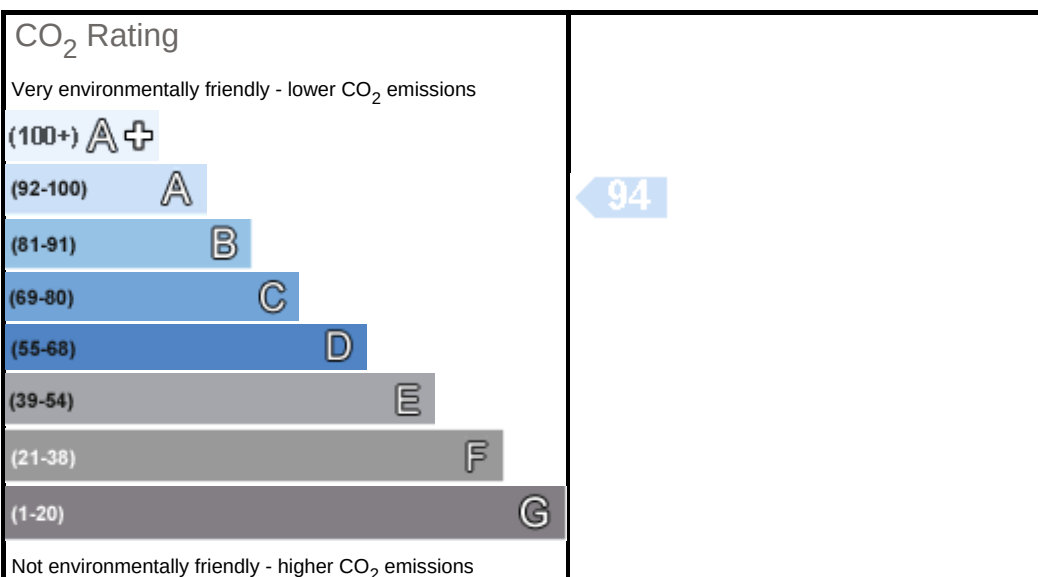
What Your Code Star Rating Means

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	79											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	87											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	66											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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor organisation is responsible for the accuracy of this number.

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EPC Number: 8838-7936-5180-0729-7902

(Issued at the Post Construction Stage)

**Flat 2 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**



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

Assessor Organisation
AES Sustainability Consultants Ltd

Developer
Galliford Try Construction North

Certificate Number
BRE-00034034-PC-001-01-0002

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-00034034-PC-001-01-0002

Score: 68

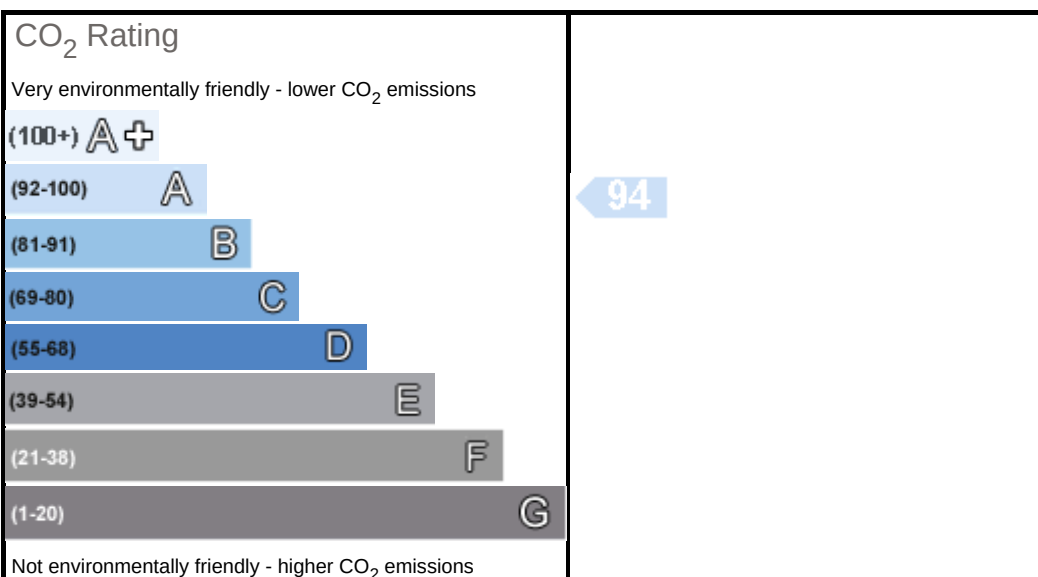
What Your Code Star Rating Means

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	79											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	87											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	66											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



The CO₂ rating is a measure of a home's Carbon Dioxide 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 assessor organisation is responsible for the accuracy of this number.

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EPC Number: 0051-3879-7168-9908-3755

(Issued at the Post Construction Stage)

**Flat 3 10 Polygon Street,
Manchester,
Greater Manchester, M13 9SG**

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-00034034-PC-001-01-0003

Score: 68

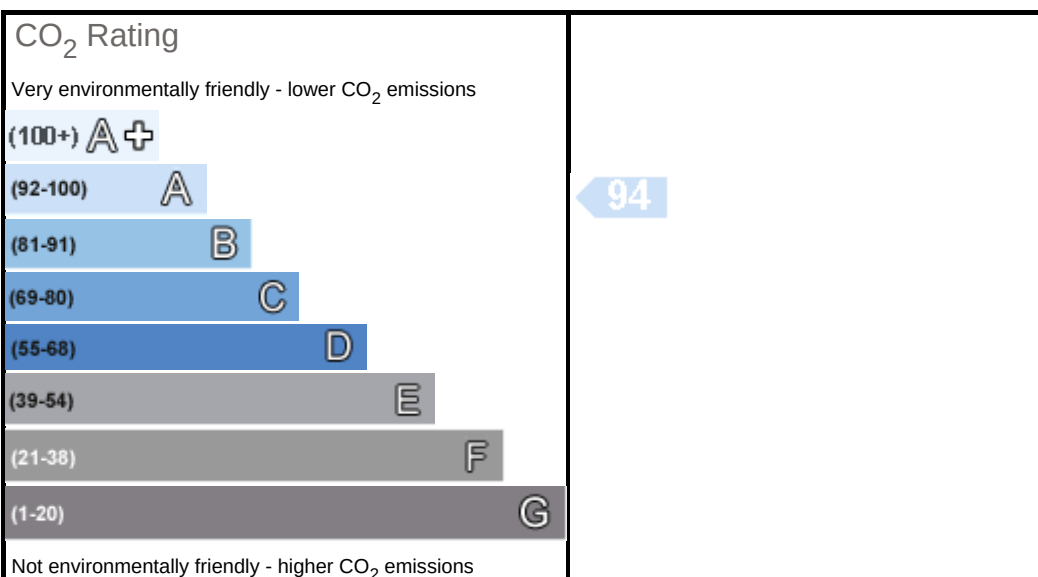
What Your Code Star Rating Means

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	<div><div></div></div>										Energy efficiency and CO ₂ saving measures	
Water	66	<div><div></div></div>										Internal and external water saving measures	
Materials	79	<div><div></div></div>										The sourcing and environmental impact of materials used to build the home	
Surface Water Run-off	25	<div><div></div></div>										Measures to reduce the risk of flooding and surface water run-off which can pollute rivers	
Waste	87	<div><div></div></div>										Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials	
Pollution	100	<div><div></div></div>										The use of insulation materials and heating systems that do not add to global warming	
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EPC Number: 8701-5995-8739-8107-7683