THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

33 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0042

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0042 **Score: 76**

What Your Code Star Rating Means

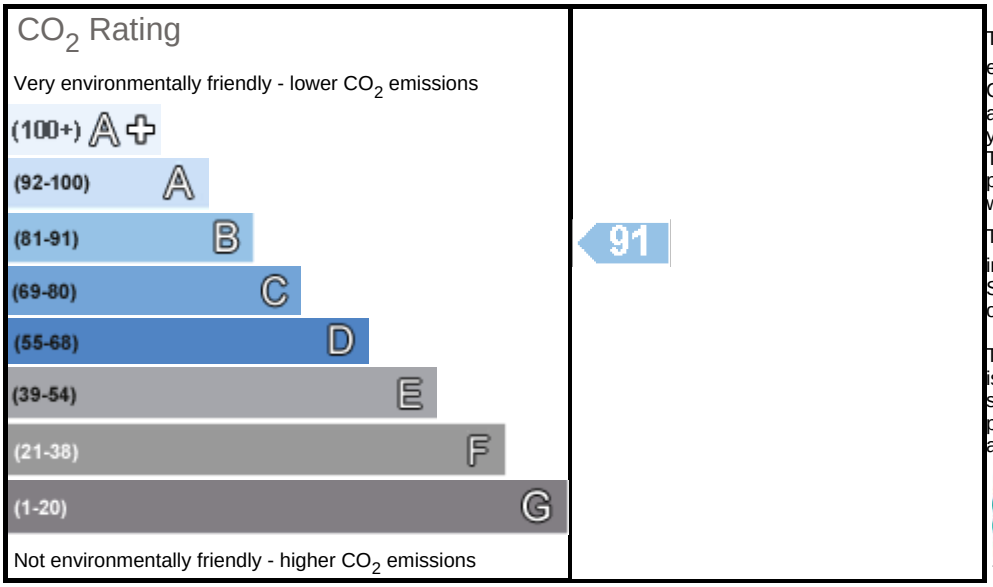
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0765-3892-7552-2820-0861

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

31 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0043

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0043 **Score: 76**

What Your Code Star Rating Means

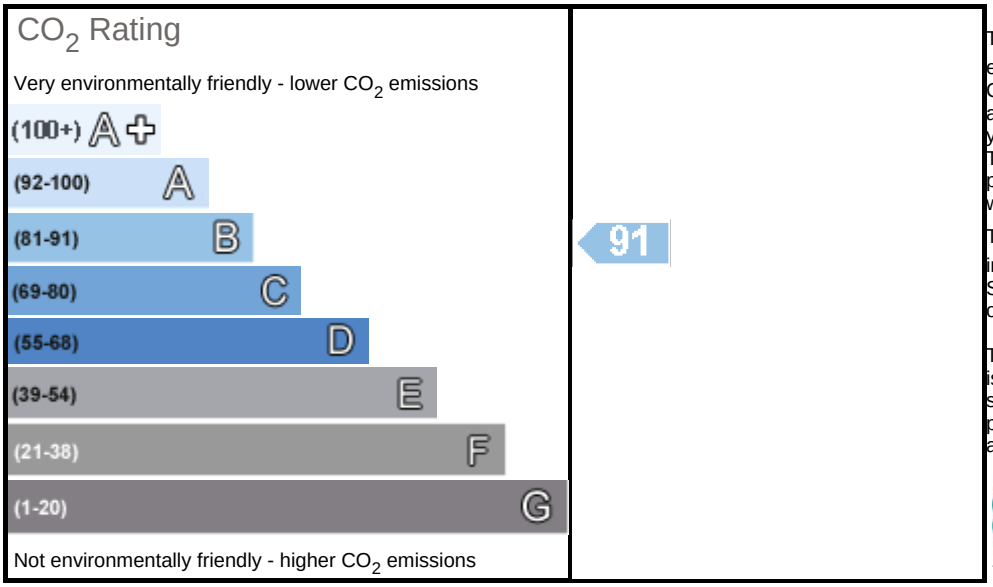
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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EPC Number:0579-3801-7958-2220-8201

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

29 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0044

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0044 **Score: 75**

What Your Code Star Rating Means

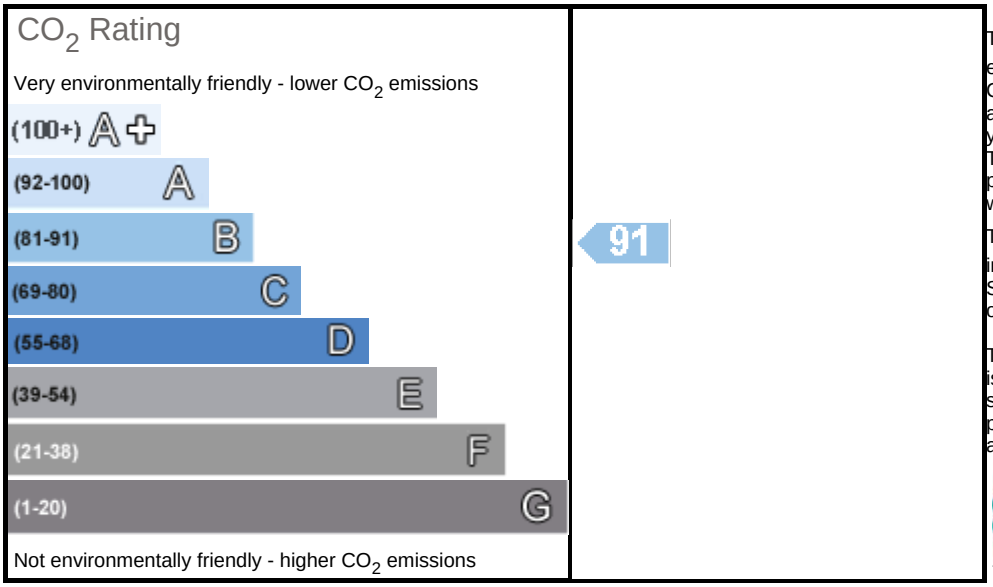
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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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:0970-3801-7959-2220-1241

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

27 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0045

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0045 **Score: 76**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	64		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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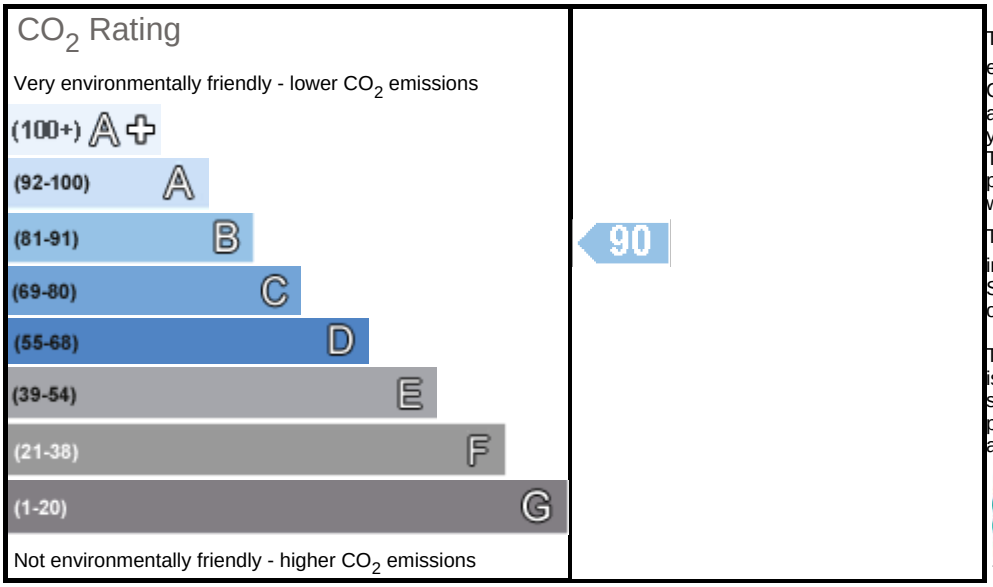
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2118-3092-7395-7700-2220

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

25 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0046

Date
04 November 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-00034030-PC-001-00-0046 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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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
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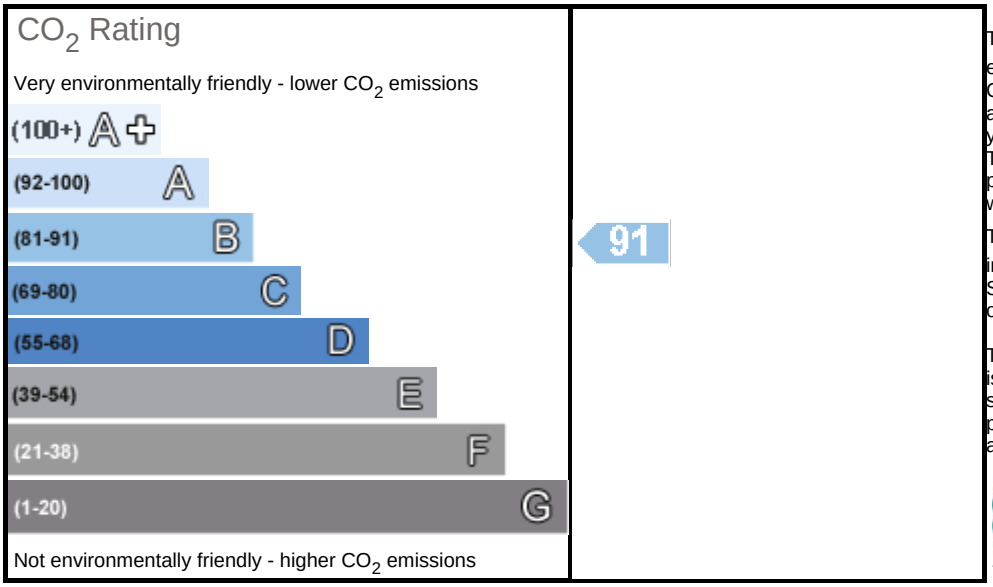
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:9208-0018-7396-7200-3204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

23 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0047

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0047 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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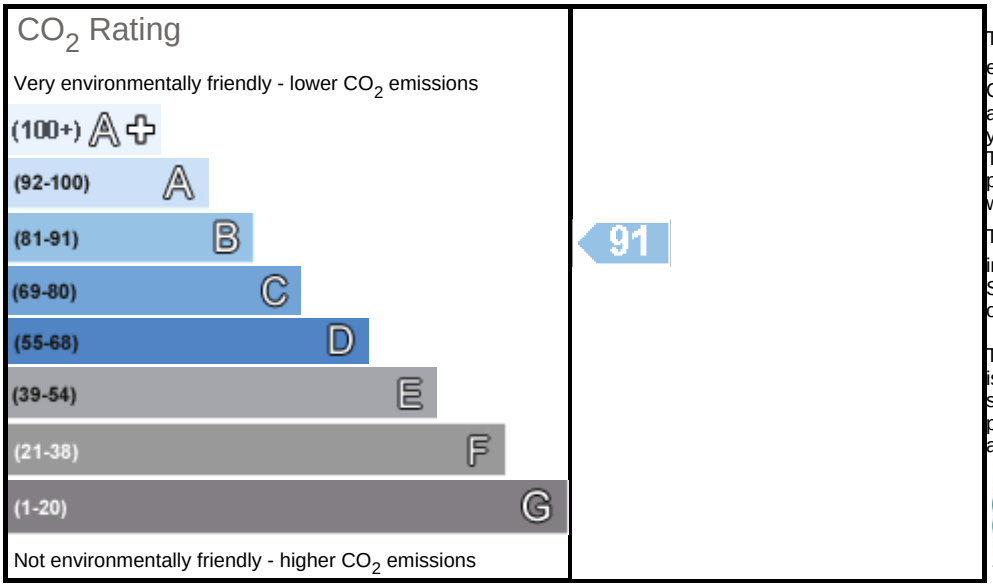
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:0073-3801-7959-2220-0285

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

21 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0048

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0048 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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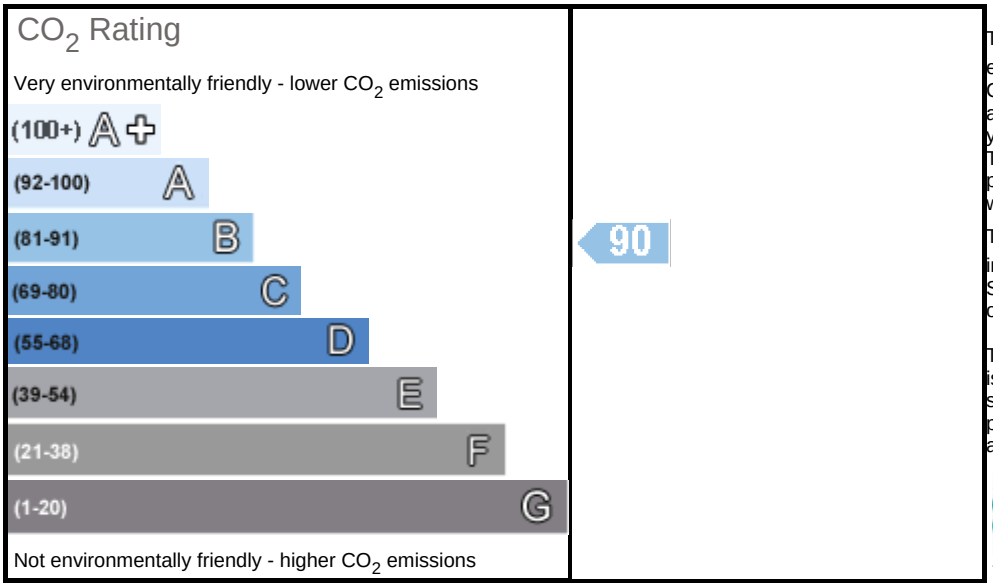

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Communities and Local Government

breglobal

EPC Number:0277-3809-7935-2370-4855

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

19 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0049

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0049 **Score: 73**

What Your Code Star Rating Means

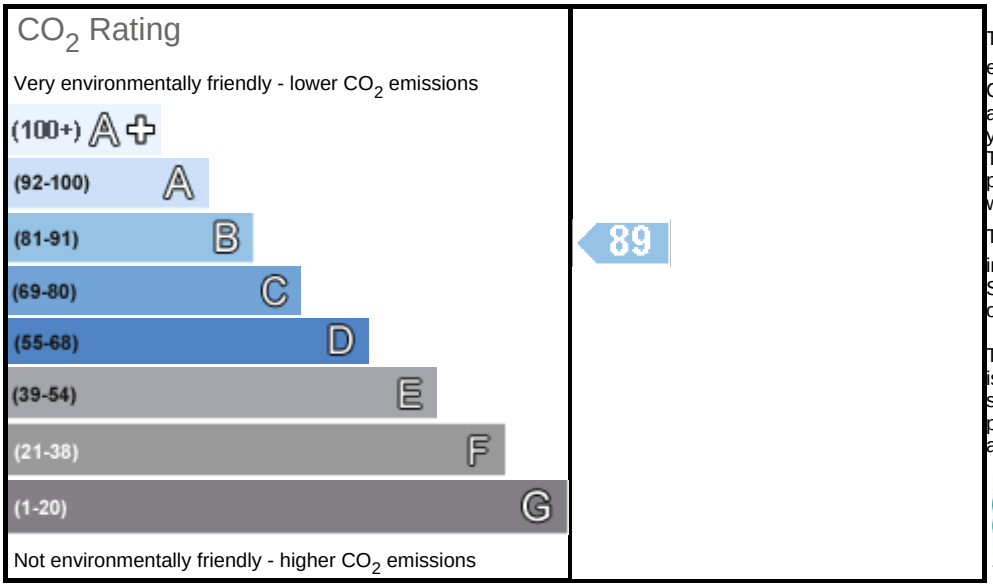
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement 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:8330-7333-7960-6001-8206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

17 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0050

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0050 **Score: 73**

What Your Code Star Rating Means

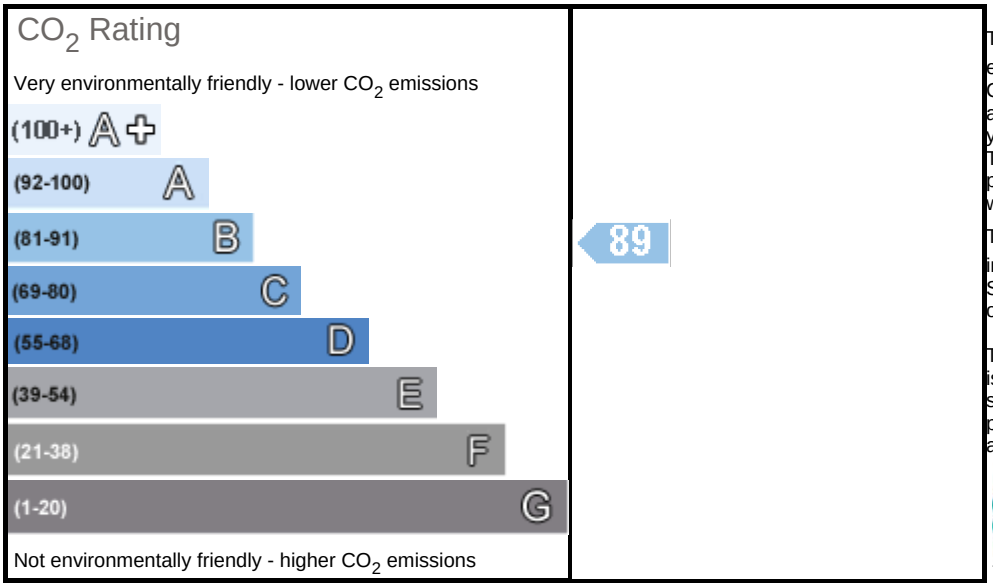
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0718-0098-7363-7300-3274

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

15 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0051

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0051 **Score: 70**

What Your Code Star Rating Means

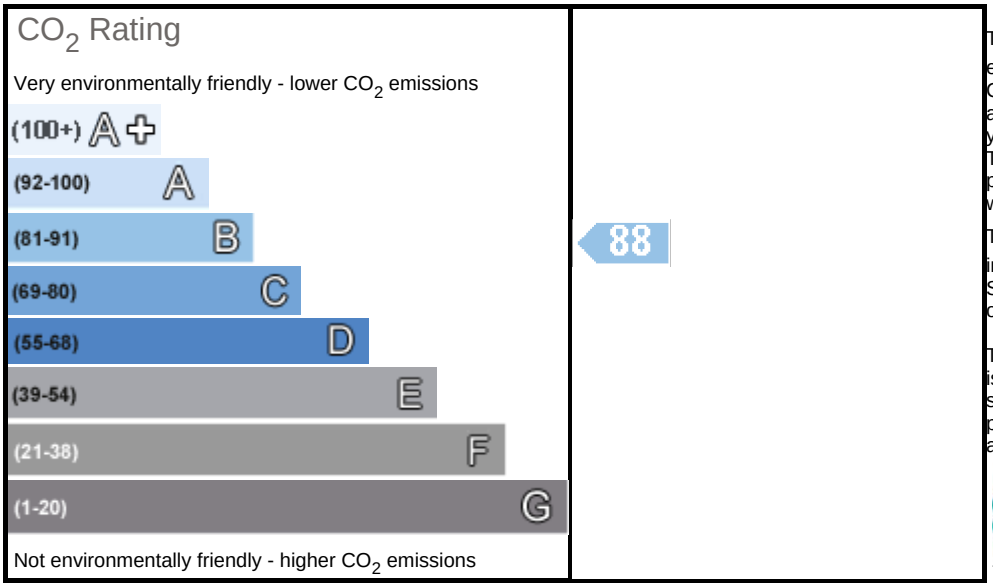
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	49		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



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.

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EPC Number:2578-7098-7363-7700-3270

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Buttercup Street,
Manchester,
Greater Manchester, M13 9PB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0052

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0052 **Score: 73**

What Your Code Star Rating Means

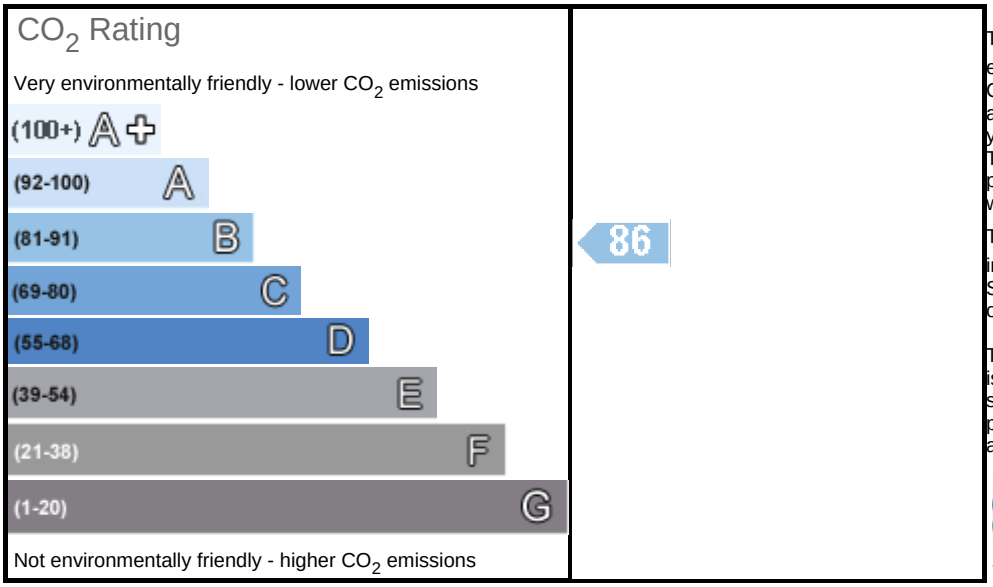
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	52		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0160-3892-7063-2820-1851

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

14 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0053

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0053 **Score: 72**

What Your Code Star Rating Means

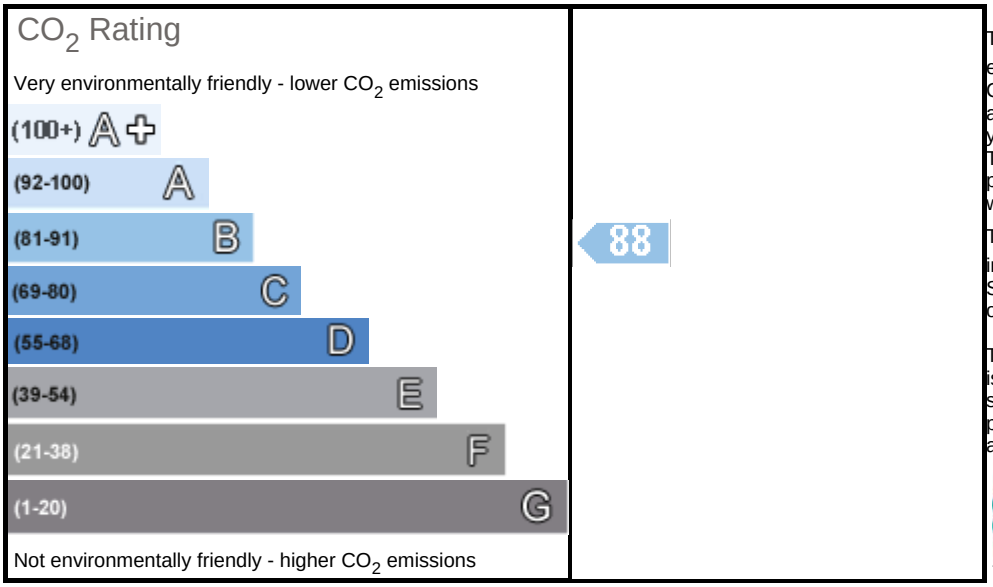
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government breglobal

EPC Number:3539-8632-3000-0258-3206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0001

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0001 **Score: 73**

What Your Code Star Rating Means

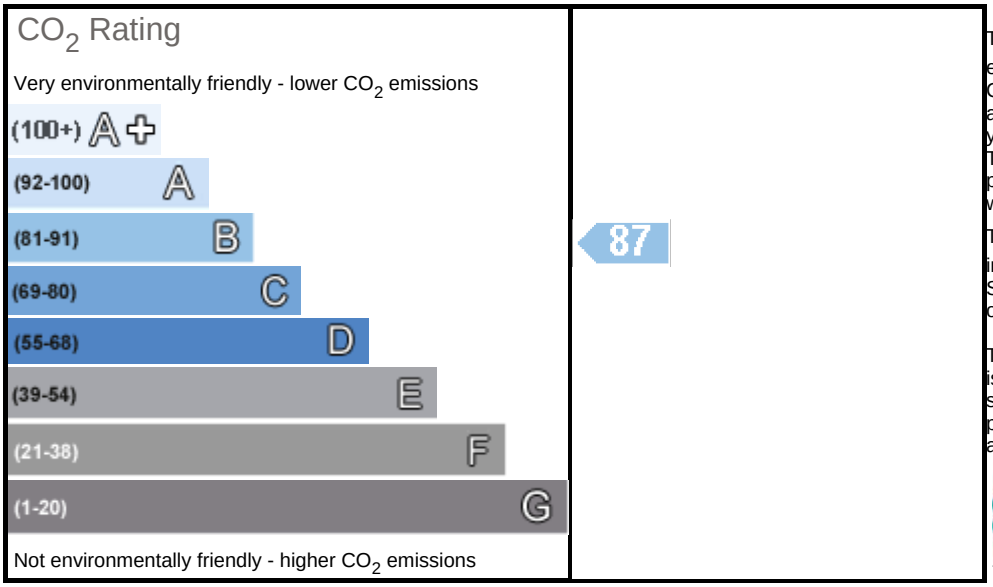
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8700-7336-7340-5042-9222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0002

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0002 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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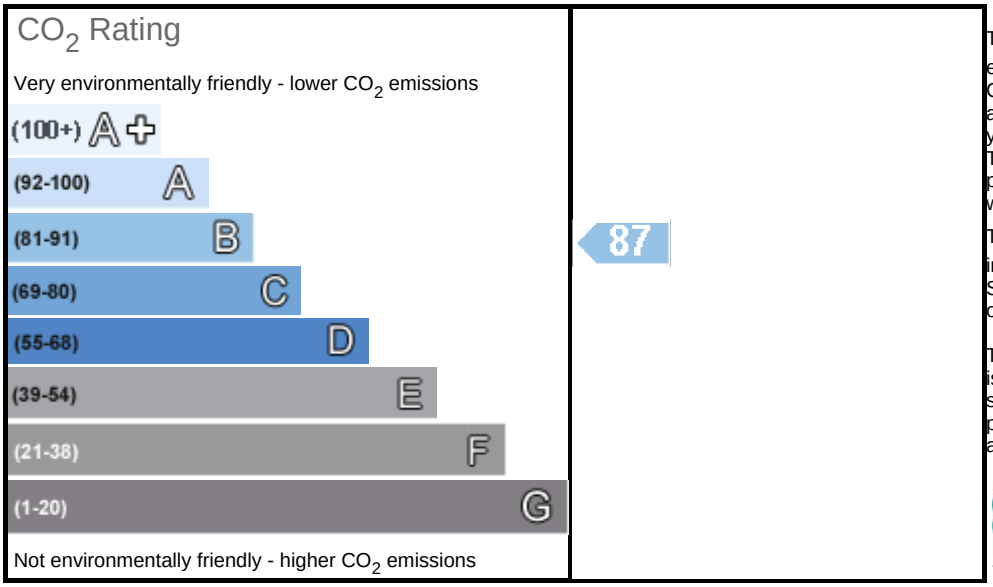

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Communities and Local Government breglobal

EPC Number:2578-8039-7343-7300-3204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0003

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0003 **Score: 74**

What Your Code Star Rating Means

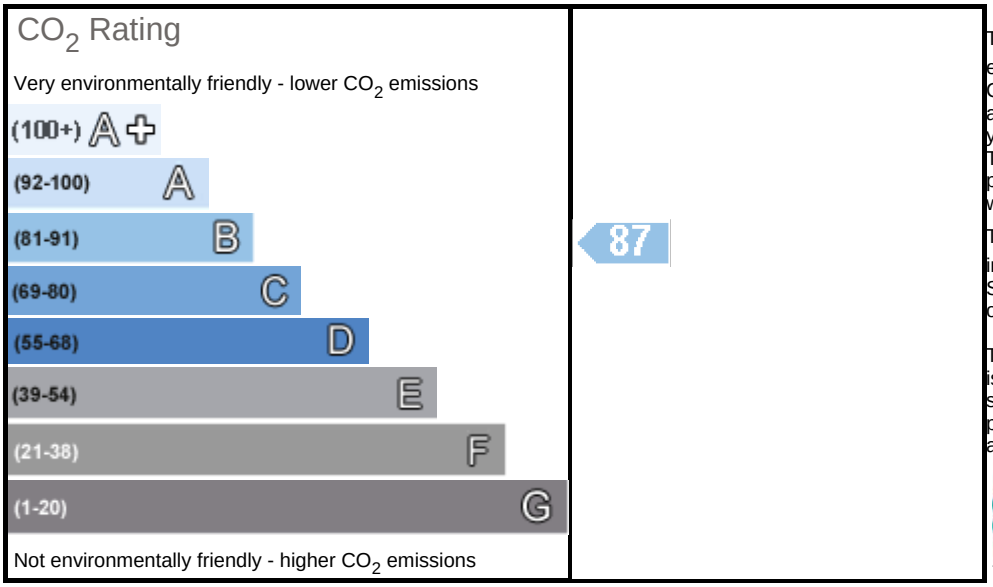
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government breglobal

EPC Number:8290-7338-7340-2075-9202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

11 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0004

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0004 **Score: 74**

What Your Code Star Rating Means

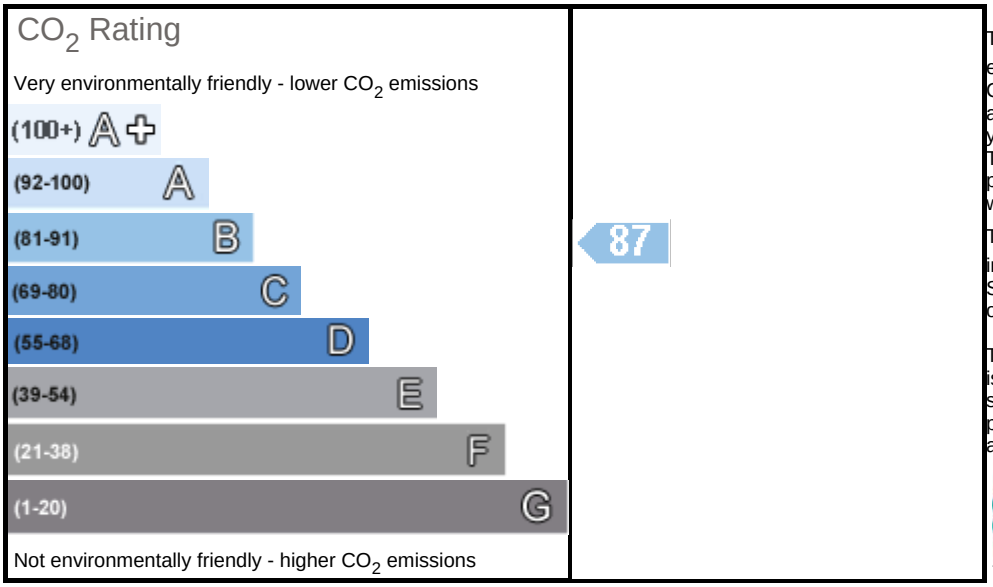
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government

breglobal

EPC Number:0258-3039-7348-7600-3244

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

42 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0005

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0005 **Score: 72**

What Your Code Star Rating Means

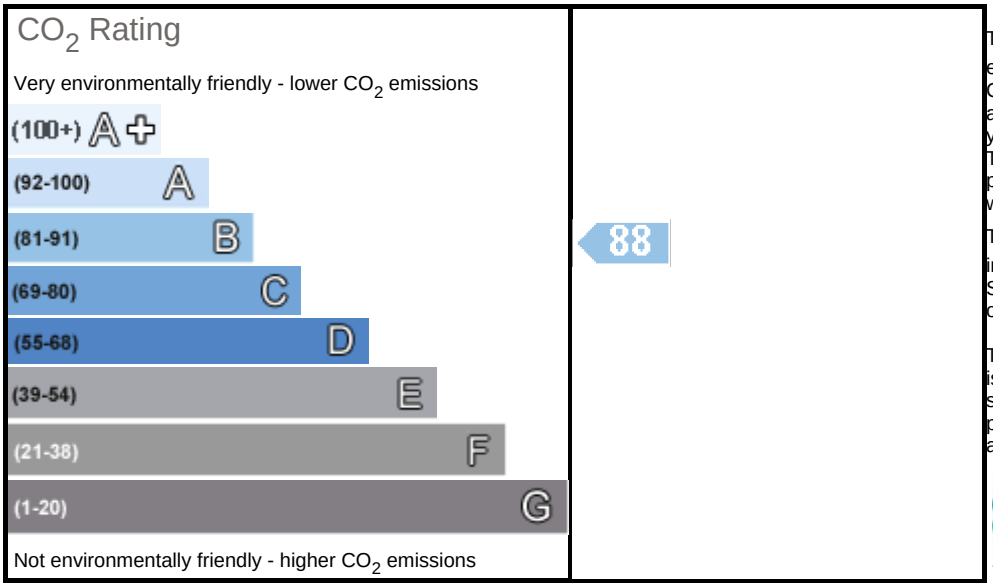
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	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



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Communities and Local Government
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EPC Number:8260-7331-7110-9035-9296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

40 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0006

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0006 **Score: 72**

What Your Code Star Rating Means

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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
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Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
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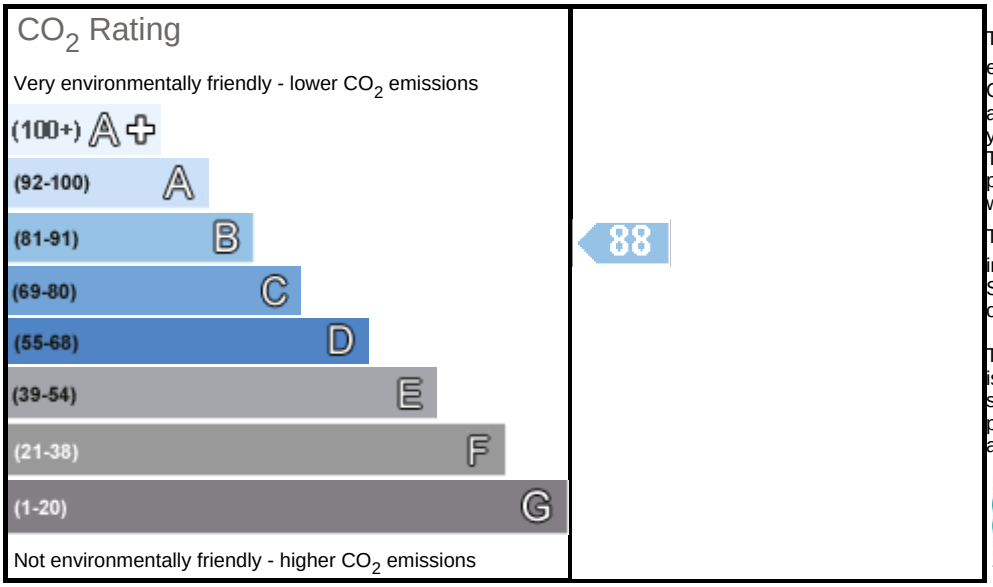
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	75		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact 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



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Communities and Local Government

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EPC Number:8620-7331-7110-8075-9292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

38 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0007

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0007 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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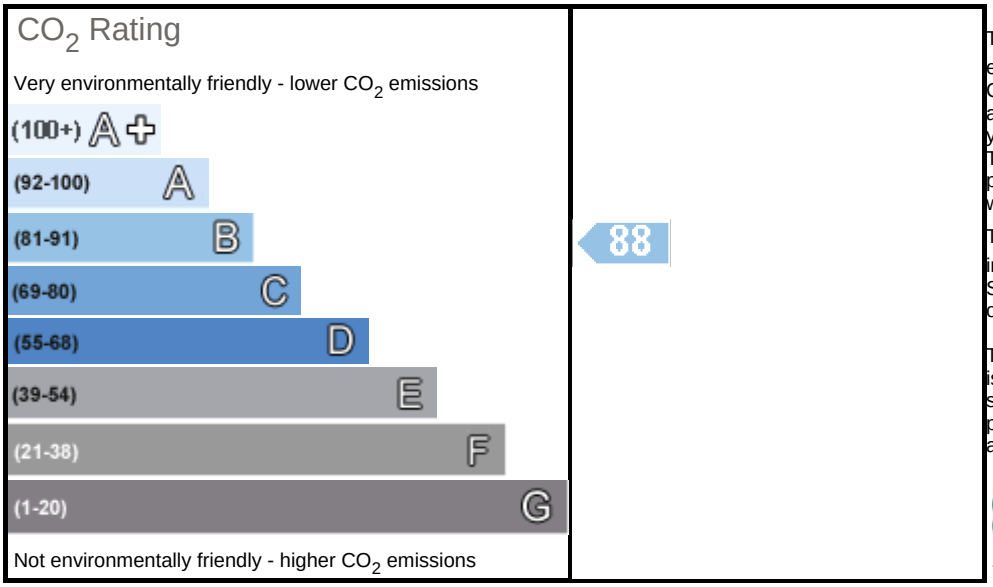

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EPC Number:8902-7357-2032-3197-4103

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

36 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0008

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0008 **Score: 75**

What Your Code Star Rating Means

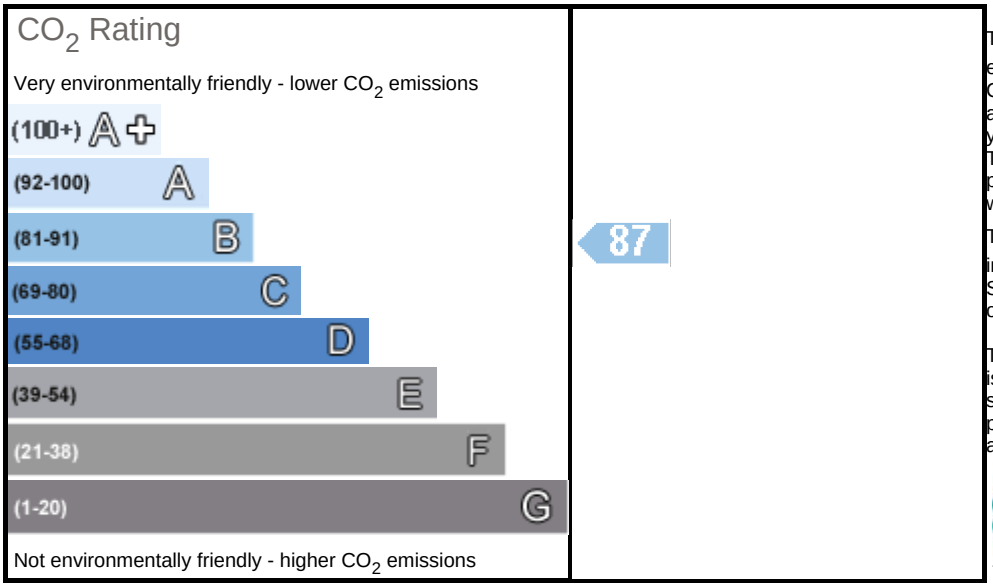
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2371-3000-5301-3100-1204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

44 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0009

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0009 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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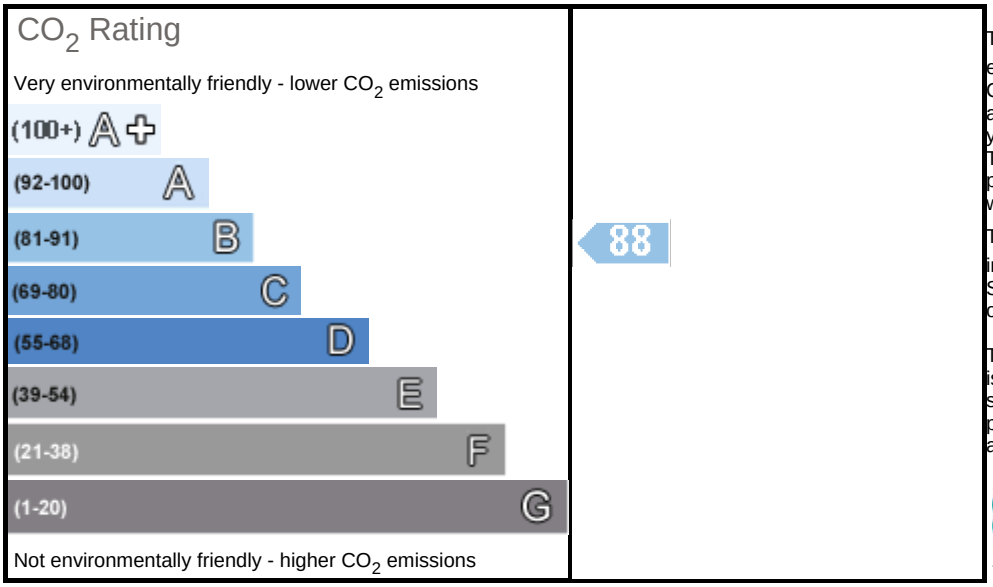

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Communities and Local Government breglobal

EPC Number:9138-6088-7316-7400-3280

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

46 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0010

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0010 **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.

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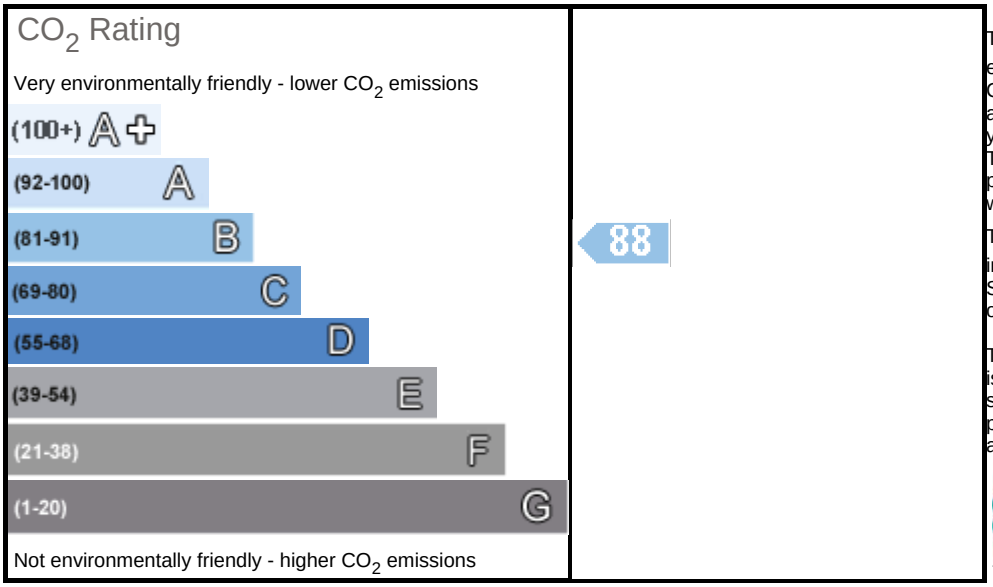

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Communities and Local Government

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EPC Number:0379-3803-7861-2390-4885

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

48 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0011

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0011 **Score: 74**

What Your Code Star Rating Means

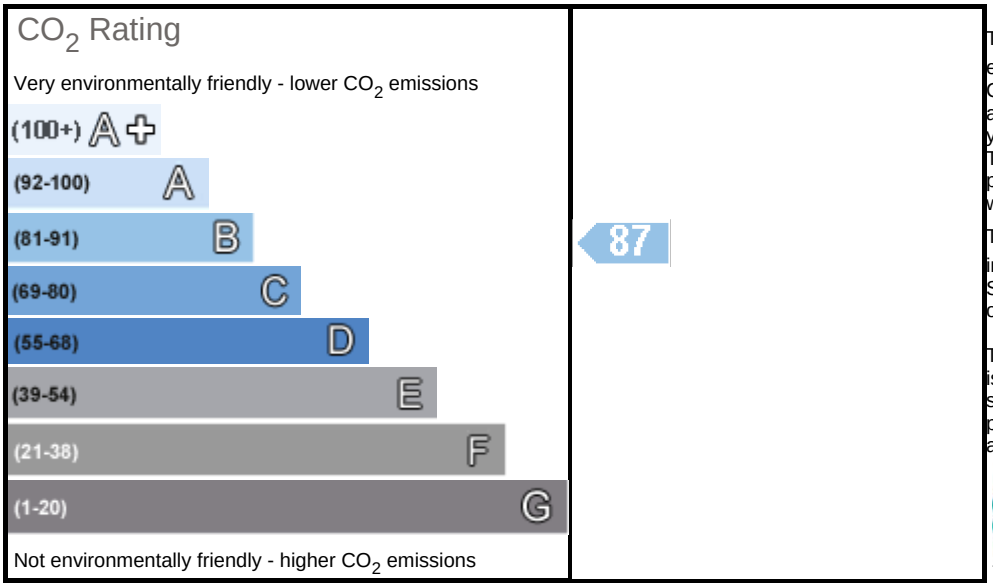
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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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Communities and Local Government

breglobal

EPC Number:2658-5098-7328-7500-3284

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

50 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0012

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0012 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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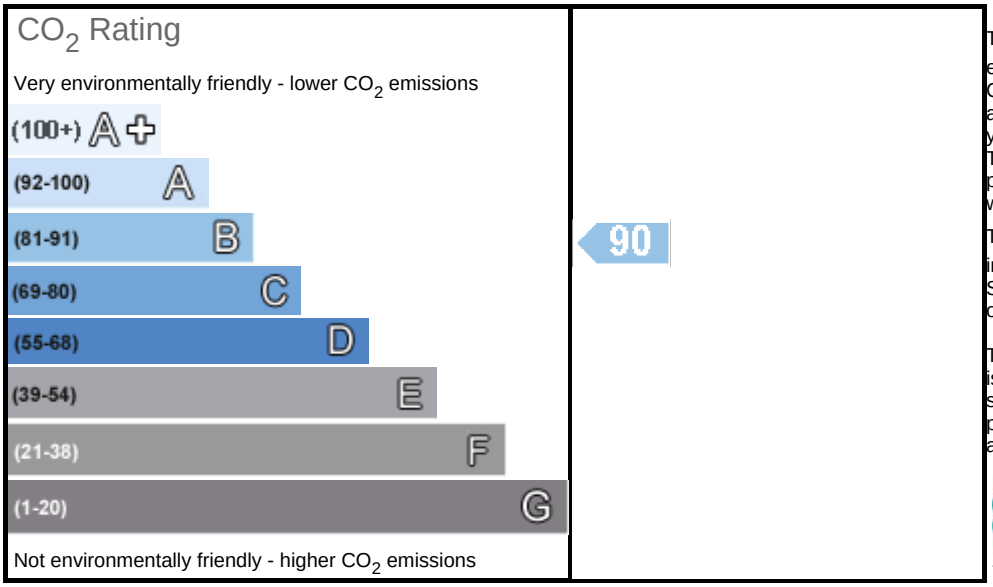
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2358-3098-7328-7000-3244

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

52 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0013

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0013 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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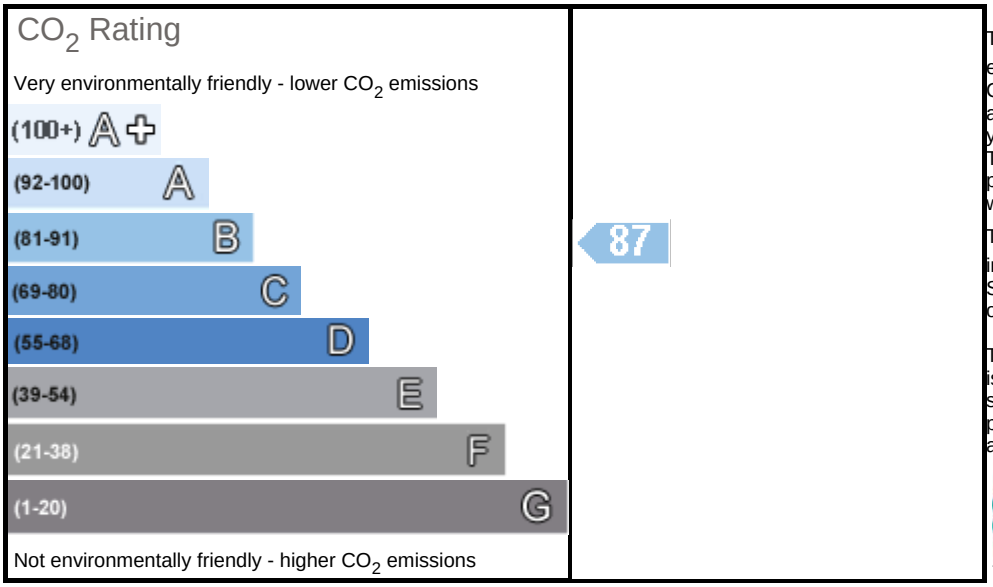

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Communities and Local Government

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EPC Number:2158-7098-7328-7700-3250

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0014

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0014 **Score: 74**

What Your Code Star Rating Means

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

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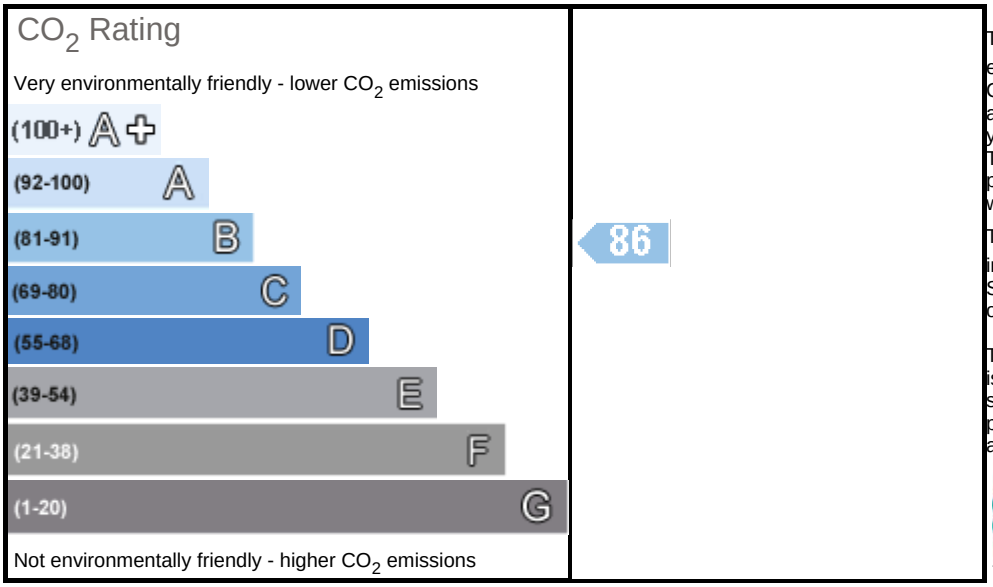

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EPC Number:9359-3900-7300-5800-7200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0015

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0015 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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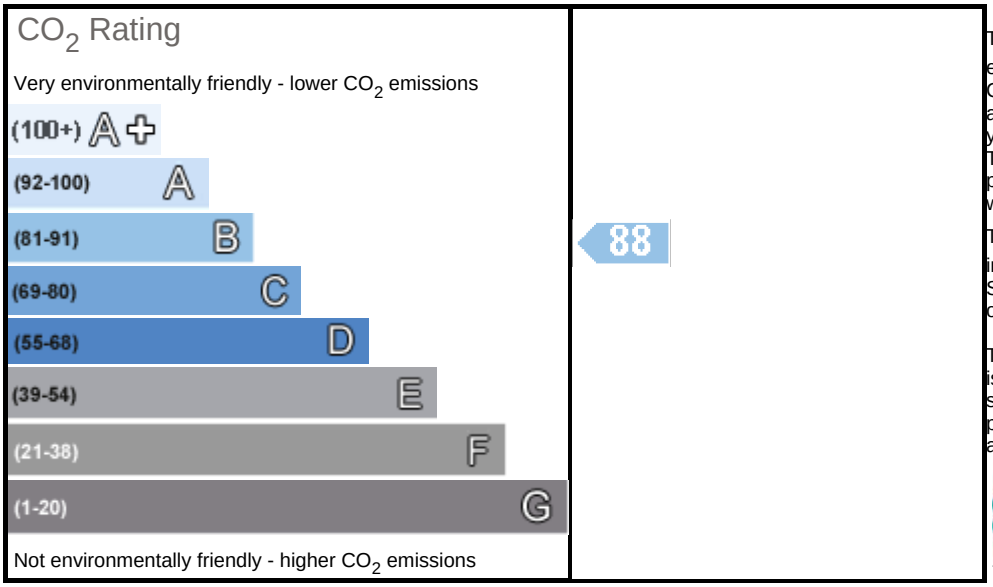

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Communities and Local Government

breglobal

EPC Number:3830-8730-5009-0075-0296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0016

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0016 **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

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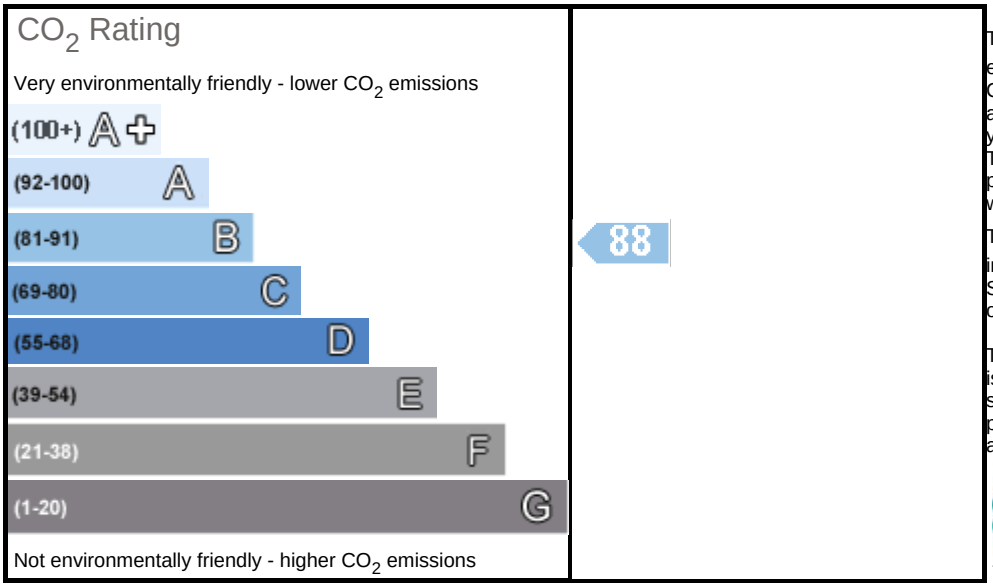

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Communities and Local Government

breglobal

EPC Number:6090-1755-0032-1098-3003

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0017

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0017 **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

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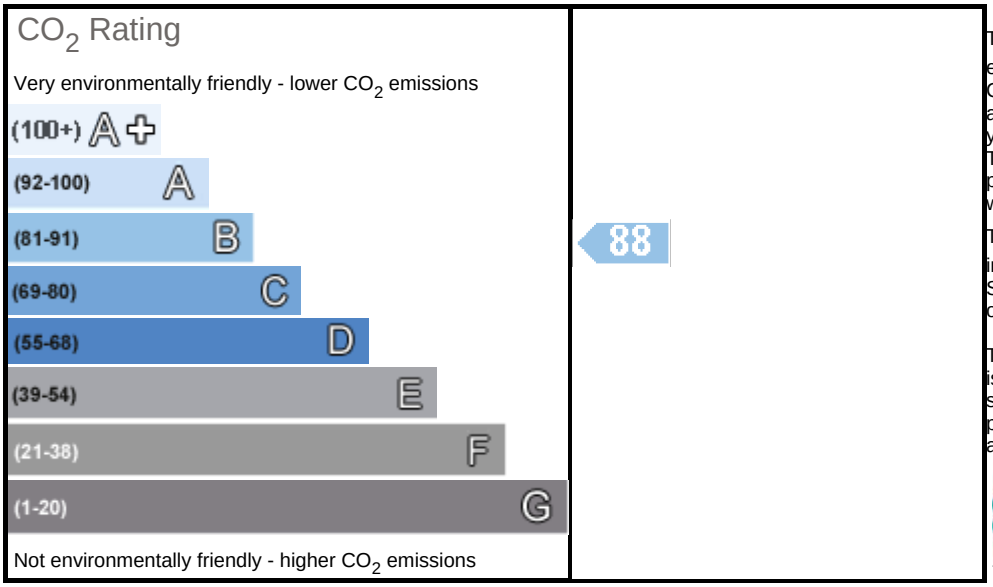

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Communities and Local Government

breglobal

EPC Number:4190-4024-0632-2003-3903

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0018

Date
04 November 2024

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Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0018 **Score: 74**

What Your Code Star Rating Means

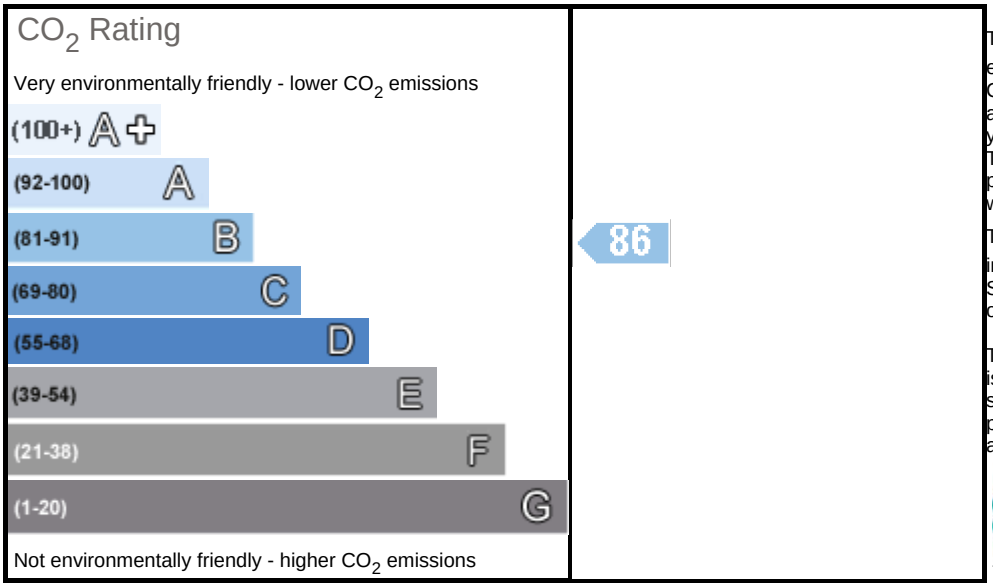
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:7730-3030-4009-0671-1226

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0019

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0019 **Score: 71**

What Your Code Star Rating Means

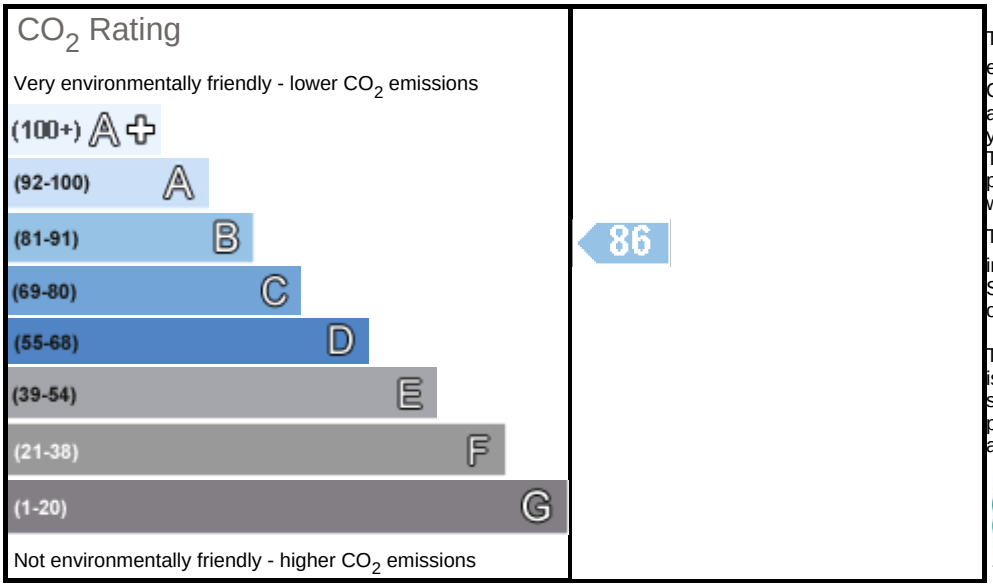
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	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



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EPC Number:9830-7330-2009-0721-0222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0020

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0020 **Score: 73**

What Your Code Star Rating Means

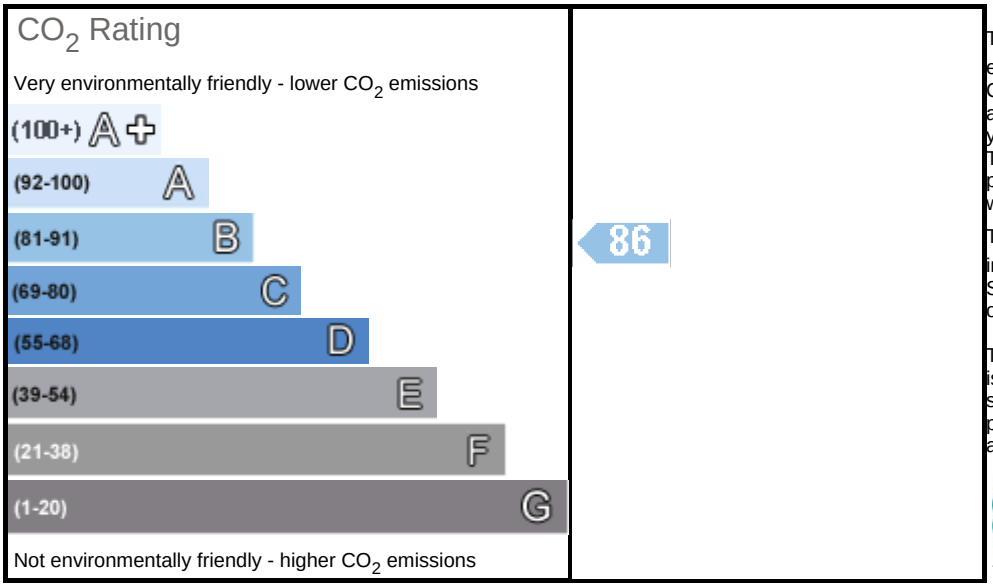
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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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Communities and Local Government

breglobal

EPC Number:9130-7539-4009-0326-0292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

32 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0021

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0021 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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

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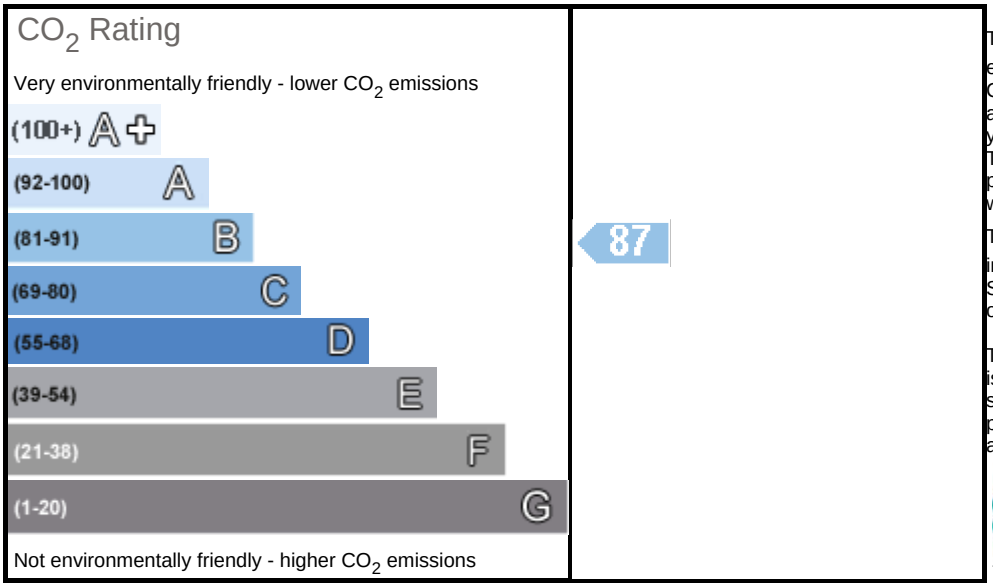

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Communities and Local Government

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EPC Number:9668-3901-8309-0490-4204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

30 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0022

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0022 **Score: 73**

What Your Code Star Rating Means

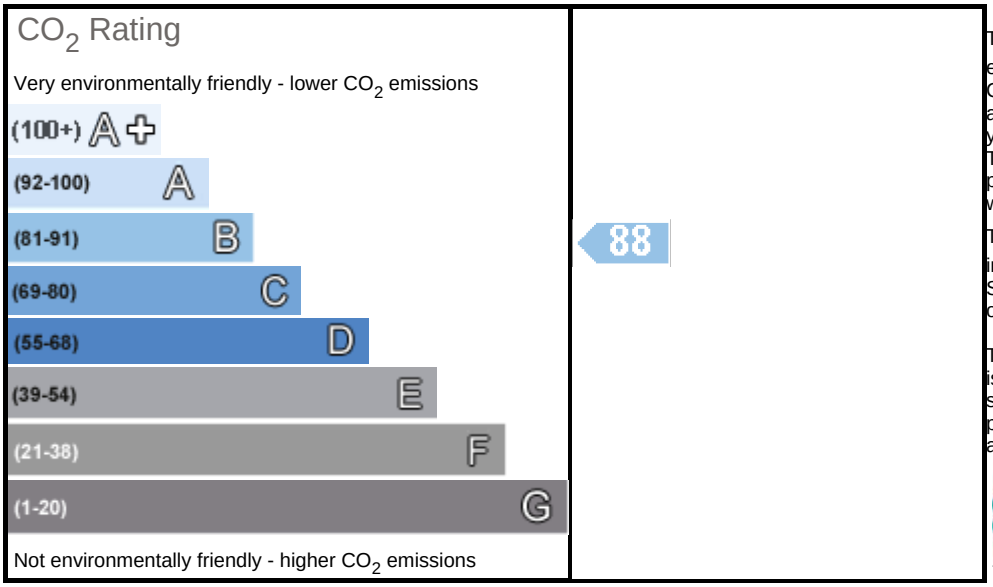
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

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EPC Number:3530-9439-6009-0986-1292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

28 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0023

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0023 **Score: 72**

What Your Code Star Rating Means

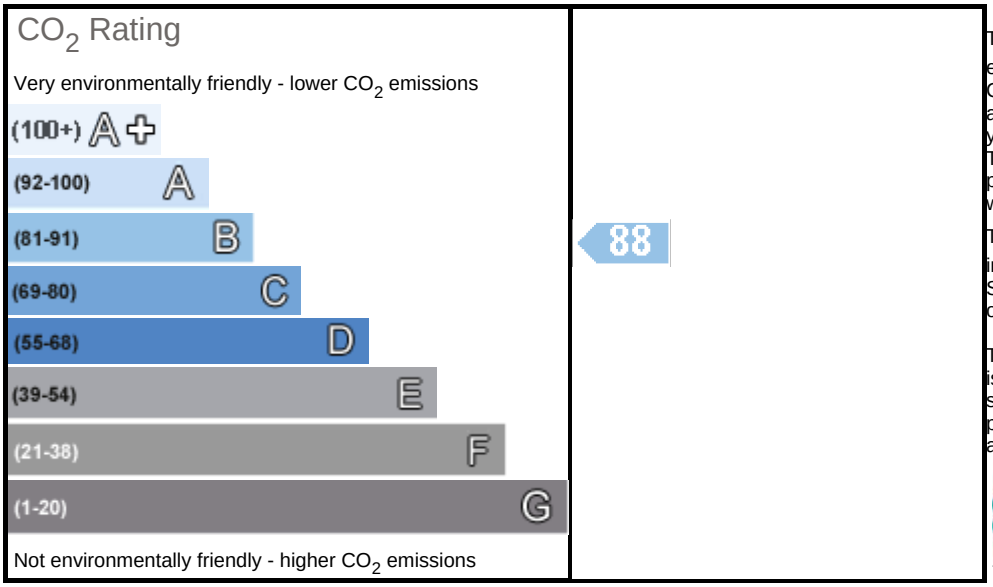
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government breglobal

EPC Number:2374-3901-5309-3030-6204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

26 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0024

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0024 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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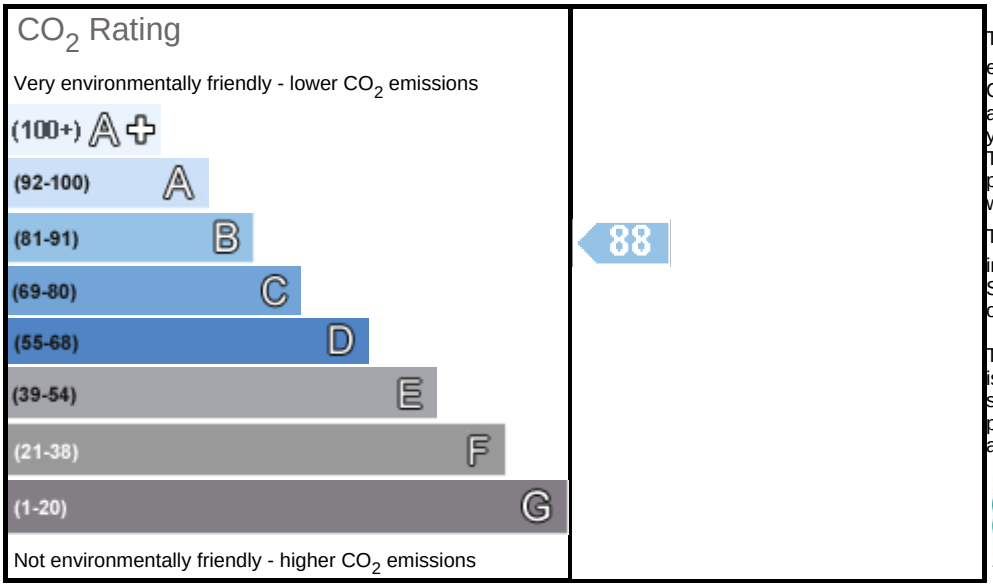

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Communities and Local Government

breglobal

EPC Number:4530-7639-3009-0387-1222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

24 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0025

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0025 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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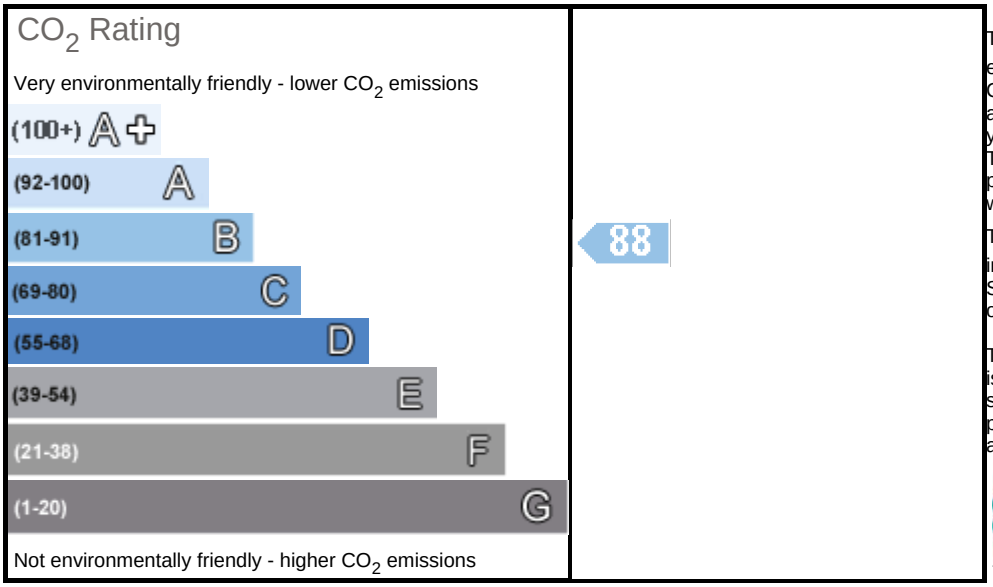
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



The 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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:5130-8639-3009-0337-1222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

22 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0026

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0026 **Score: 72**

What Your Code Star Rating Means

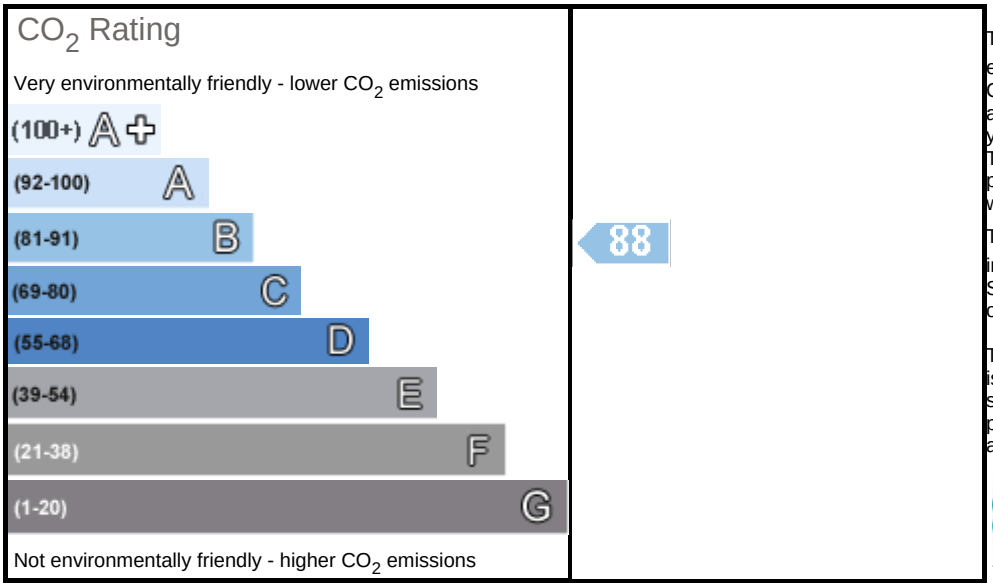
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

breglobal

EPC Number:2076-3901-8309-3130-6200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

20 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0027

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0027 **Score: 72**

What Your Code Star Rating Means

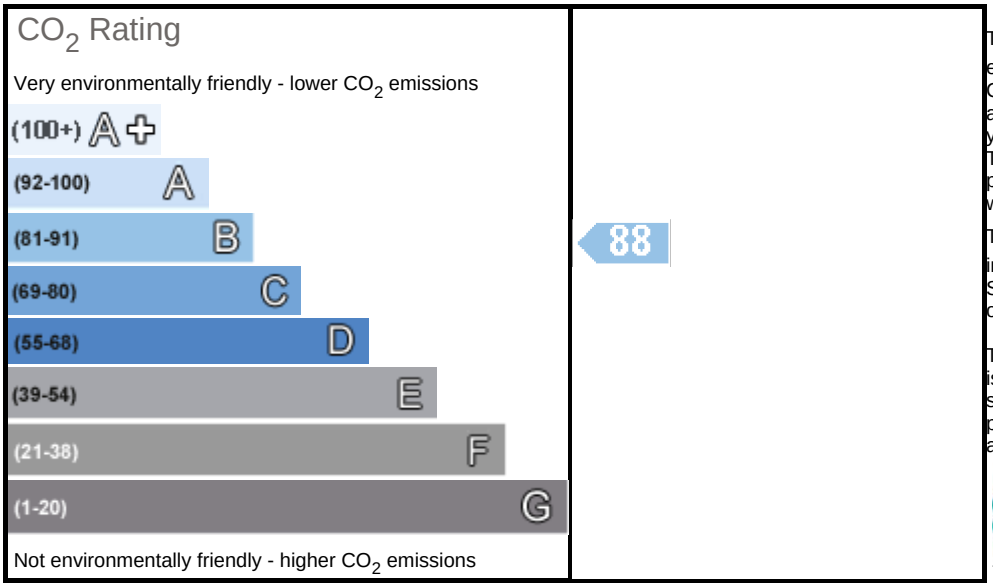
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:7609-3901-0309-3470-7200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

18 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0028

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0028 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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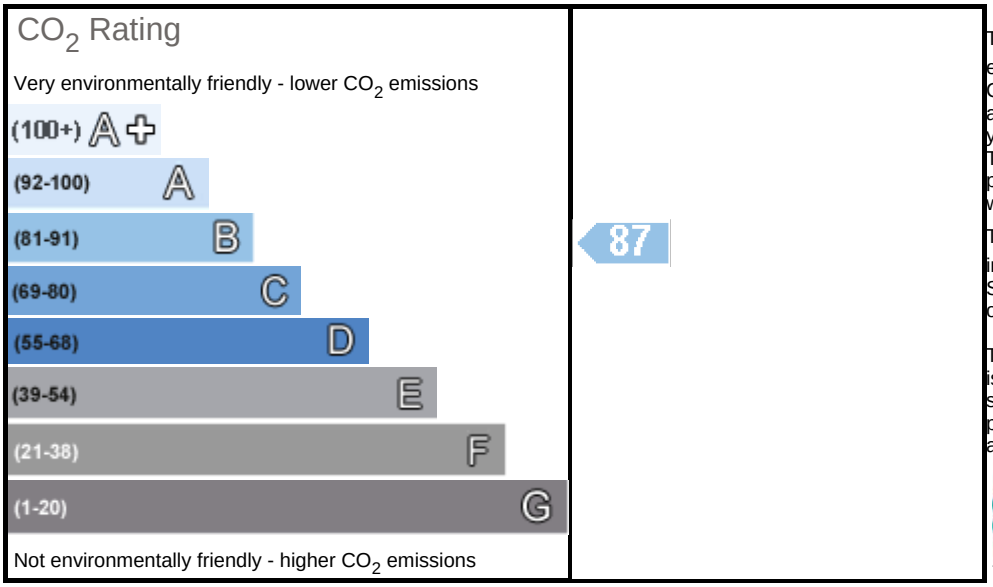

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Communities and Local Government
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EPC Number:9330-3370-1090-2770-2145

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

16 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0029

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0029 **Score: 74**

What Your Code Star Rating Means

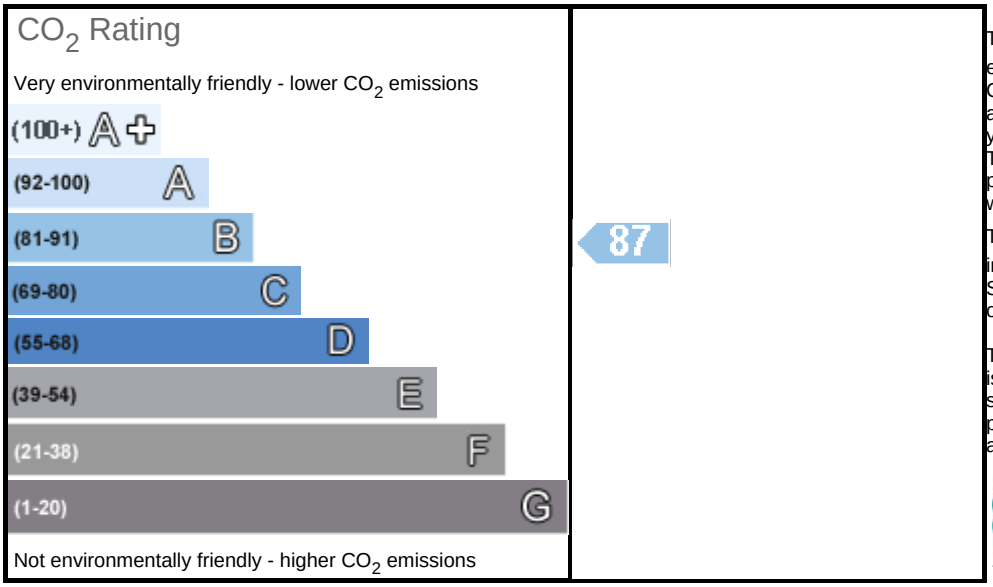
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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EPC Number:1039-8632-3000-0258-3206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0030

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0030 **Score: 71**

What Your Code Star Rating Means

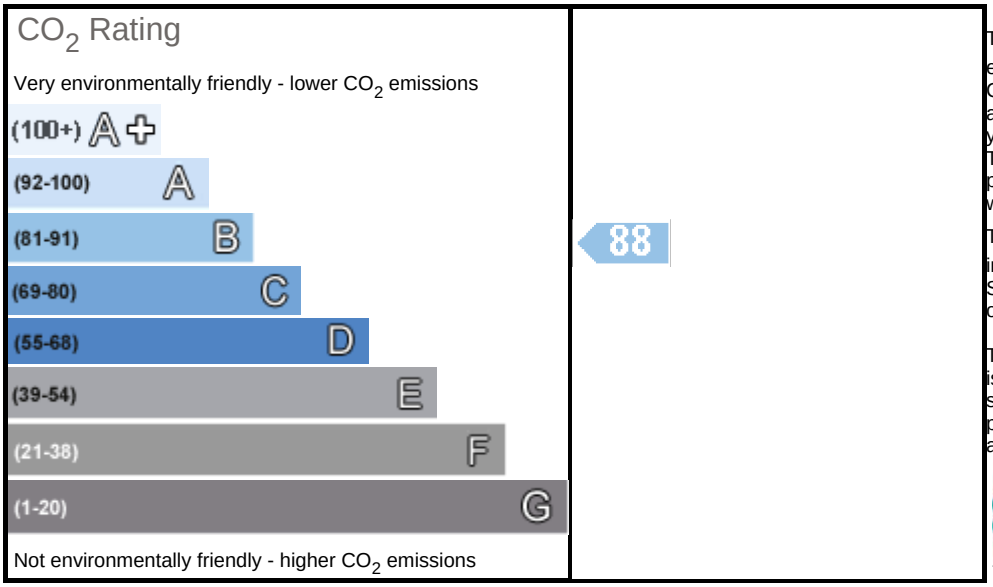
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	52		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:5639-6832-9000-0266-3292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0031

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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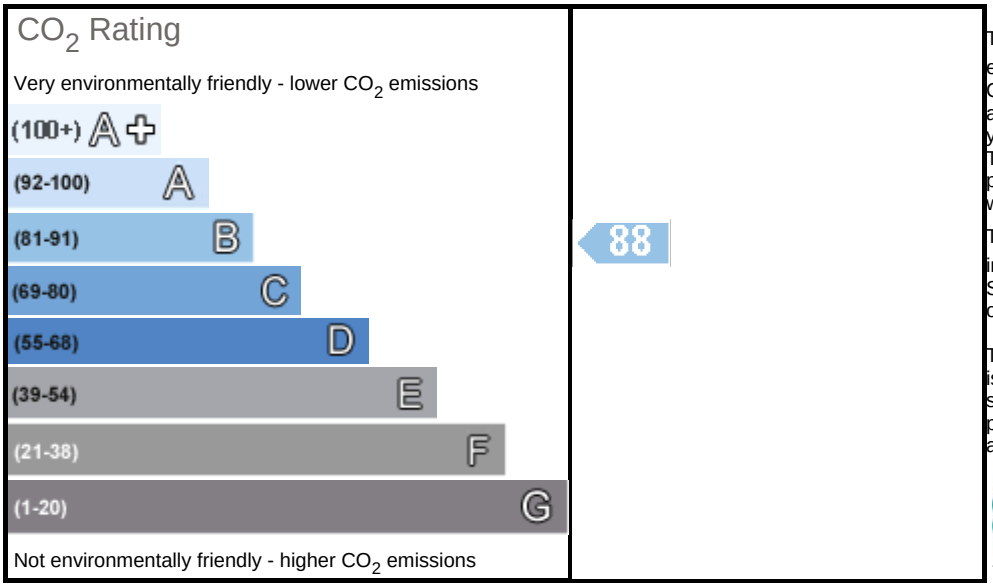

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Communities and Local Government breglobal

EPC Number:0390-3026-7020-2899-8371

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0032

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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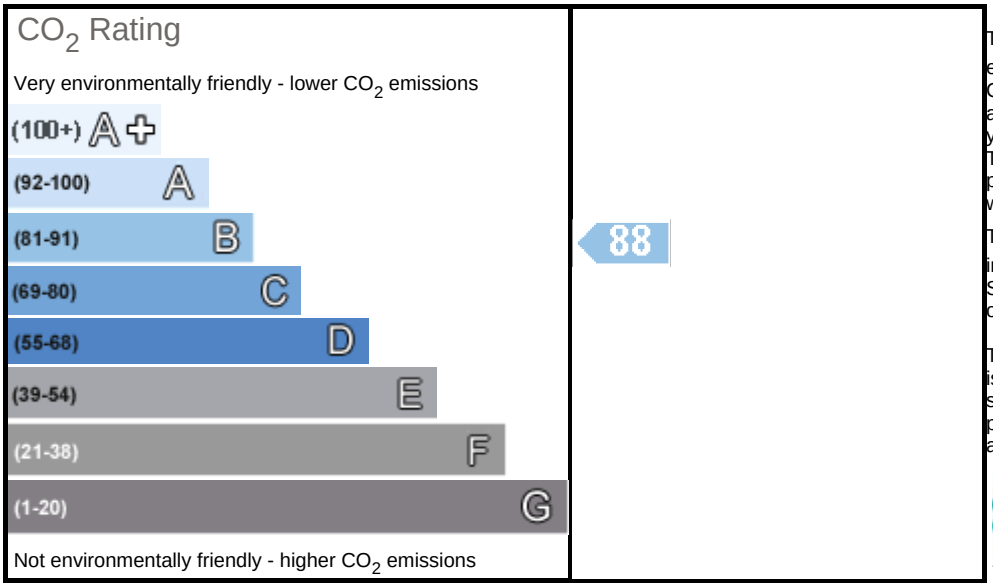

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Communities and Local Government

breglobal

EPC Number:0360-3524-1070-2209-8481

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0033

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0033 **Score: 72**

What Your Code Star Rating Means

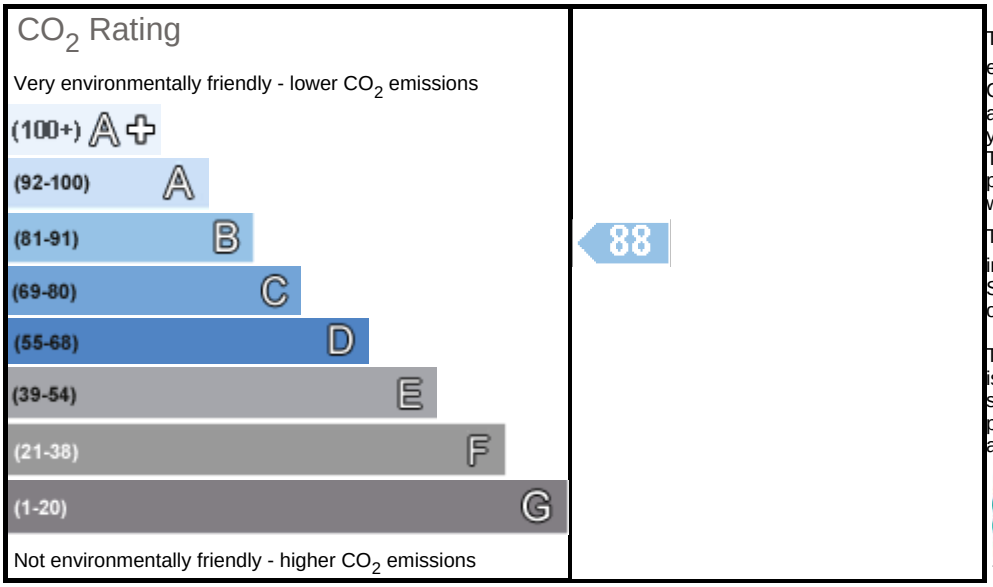
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

breglobal

EPC Number:9725-3004-7307-6369-4200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0034

Date
04 November 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-00034030-PC-001-00-0034 **Score: 72**

What Your Code Star Rating Means

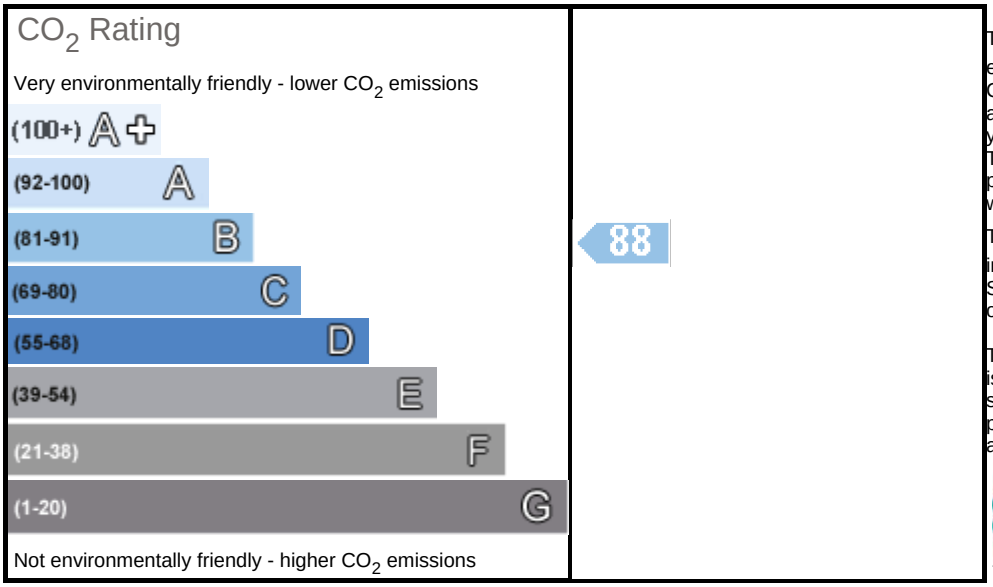
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:7400-3426-0632-1097-3793

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0035

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0035 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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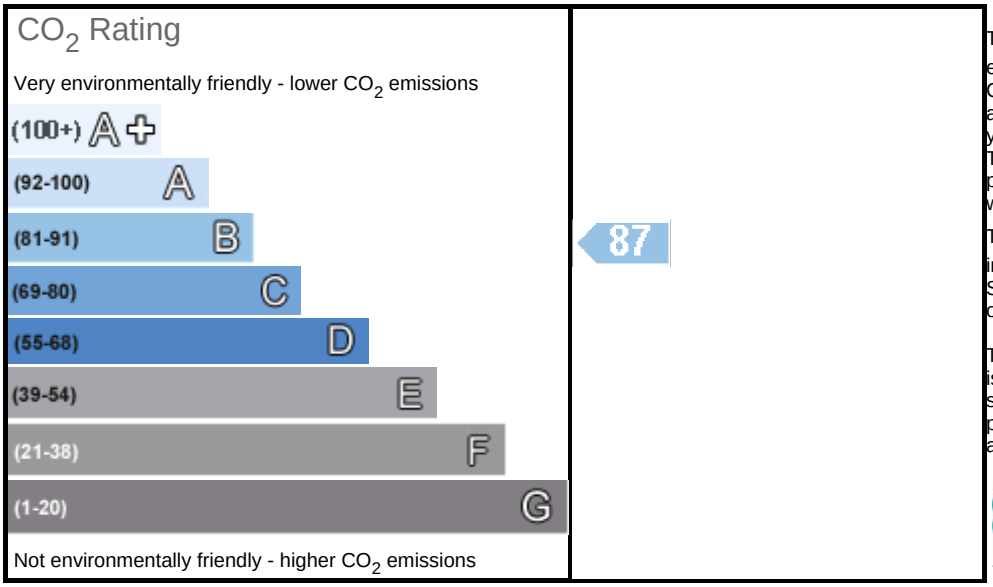
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0342-3004-2307-6729-2200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

17 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0036

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0036 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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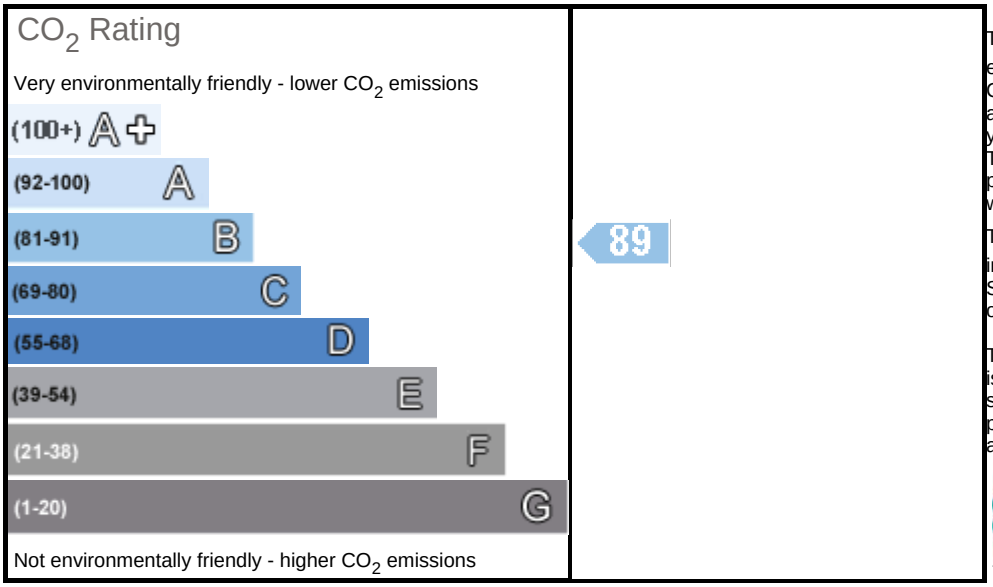
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:8011-7638-6030-6586-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

19 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0037

Date
04 November 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-00034030-PC-001-00-0037 **Score: 73**

What Your Code Star Rating Means

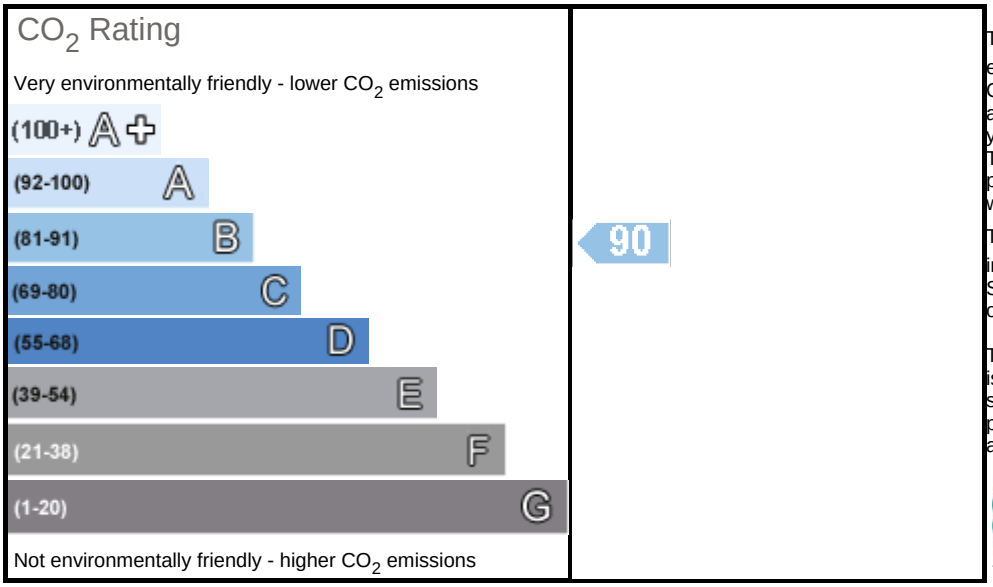
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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EPC Number:9368-9070-6348-9511-0974

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

21 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0038

Date
04 November 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-00034030-PC-001-00-0038 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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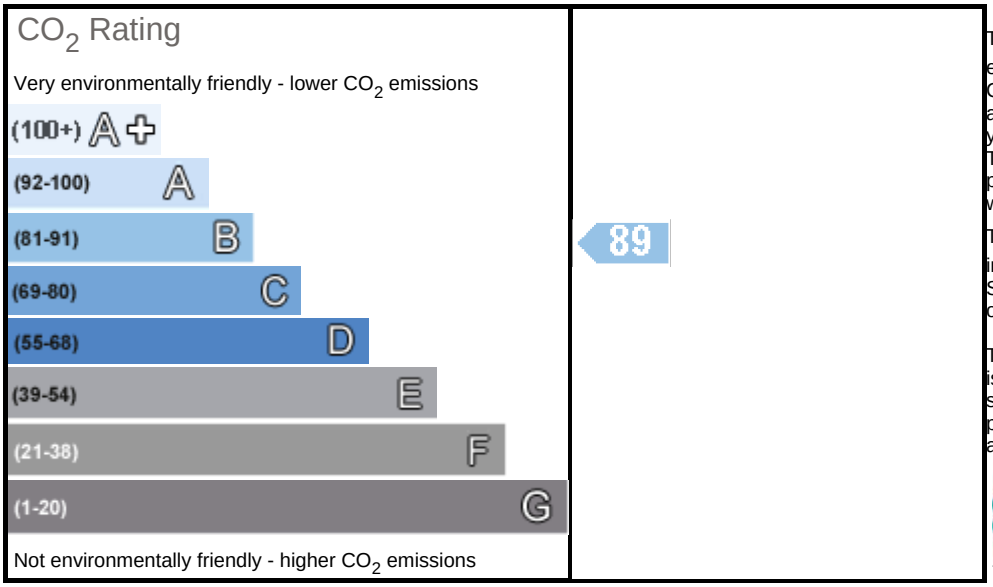

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Communities and Local Government

breglobal

EPC Number:8381-7638-6020-2536-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

39 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0039

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0039 **Score: 74**

What Your Code Star Rating Means

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

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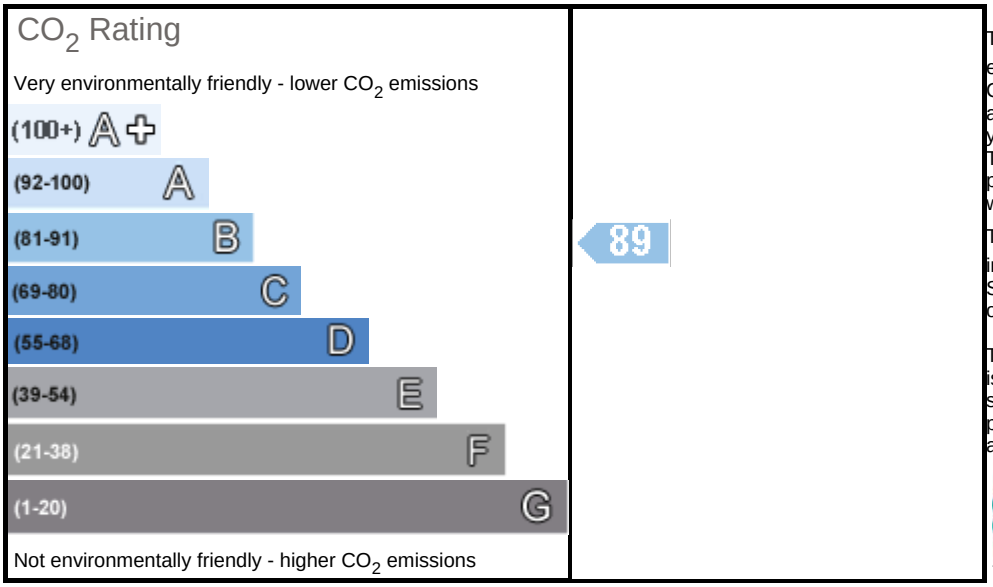

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Communities and Local Government breglobal

EPC Number:2128-6026-7385-7500-1250

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

37 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0040

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0040 **Score: 75**

What Your Code Star Rating Means

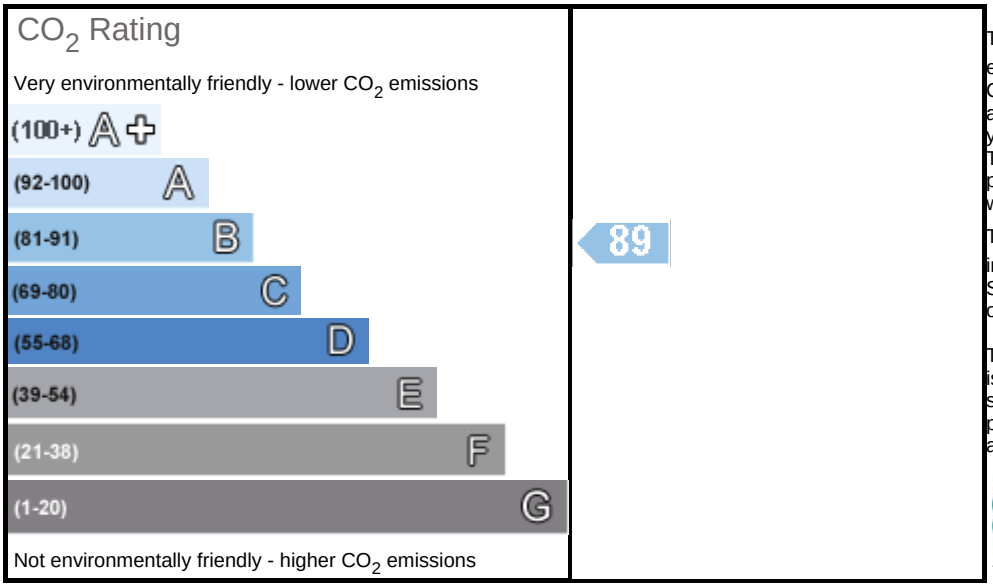
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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

Communities and Local Government

breglobal

EPC Number:8802-7826-2932-2527-2503

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

35 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034030-PC-001-00-0041**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0041 **Score: 77**

What Your Code Star Rating Means

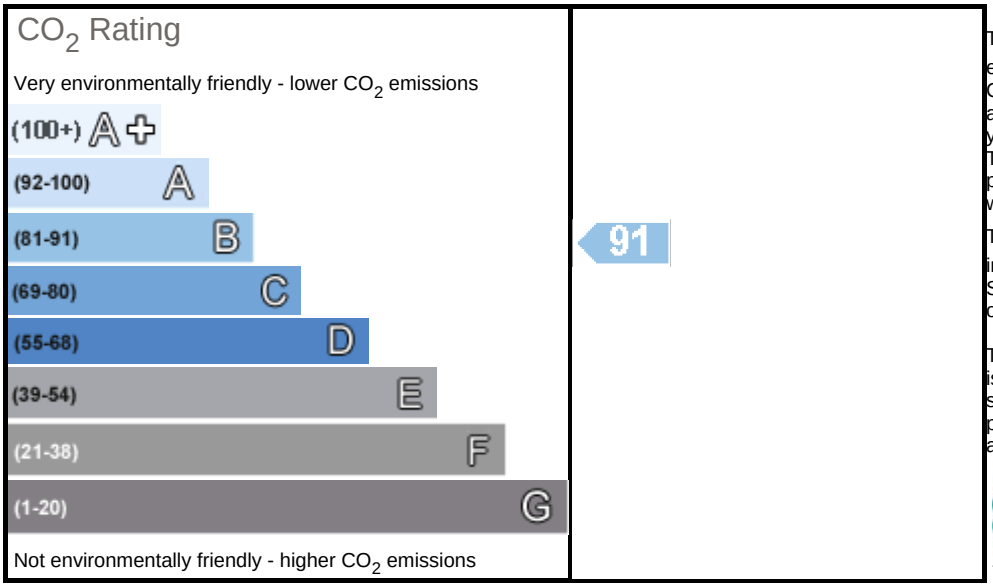
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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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:0663-3892-7552-2820-6831

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0001

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0001 **Score: 73**

What Your Code Star Rating Means

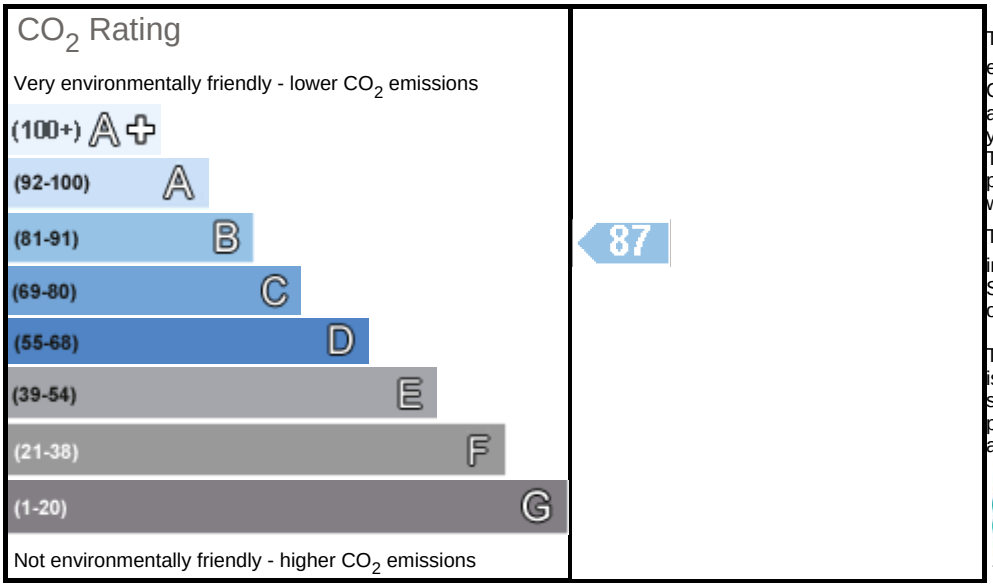
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8700-7336-7340-5042-9222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0002

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0002 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
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Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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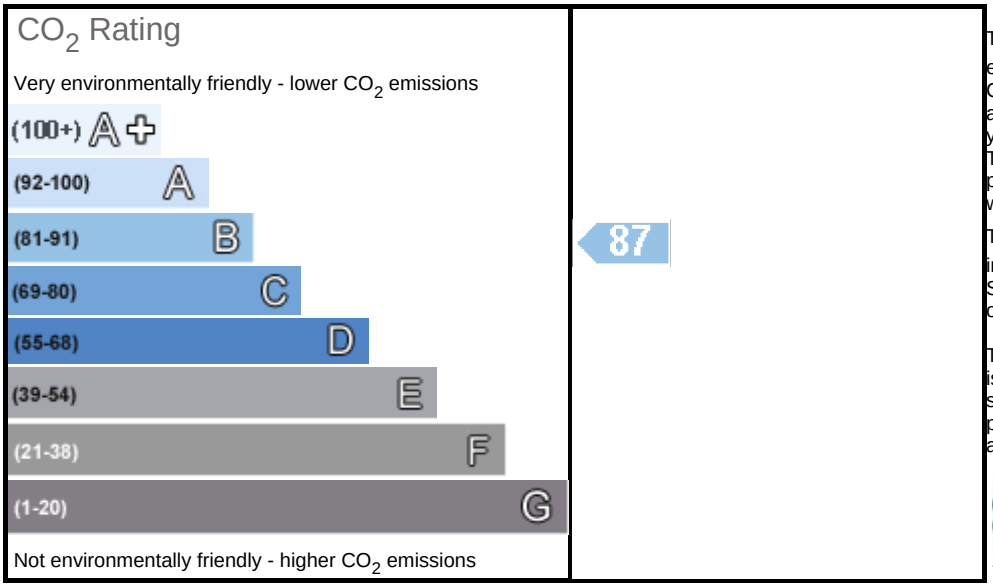

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Communities and Local Government breglobal

EPC Number:2578-8039-7343-7300-3204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0003

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
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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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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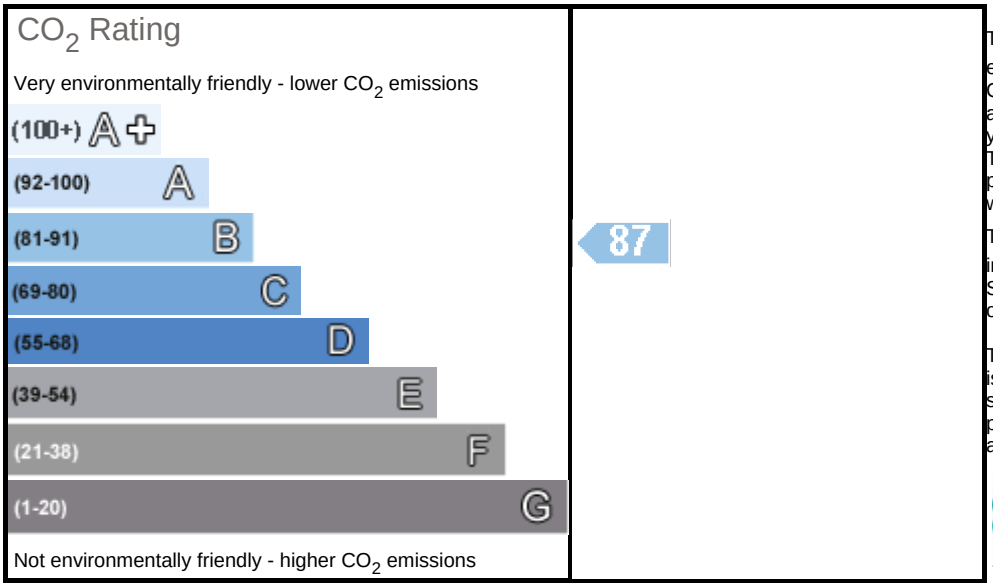

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Communities and Local Government breglobal

EPC Number:8290-7338-7340-2075-9202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

11 Arley Moss Road,
Manchester,
Greater Manchester, M13 9UW

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0004

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0004 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
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Materials	87		The sourcing and environmental impact of materials used to build the home
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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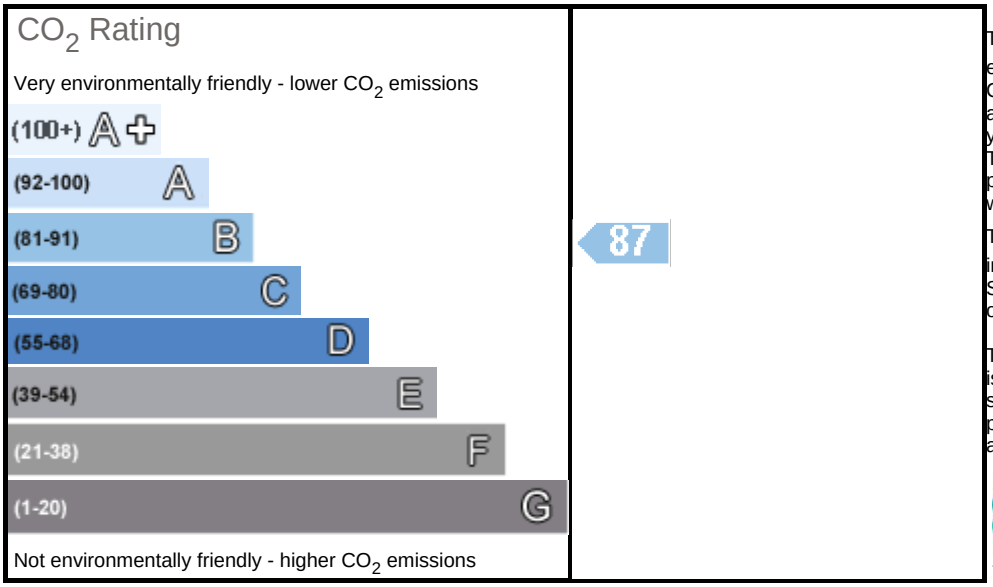

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Communities and Local Government

breglobal

EPC Number:0258-3039-7348-7600-3244

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

42 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0005

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0005 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	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

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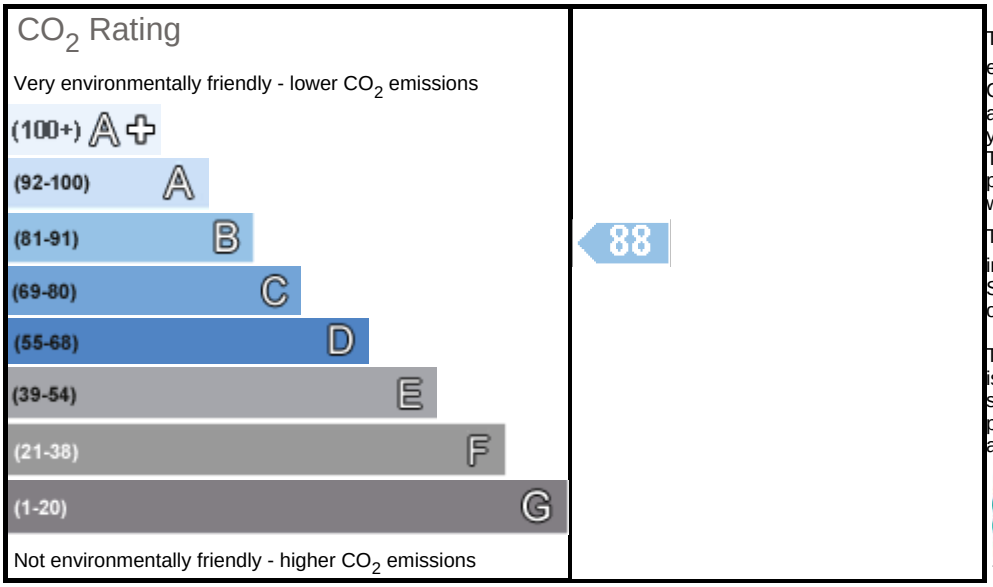

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Communities and Local Government
breglobal

EPC Number:8260-7331-7110-9035-9296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

40 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0006

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0006 **Score: 72**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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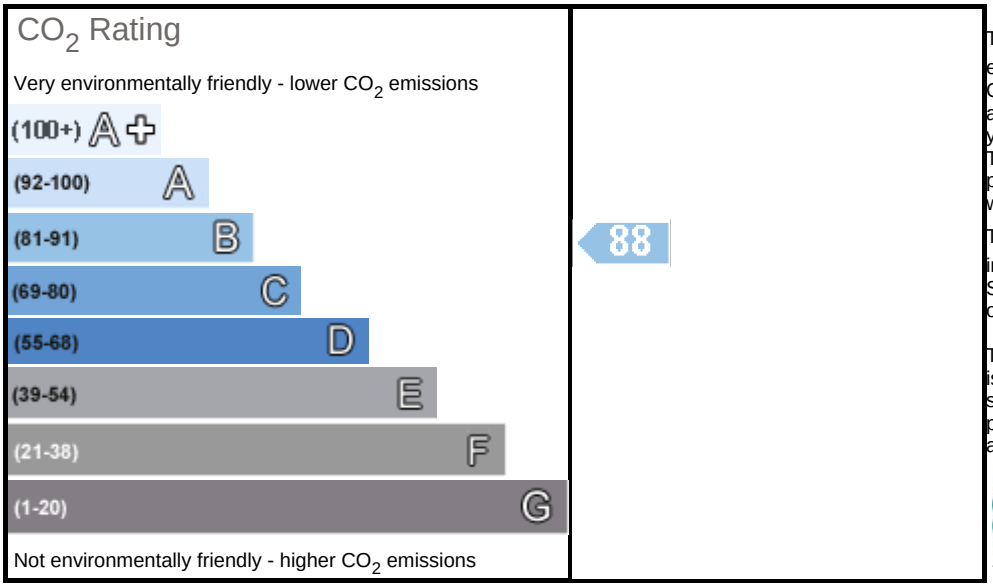
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



The 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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

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EPC Number:8620-7331-7110-8075-9292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

38 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0007

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0007 **Score: 74**

What Your Code Star Rating Means

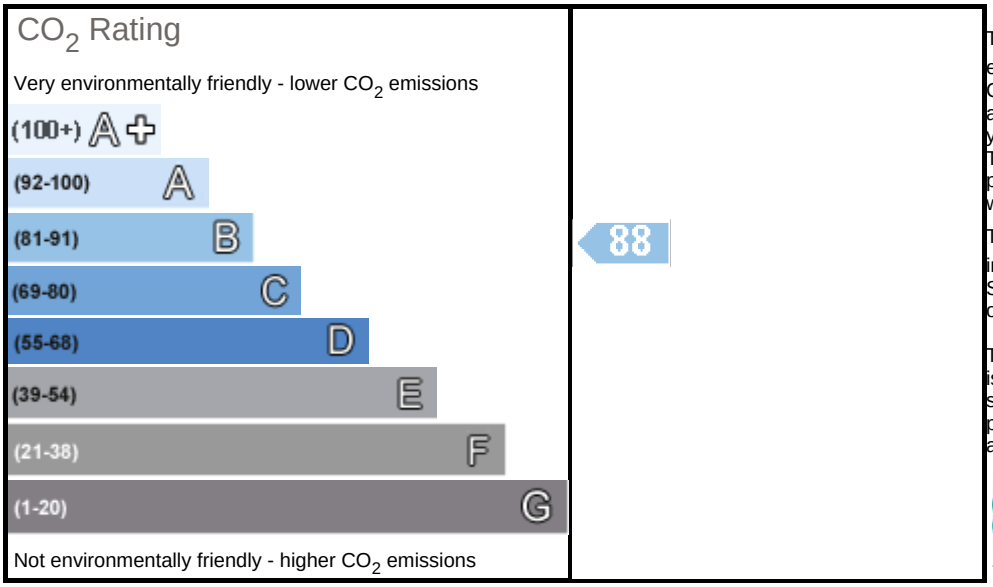
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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EPC Number:8902-7357-2032-3197-4103

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

36 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0008

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0008 **Score: 75**

What Your Code Star Rating Means

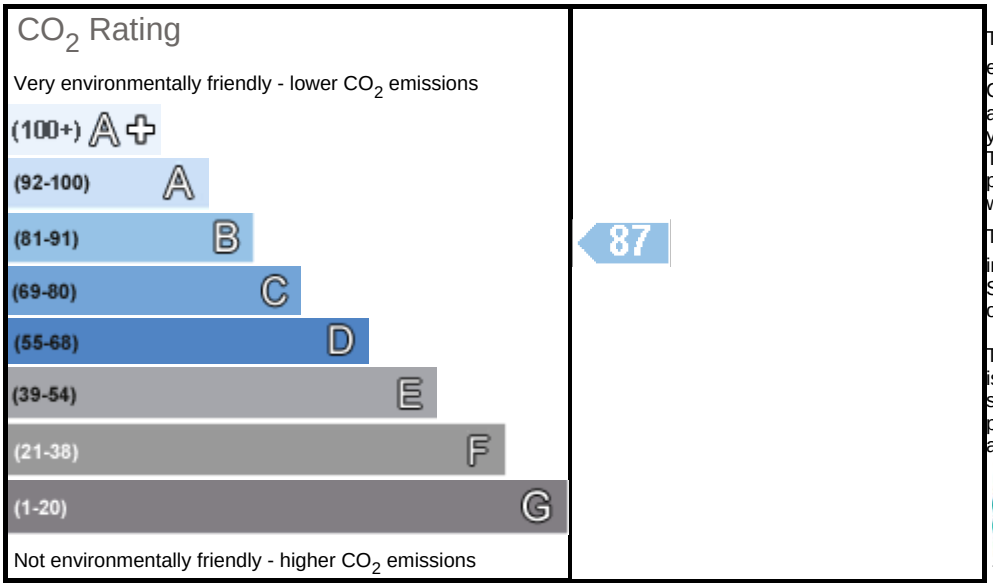
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2371-3000-5301-3100-1204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

44 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0009

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0009 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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

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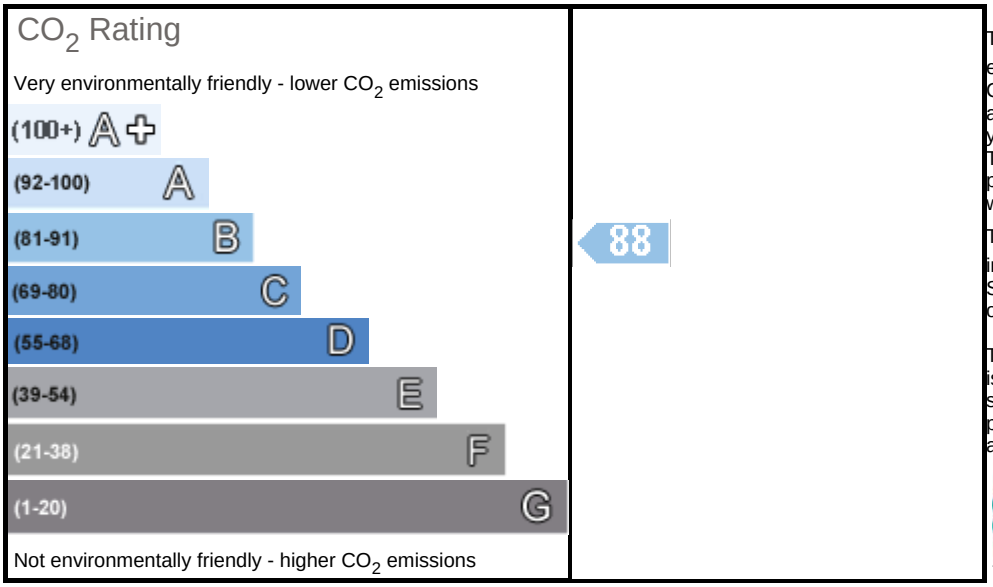

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Communities and Local Government breglobal

EPC Number:9138-6088-7316-7400-3280

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

46 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0010

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0010 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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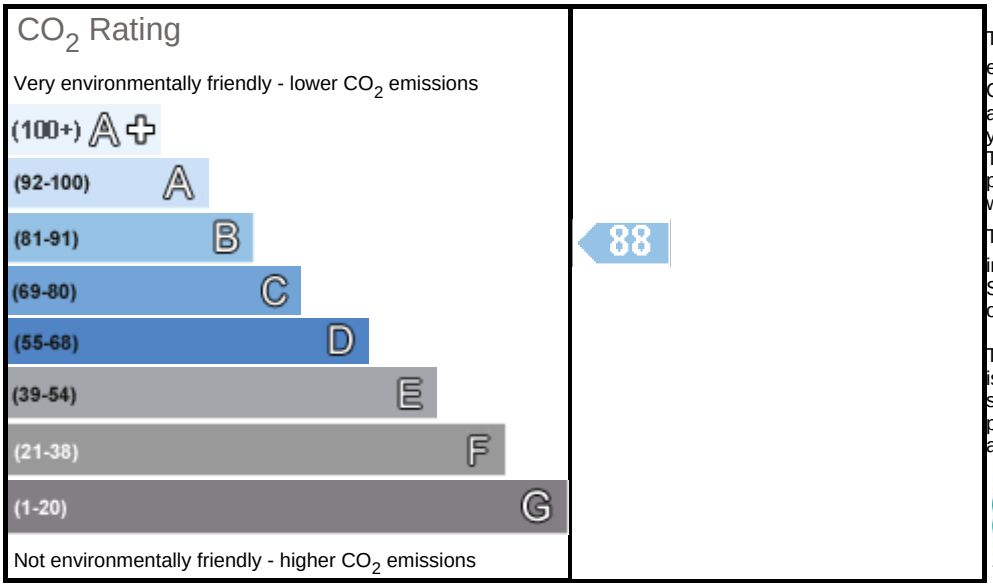

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Communities and Local Government

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EPC Number:0379-3803-7861-2390-4885

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

48 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0011

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0011 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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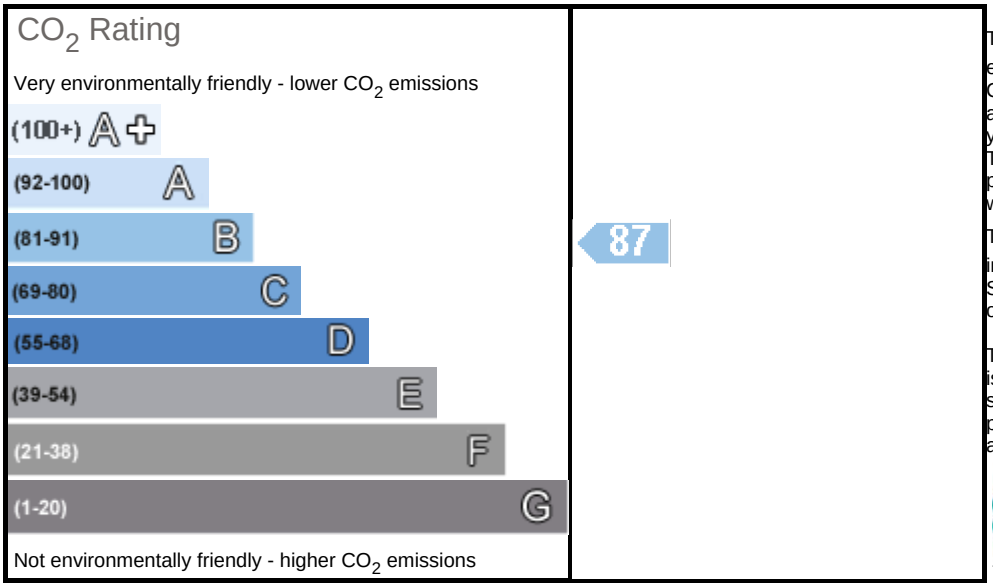

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Communities and Local Government

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EPC Number:2658-5098-7328-7500-3284

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

50 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0012

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0012 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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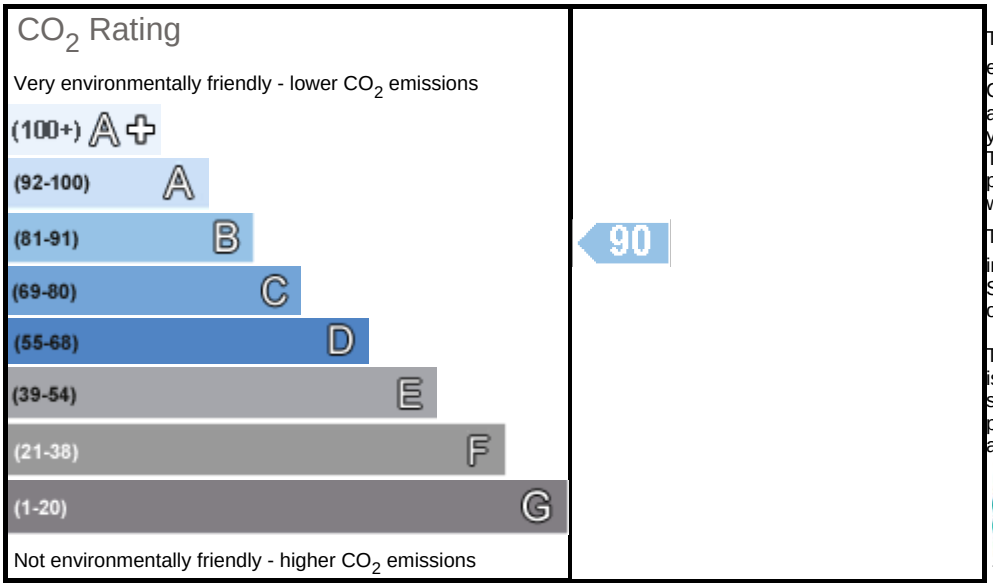
Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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EPC Number:2358-3098-7328-7000-3244

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

52 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0013

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0013 **Score: 74**

What Your Code Star Rating Means

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

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Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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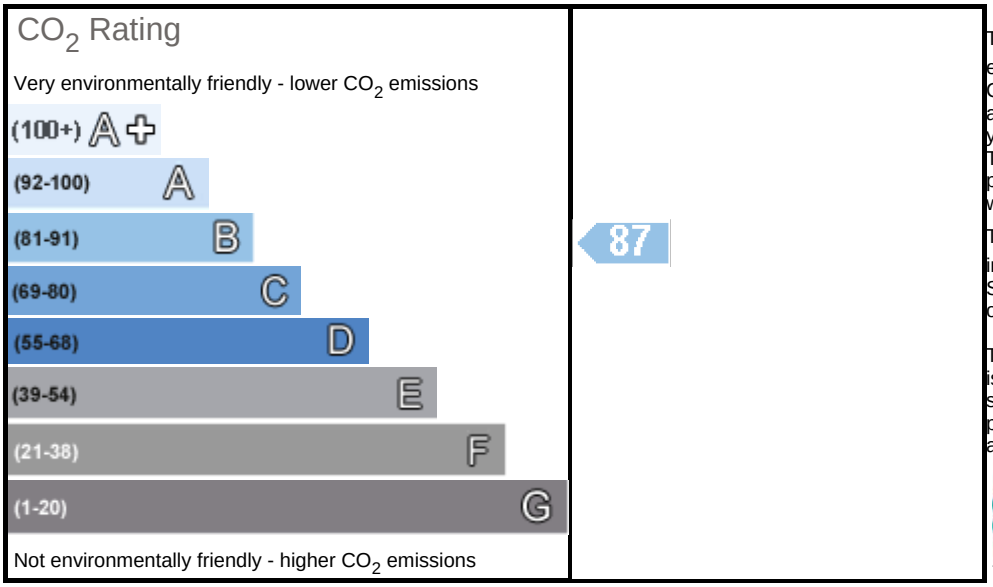

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Communities and Local Government

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EPC Number:2158-7098-7328-7700-3250

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0014

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0014 **Score: 74**

What Your Code Star Rating Means

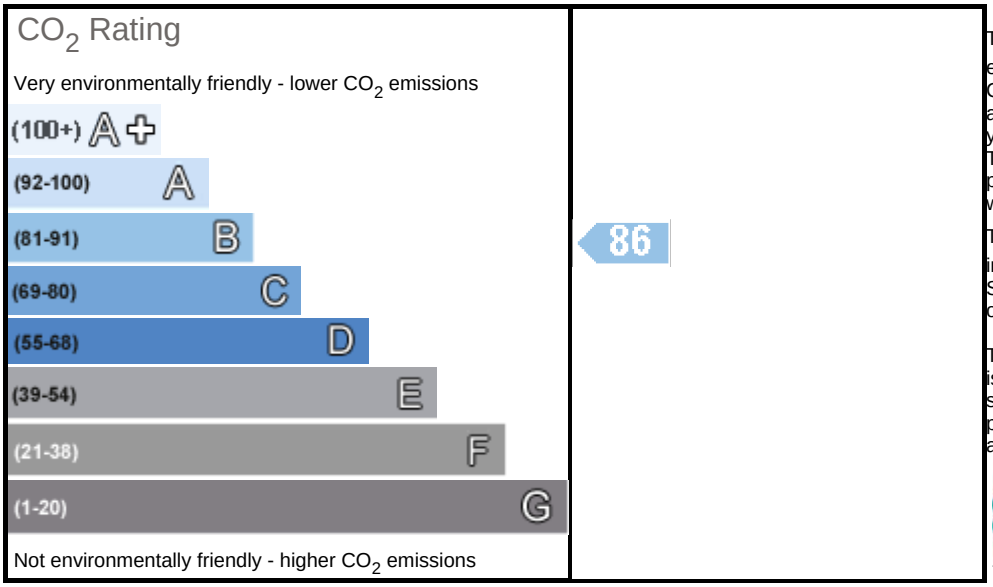
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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EPC Number:9359-3900-7300-5800-7200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0015

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0015 **Score: 72**

What Your Code Star Rating Means

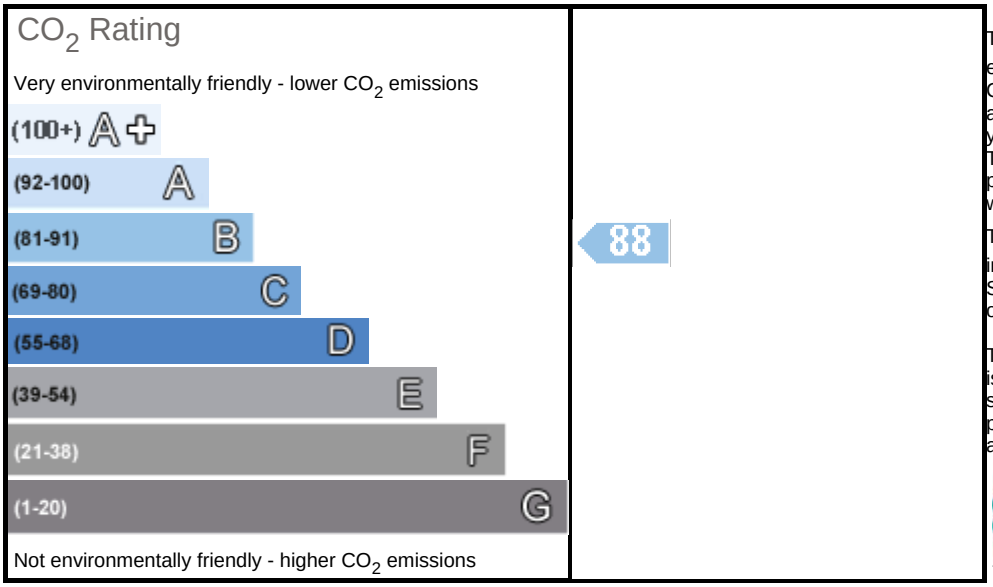
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

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EPC Number:3830-8730-5009-0075-0296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0016

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0016 **Score: 72**

What Your Code Star Rating Means

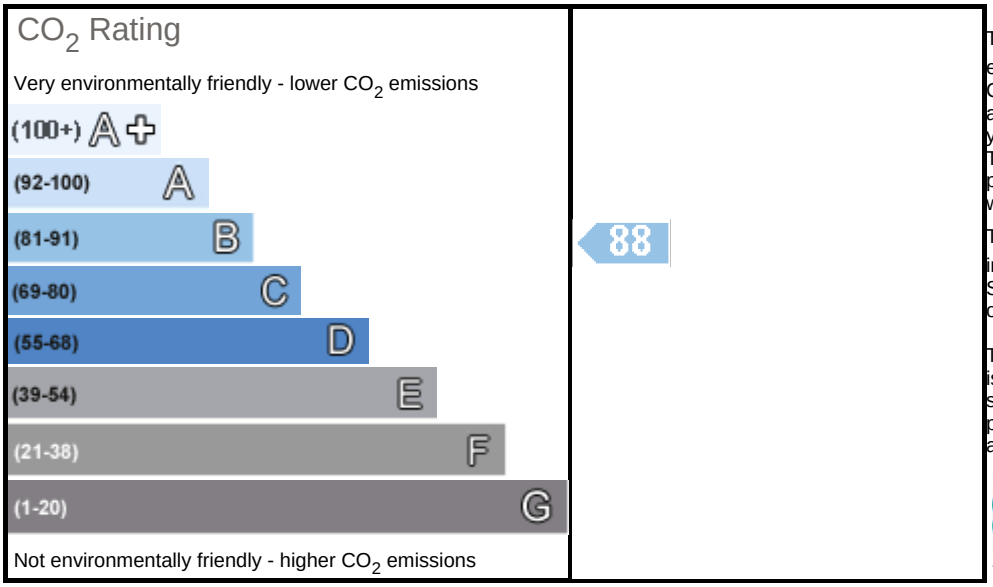
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

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EPC Number:6090-1755-0032-1098-3003

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0017

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0017 **Score: 72**

What Your Code Star Rating Means

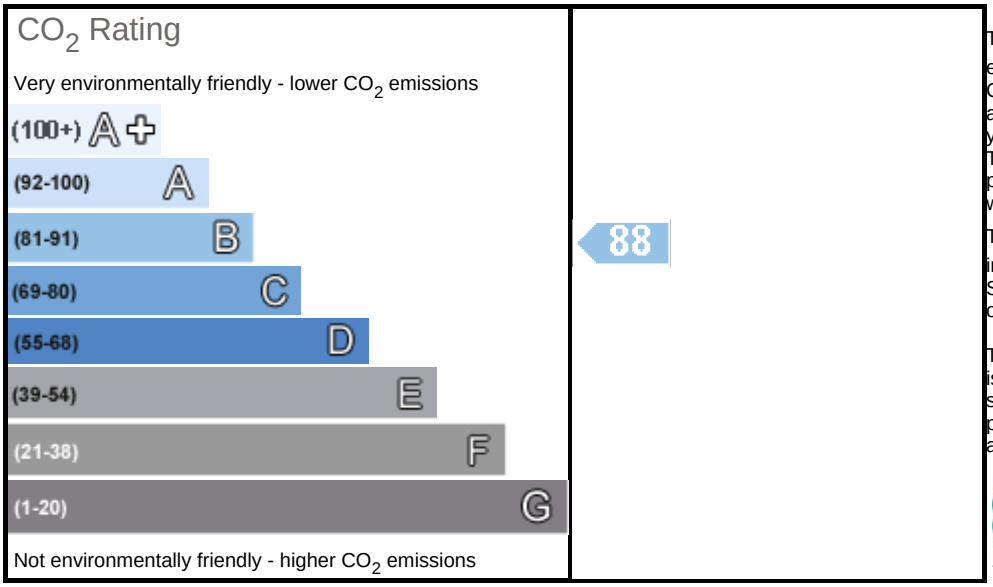
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

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EPC Number:4190-4024-0632-2003-3903

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0018

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0018 **Score: 74**

What Your Code Star Rating Means

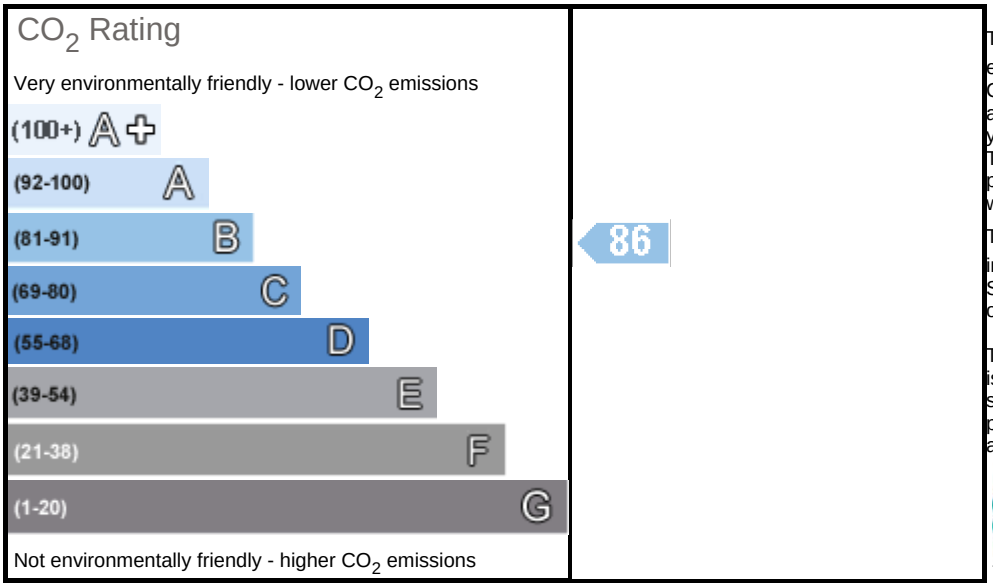
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:7730-3030-4009-0671-1226

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0019

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0019 **Score: 71**

What Your Code Star Rating Means

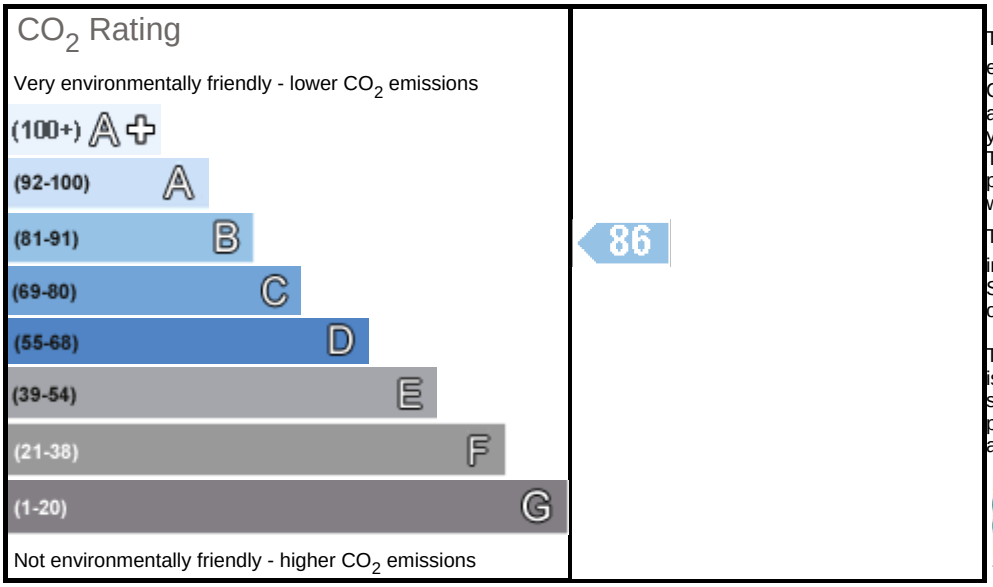
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	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



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EPC Number:9830-7330-2009-0721-0222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0020

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0020 **Score: 73**

What Your Code Star Rating Means

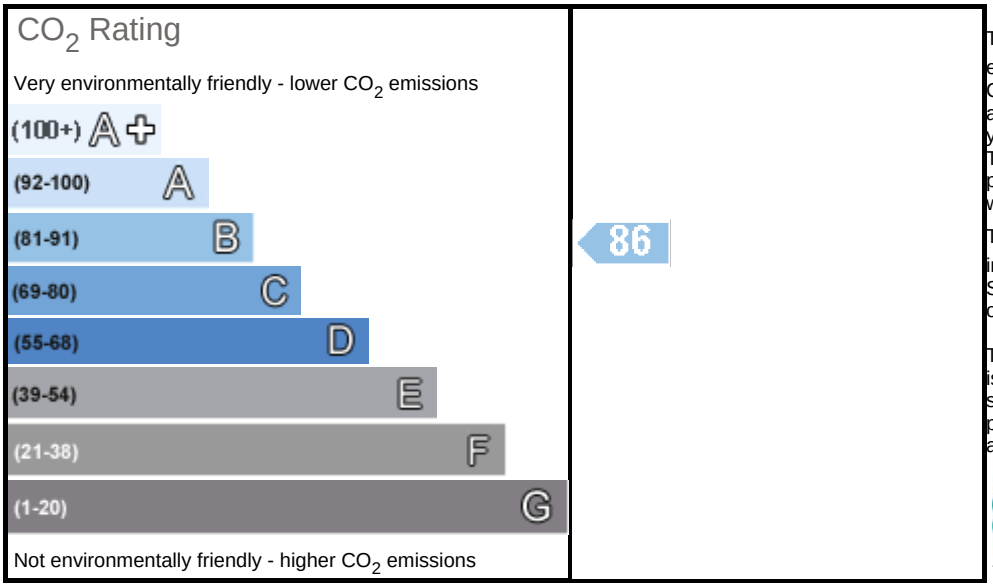
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.
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Communities and Local Government

breglobal

EPC Number:9130-7539-4009-0326-0292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

32 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0021

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0021 **Score: 73**

What Your Code Star Rating Means

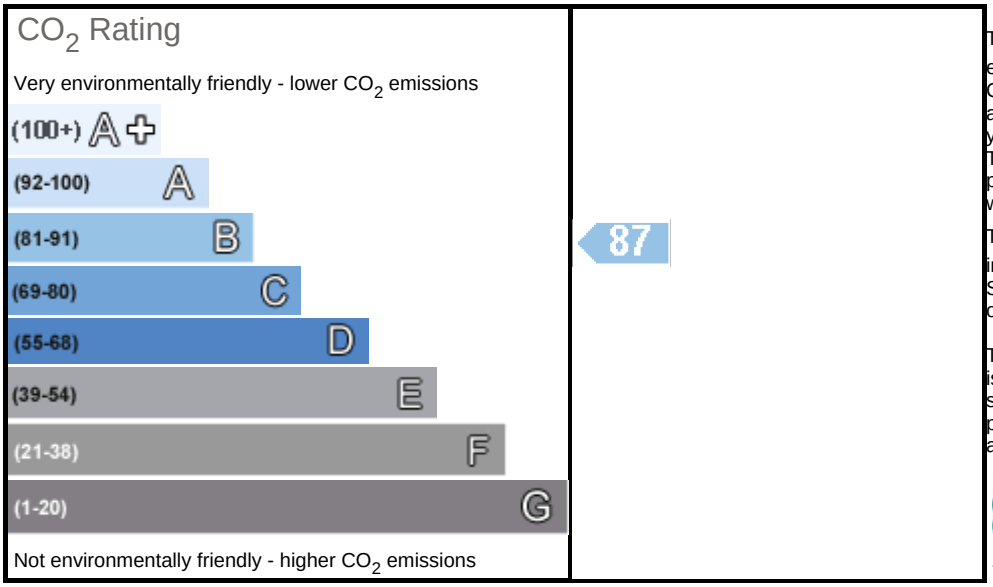
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:9668-3901-8309-0490-4204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

30 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0022

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0022 **Score: 73**

What Your Code Star Rating Means

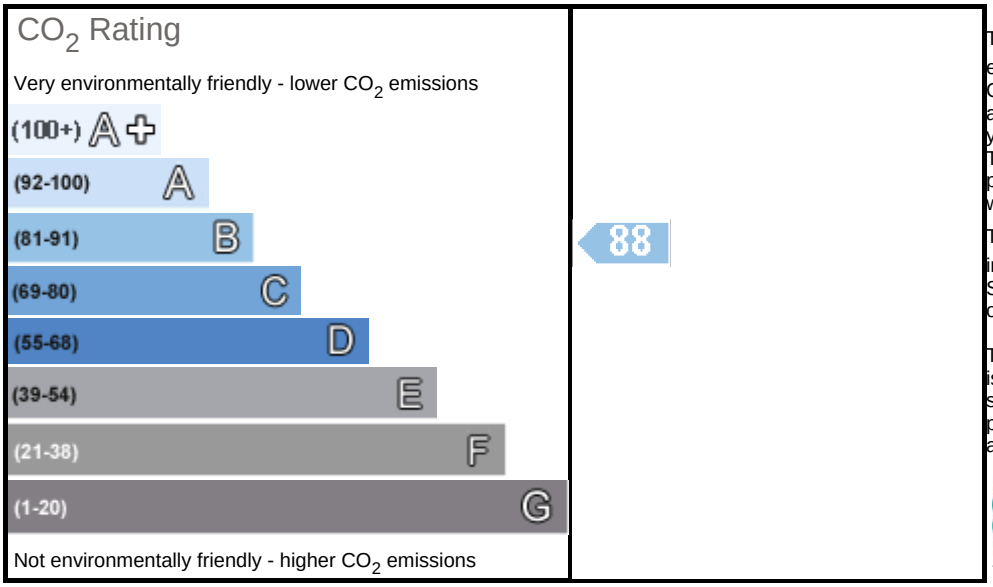
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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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Communities and Local Government

breglobal

EPC Number:3530-9439-6009-0986-1292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

28 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0023

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0023 **Score: 72**

What Your Code Star Rating Means

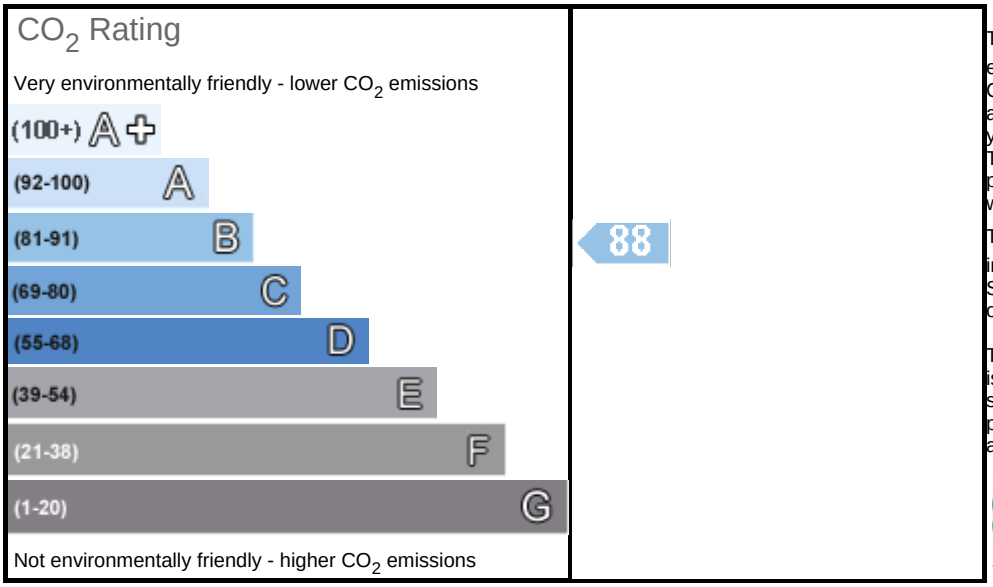
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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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Communities and Local Government breglobal

EPC Number:2374-3901-5309-3030-6204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

26 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0024

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0024 **Score: 73**

What Your Code Star Rating Means

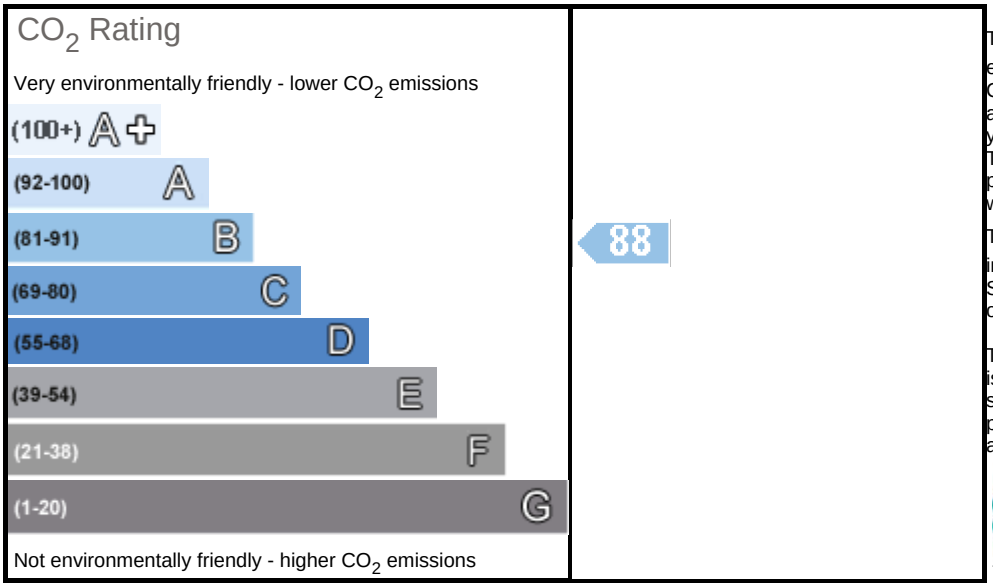
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:4530-7639-3009-0387-1222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

24 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0025

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0025 **Score: 72**

What Your Code Star Rating Means

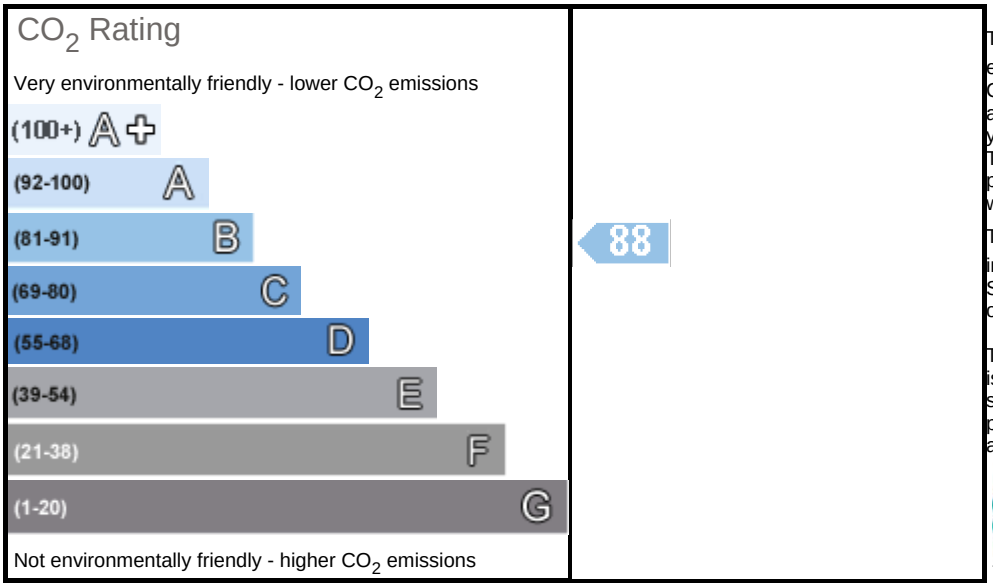
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:5130-8639-3009-0337-1222

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

22 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0026

Date
04 November 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-00034030-PC-001-00-0026 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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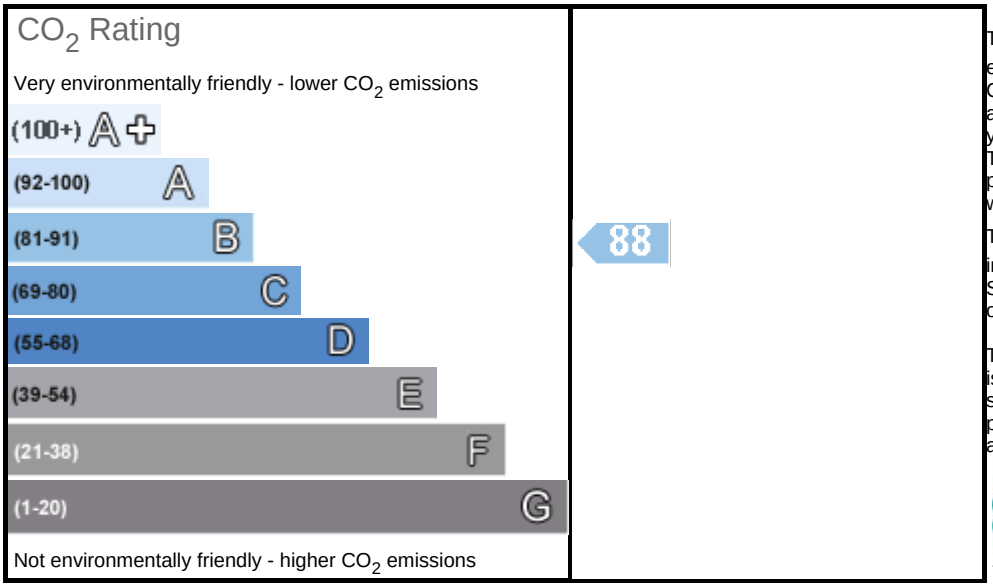

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Communities and Local Government

breglobal

EPC Number:2076-3901-8309-3130-6200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

20 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0027

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0027 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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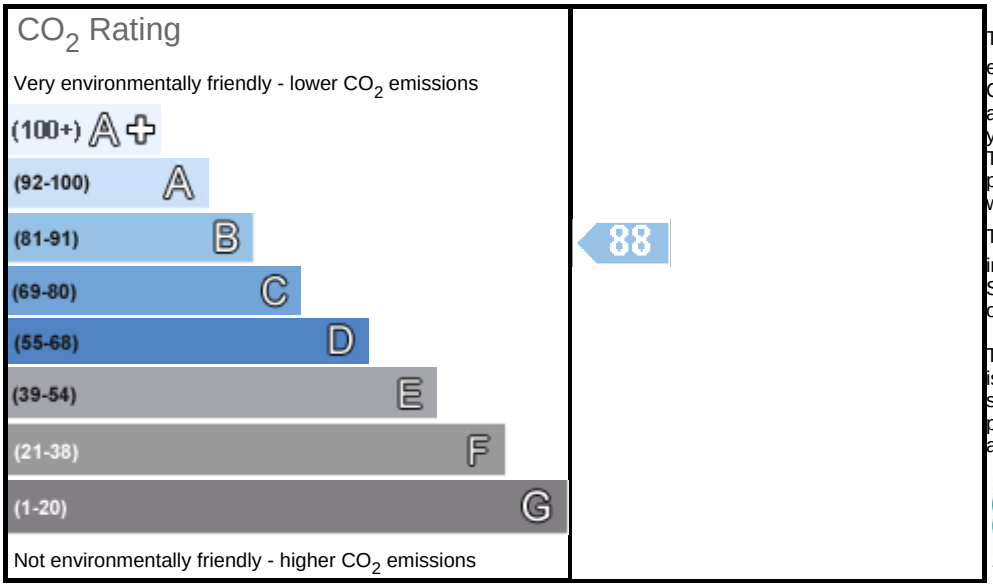

The CO_2 rating is a measure of a home's Carbon Dioxide (CO_2) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.
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Communities and Local Government

breglobal

EPC Number:7609-3901-0309-3470-7200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

18 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0028

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0028 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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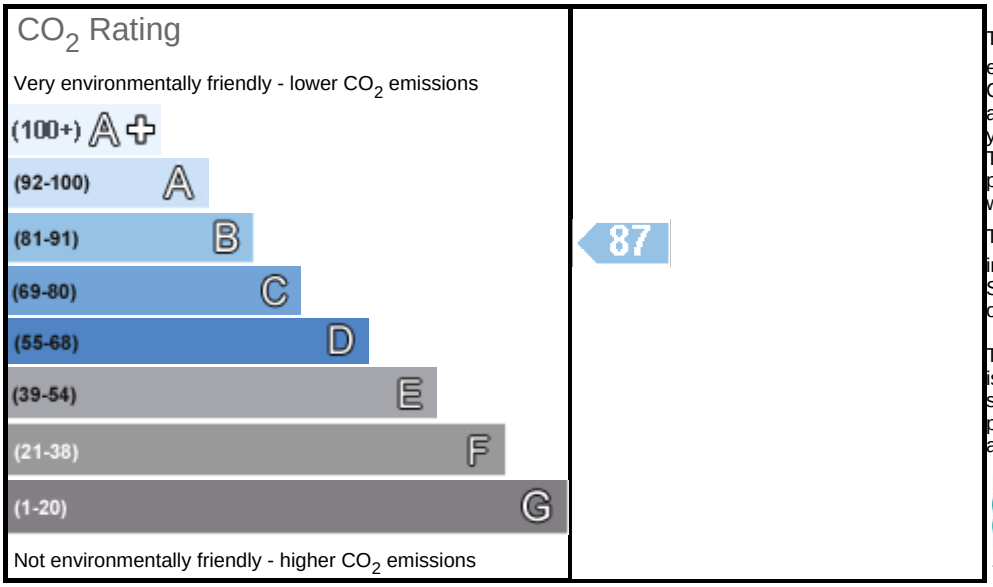
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



The 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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government
breglobal

EPC Number:9330-3370-1090-2770-2145

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

16 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0029

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0029 **Score: 74**

What Your Code Star Rating Means

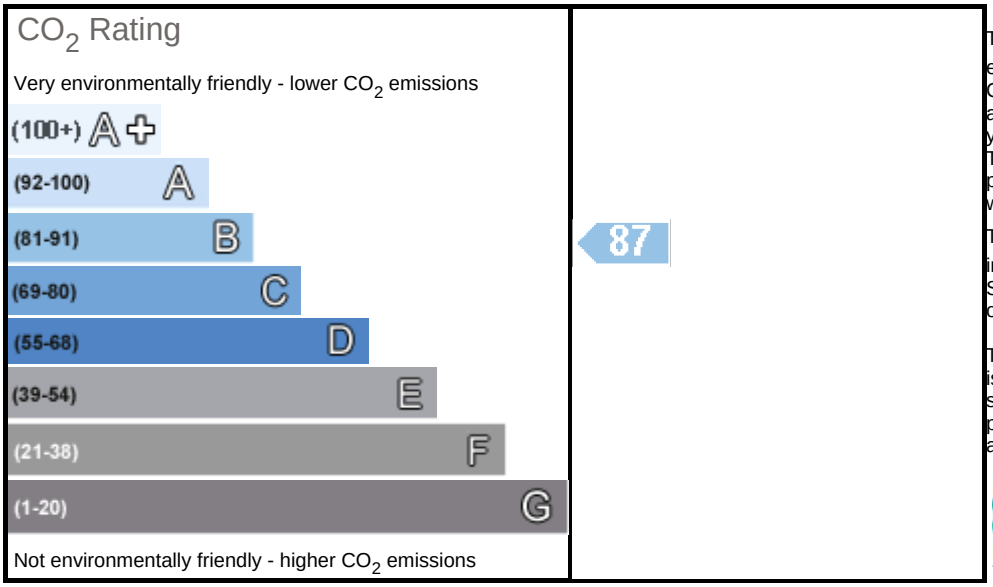
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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:1039-8632-3000-0258-3206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0030

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0030 **Score: 71**

What Your Code Star Rating Means

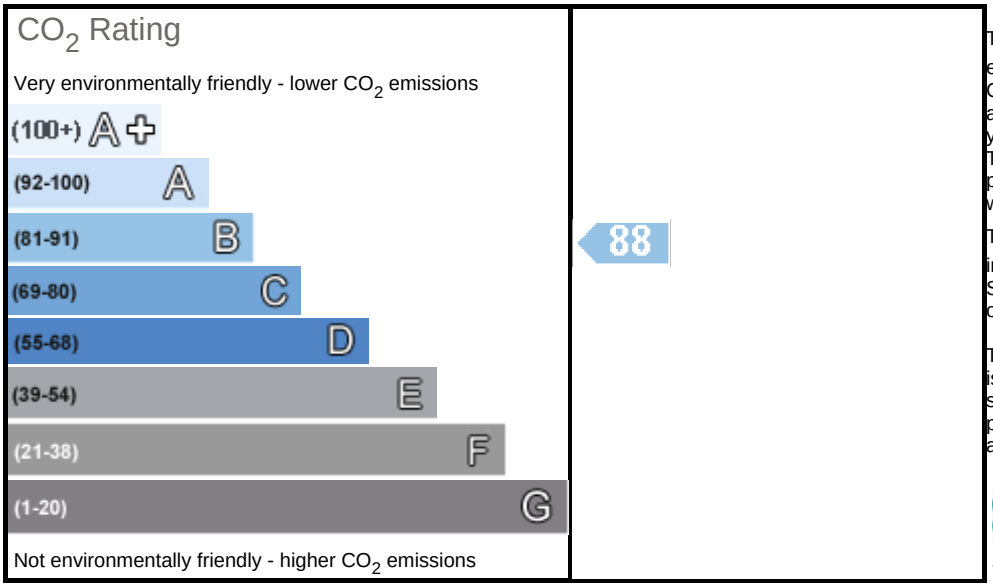
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	52		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:5639-6832-9000-0266-3292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0031

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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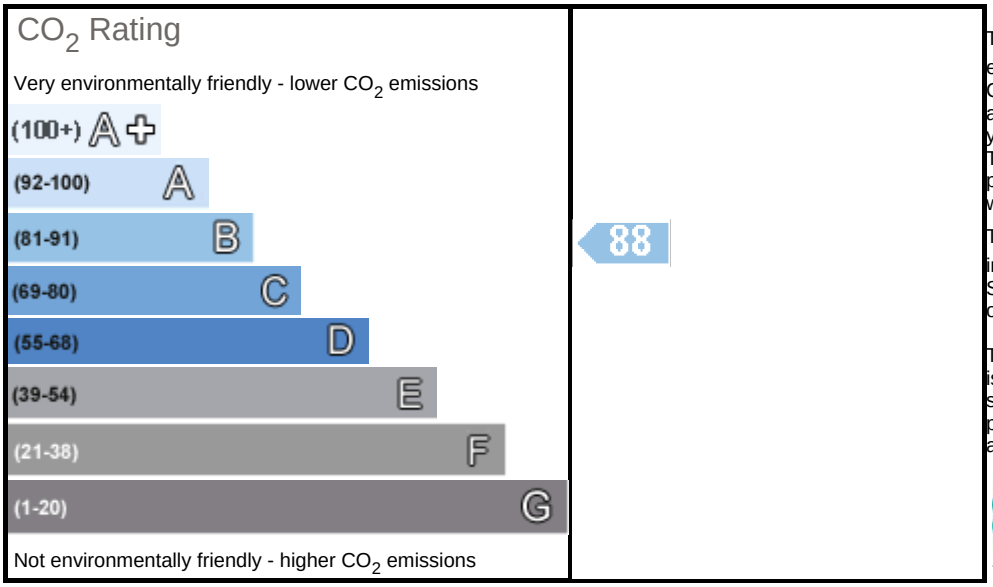

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Communities and Local Government breglobal

EPC Number:0390-3026-7020-2899-8371

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0032

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	54		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
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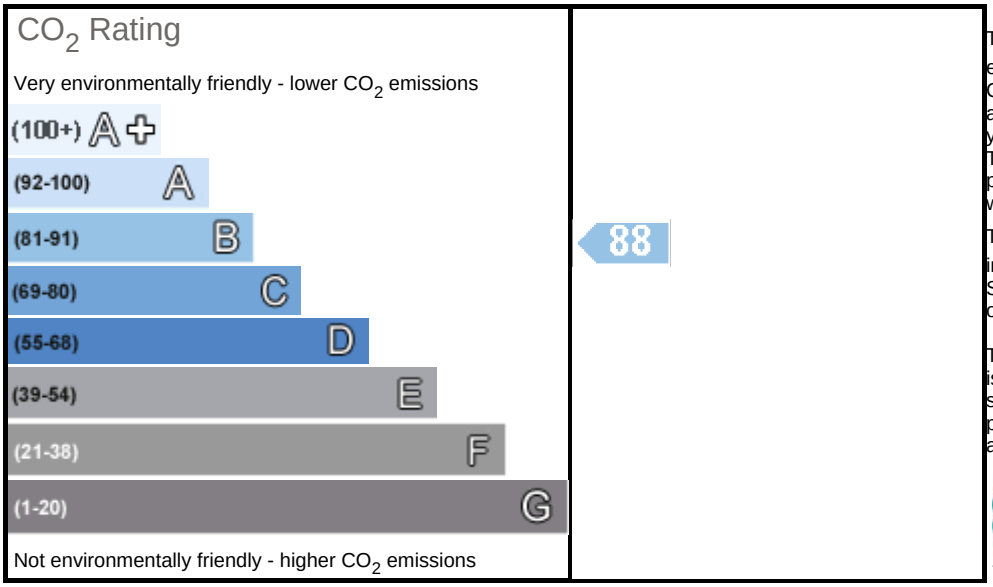

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Communities and Local Government

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EPC Number:0360-3524-1070-2209-8481

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0033

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-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

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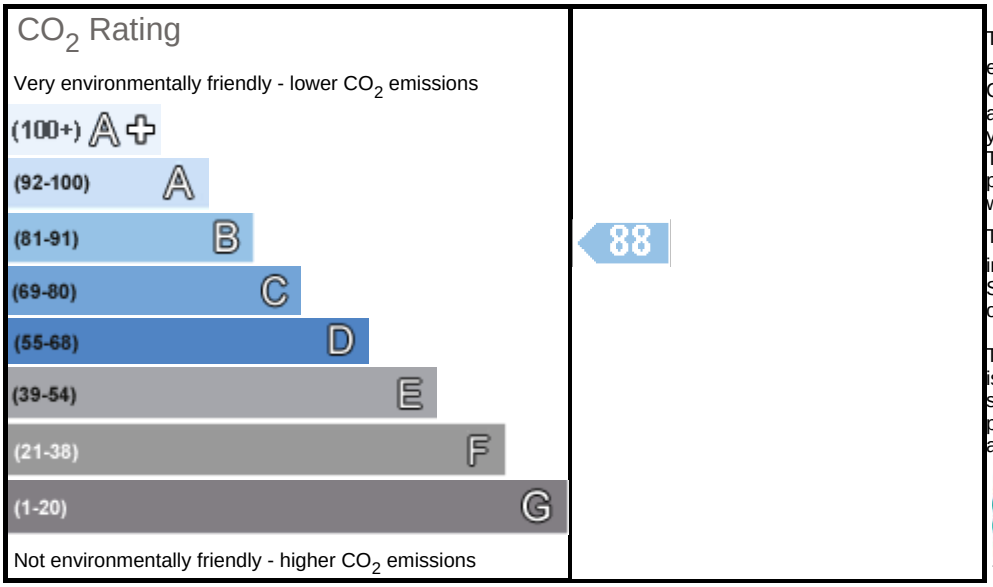

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Communities and Local Government

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EPC Number:9725-3004-7307-6369-4200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0034

Date
04 November 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-00034030-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.

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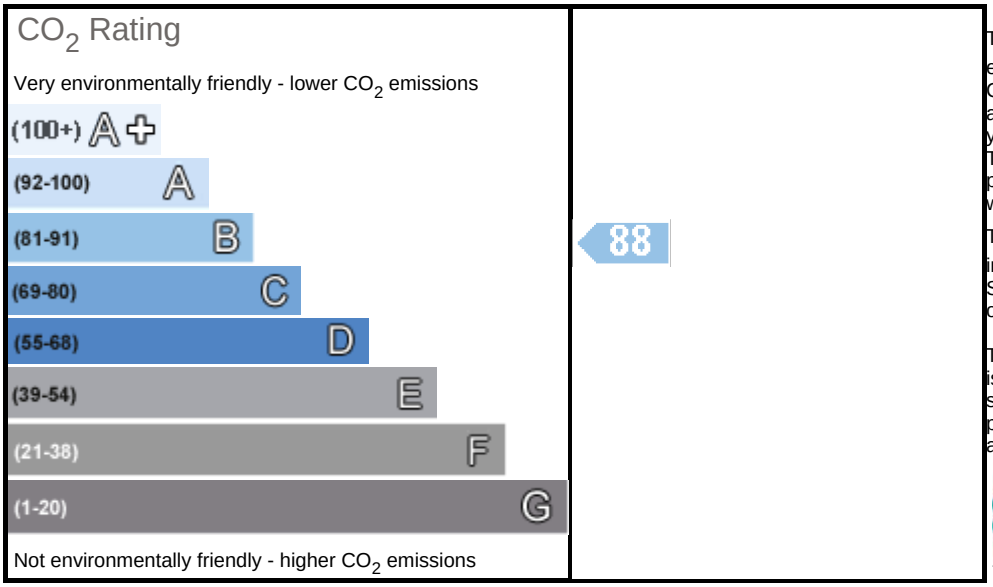

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Communities and Local Government

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EPC Number:7400-3426-0632-1097-3793

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0035

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0035 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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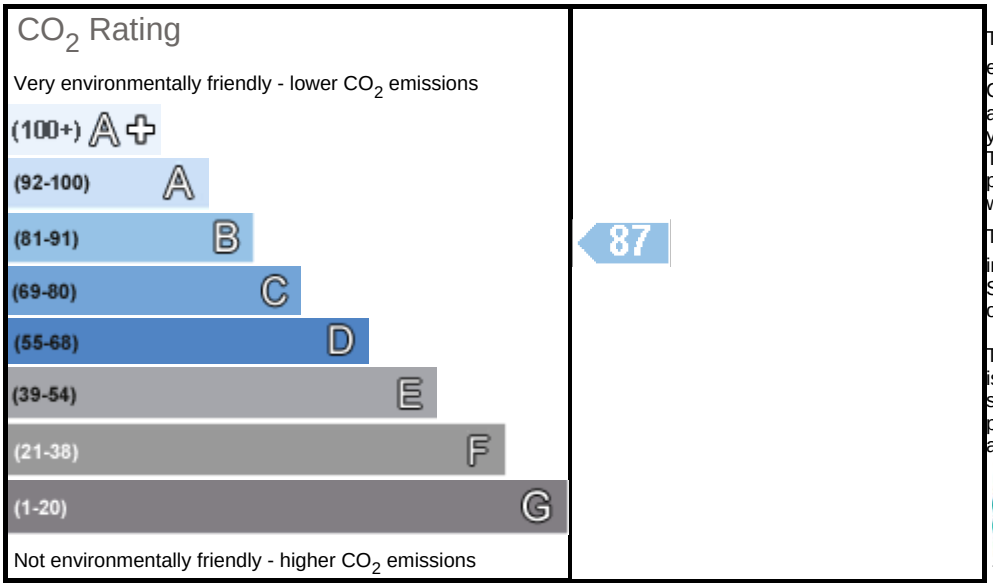

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EPC Number:0342-3004-2307-6729-2200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

17 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0036

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0036 **Score: 74**

What Your Code Star Rating Means

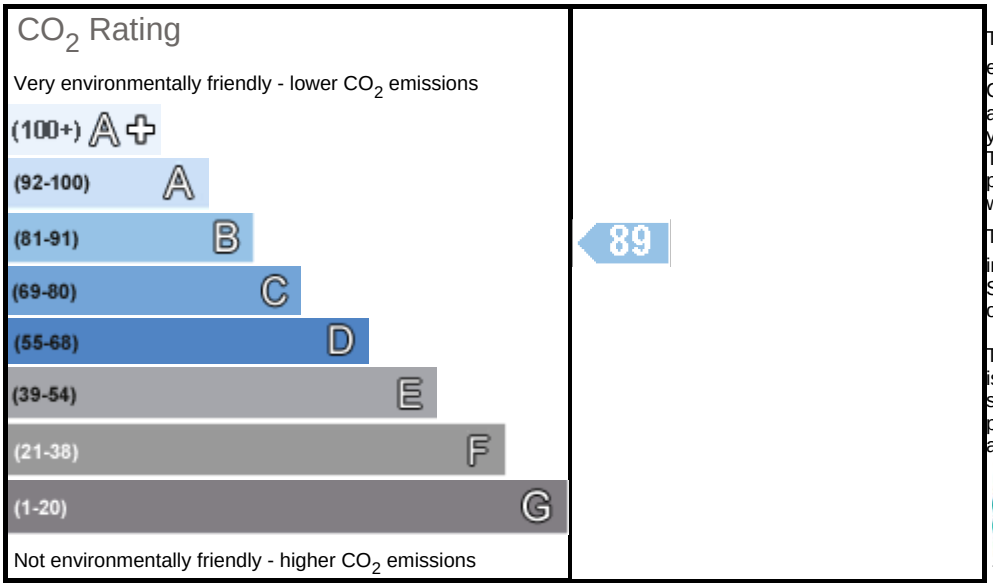
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:8011-7638-6030-6586-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

19 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0037

Date
04 November 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-00034030-PC-001-00-0037 **Score: 73**

What Your Code Star Rating Means

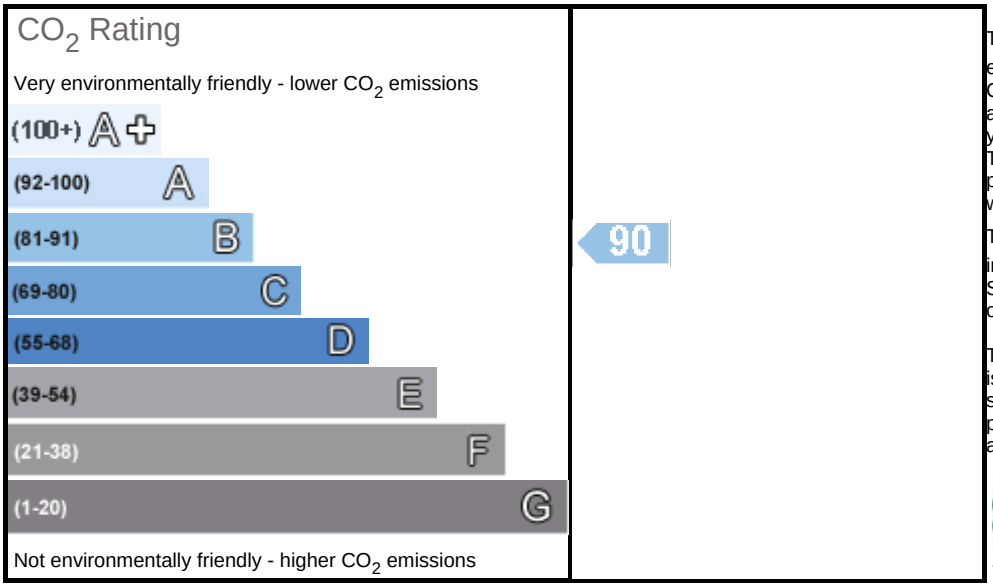
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:9368-9070-6348-9511-0974

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

21 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0038

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0038 **Score: 74**

What Your Code Star Rating Means

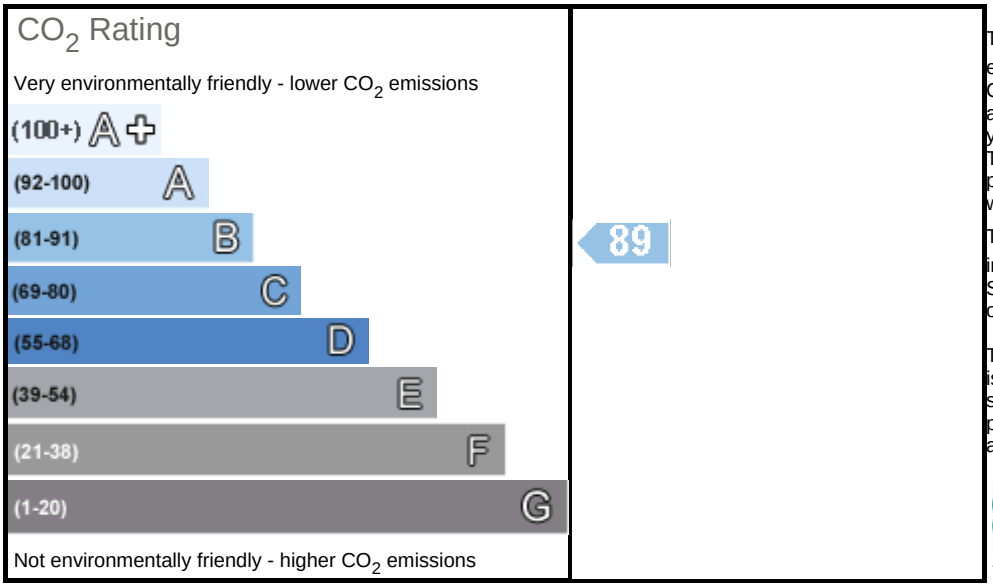
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

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EPC Number:8381-7638-6020-2536-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

39 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0039

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0039 **Score: 74**

What Your Code Star Rating Means

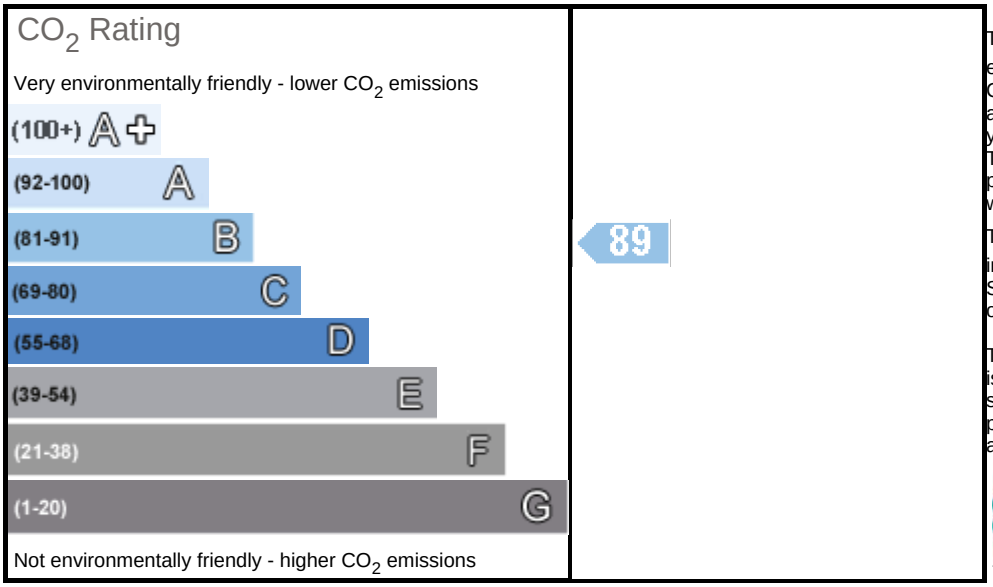
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government breglobal

EPC Number:2128-6026-7385-7500-1250

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

37 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0040

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0040 **Score: 75**

What Your Code Star Rating Means

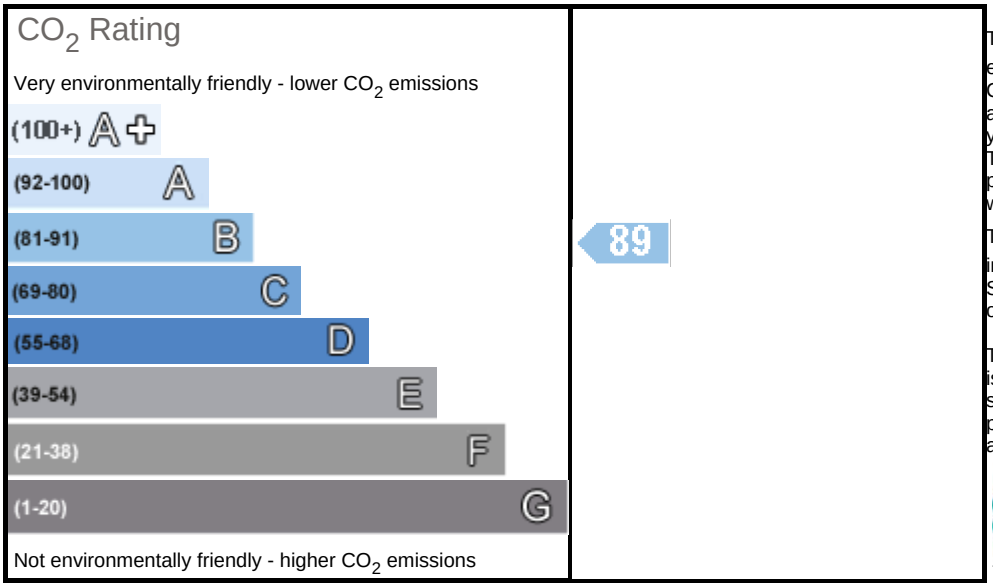
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

breglobal

EPC Number:8802-7826-2932-2527-2503

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

35 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034030-PC-001-00-0041**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0041 **Score: 77**

What Your Code Star Rating Means

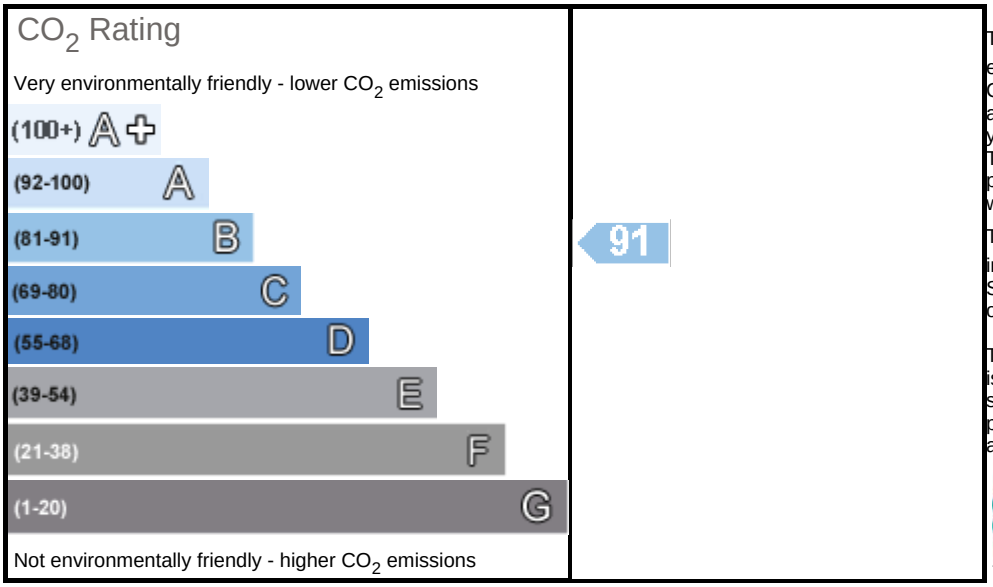
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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EPC Number:0663-3892-7552-2820-6831

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

33 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0042

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0042 **Score: 76**

What Your Code Star Rating Means

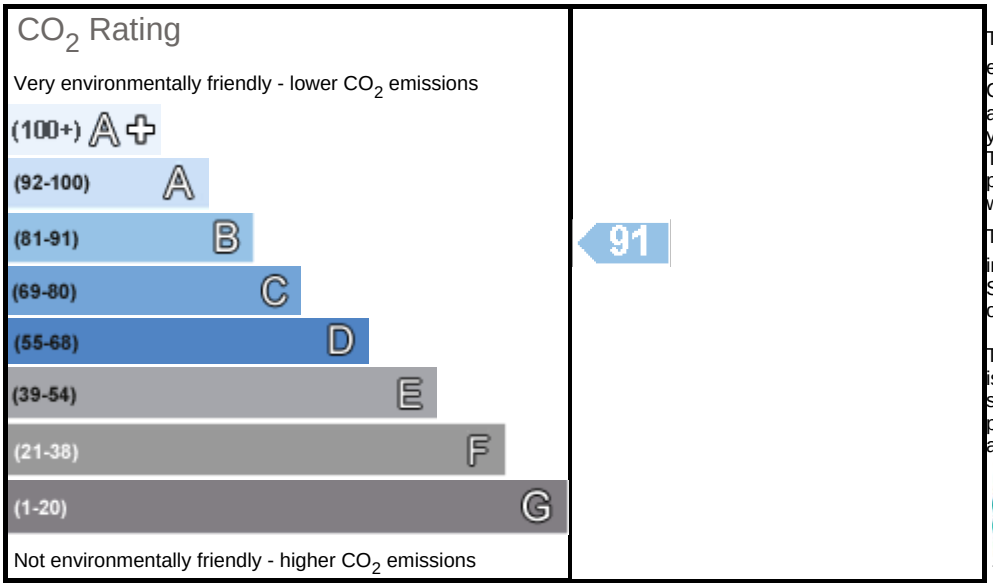
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0765-3892-7552-2820-0861

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

31 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0043

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034030-PC-001-00-0043 **Score: 76**

What Your Code Star Rating Means

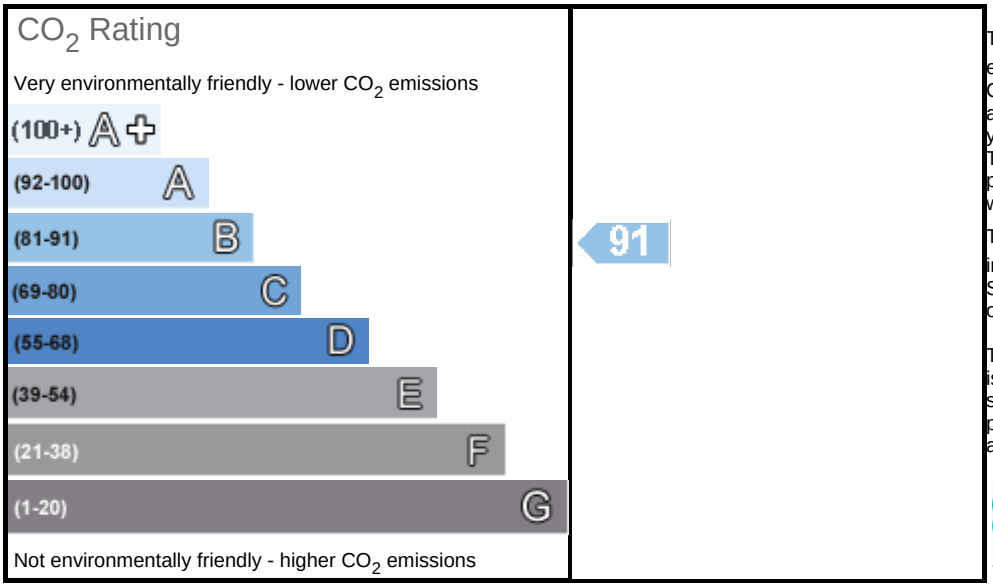
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0579-3801-7958-2220-8201

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

29 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0044

Date
04 November 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-00034030-PC-001-00-0044 **Score: 75**

What Your Code Star Rating Means

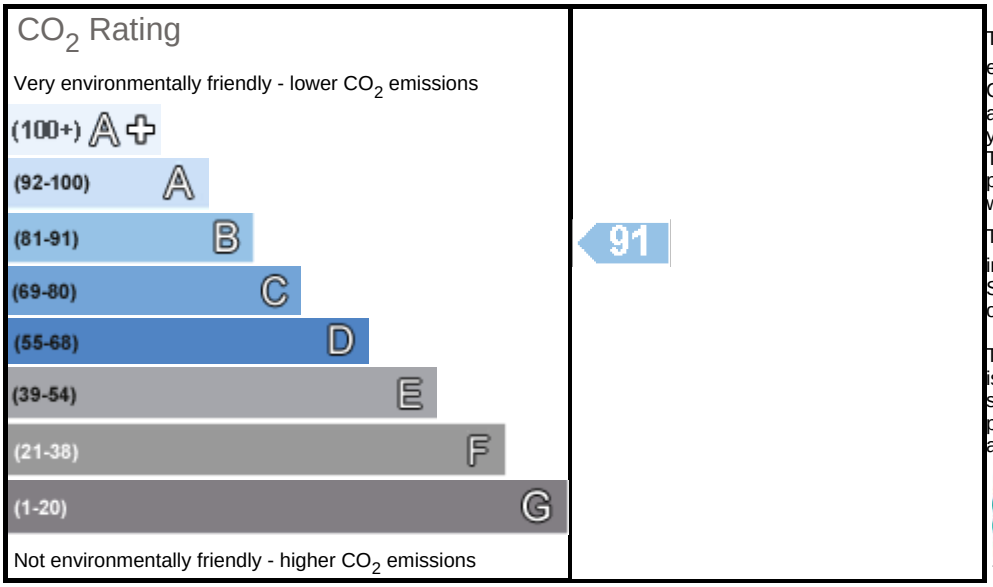
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0970-3801-7959-2220-1241

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

27 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0045

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0045 **Score: 76**

What Your Code Star Rating Means

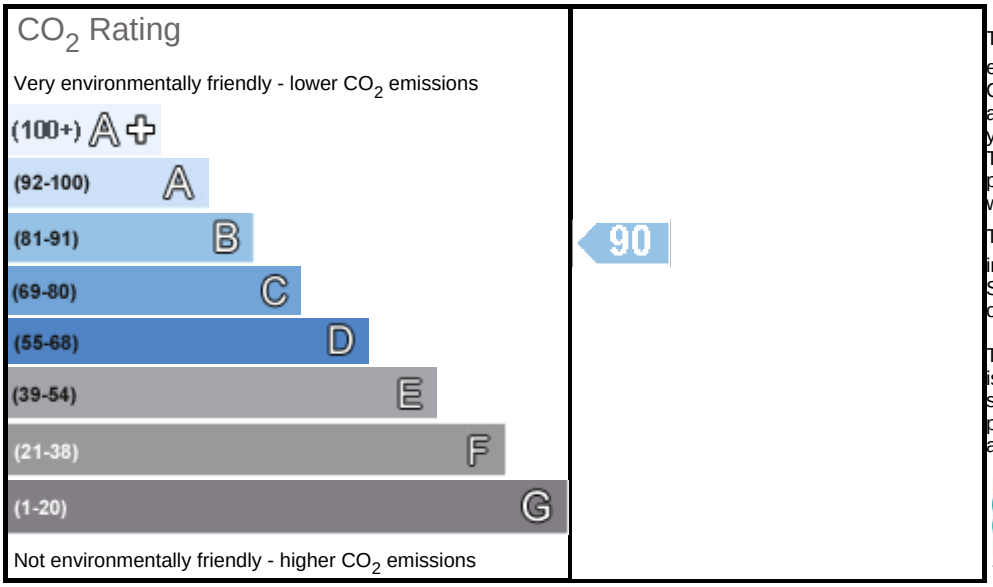
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	64		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:2118-3092-7395-7700-2220

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

25 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0046

Date
04 November 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-00034030-PC-001-00-0046 **Score: 75**

What Your Code Star Rating Means

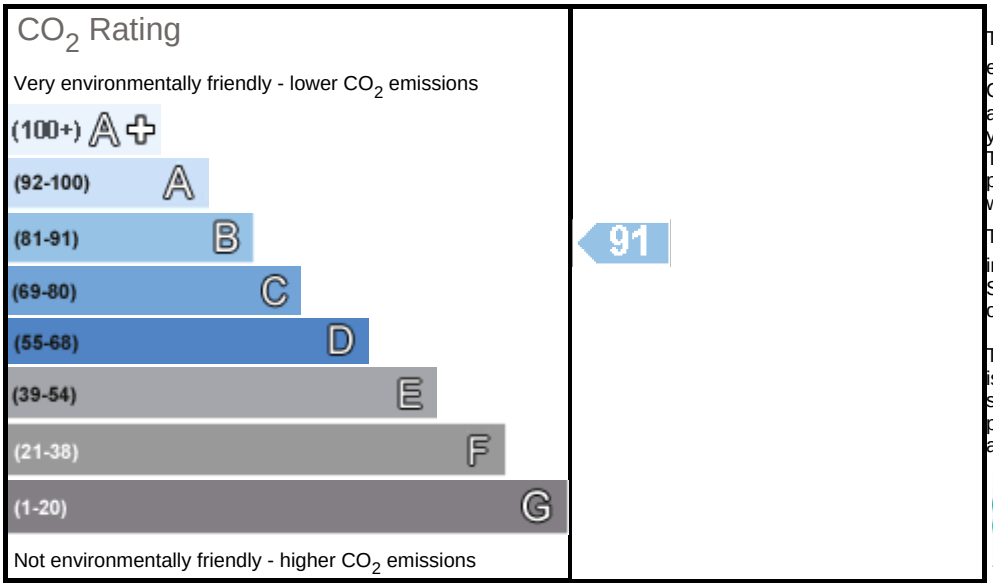
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:9208-0018-7396-7200-3204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

23 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0047

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0047 **Score: 75**

What Your Code Star Rating Means

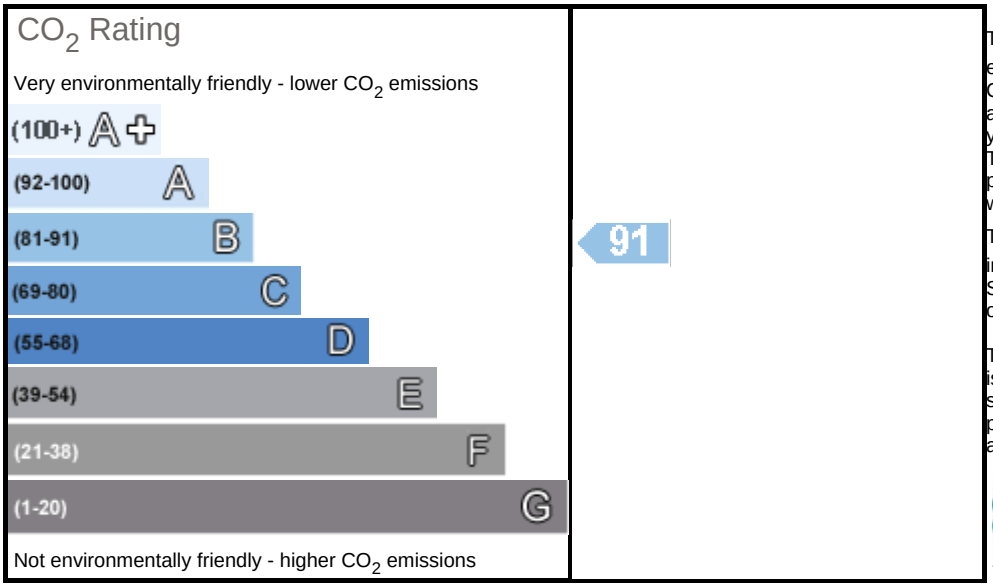
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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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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Communities and Local Government

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EPC Number:0073-3801-7959-2220-0285

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

21 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0048

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034030-PC-001-00-0048 **Score: 75**

What Your Code Star Rating Means

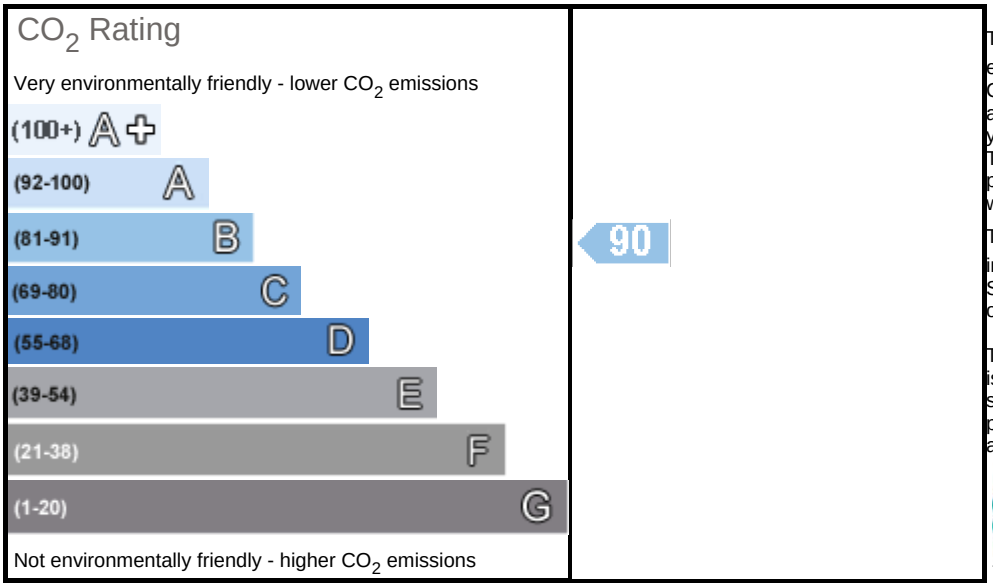
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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Communities and Local Government

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EPC Number:0277-3809-7935-2370-4855

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

19 Sylvia Pankhurst Way,
Manchester,
Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0049

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0049 **Score: 73**

What Your Code Star Rating Means

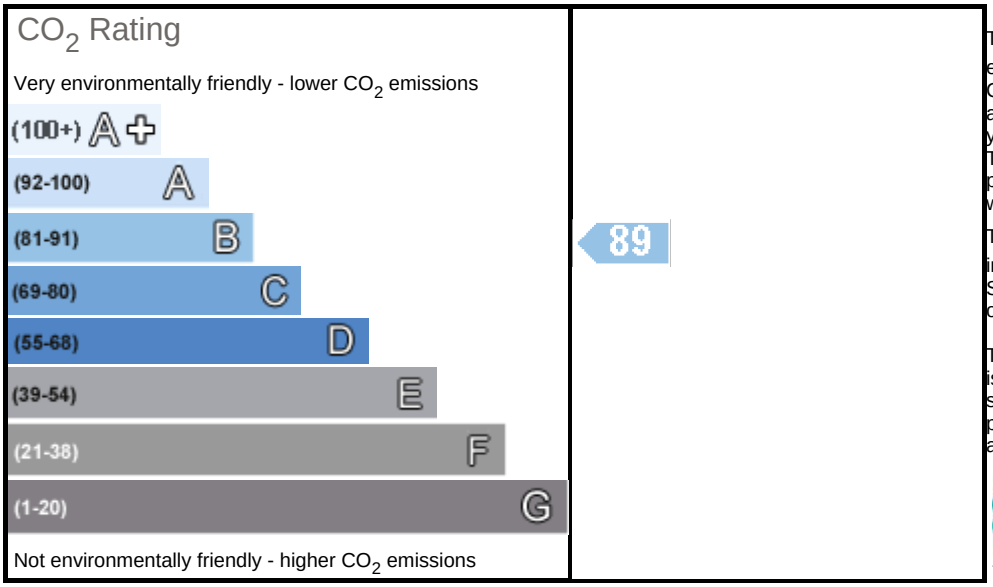
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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EPC Number:8330-7333-7960-6001-8206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

17 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0050

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0050 **Score: 73**

What Your Code Star Rating Means

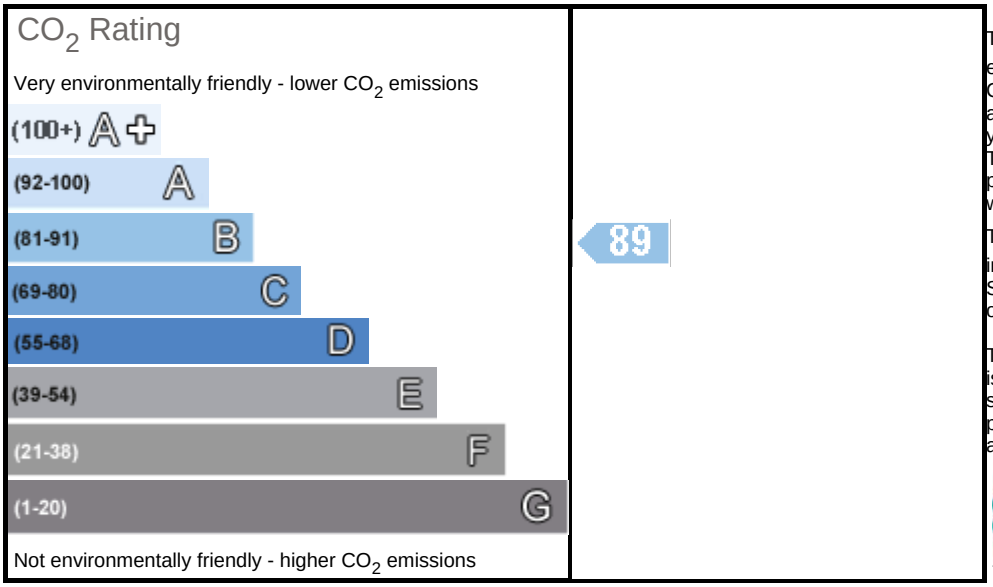
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0718-0098-7363-7300-3274

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

15 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0051

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0051 **Score: 70**

What Your Code Star Rating Means

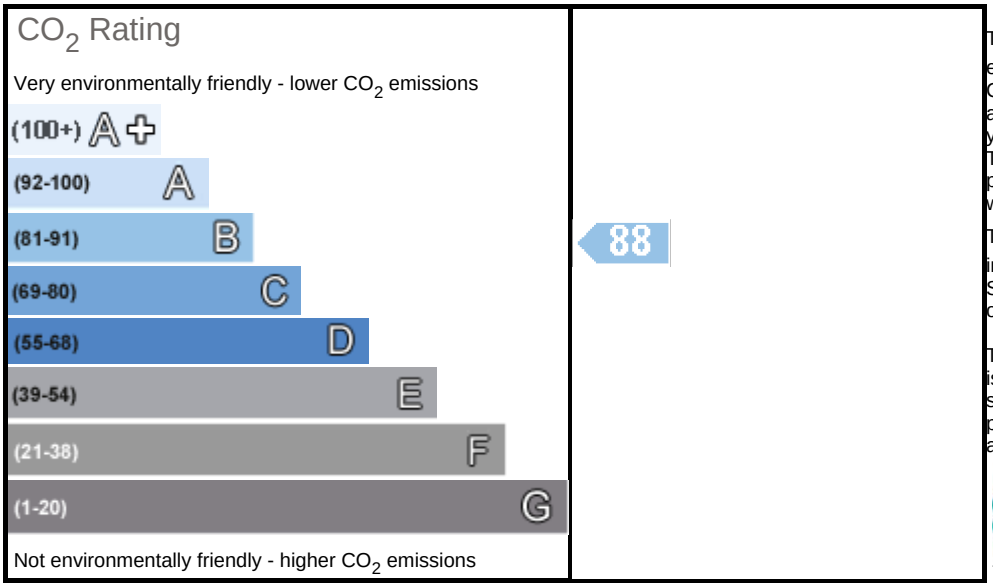
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	49		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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:2578-7098-7363-7700-3270

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Buttercup Street,
Manchester,
Greater Manchester, M13 9PB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0052

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0052 **Score: 73**

What Your Code Star Rating Means

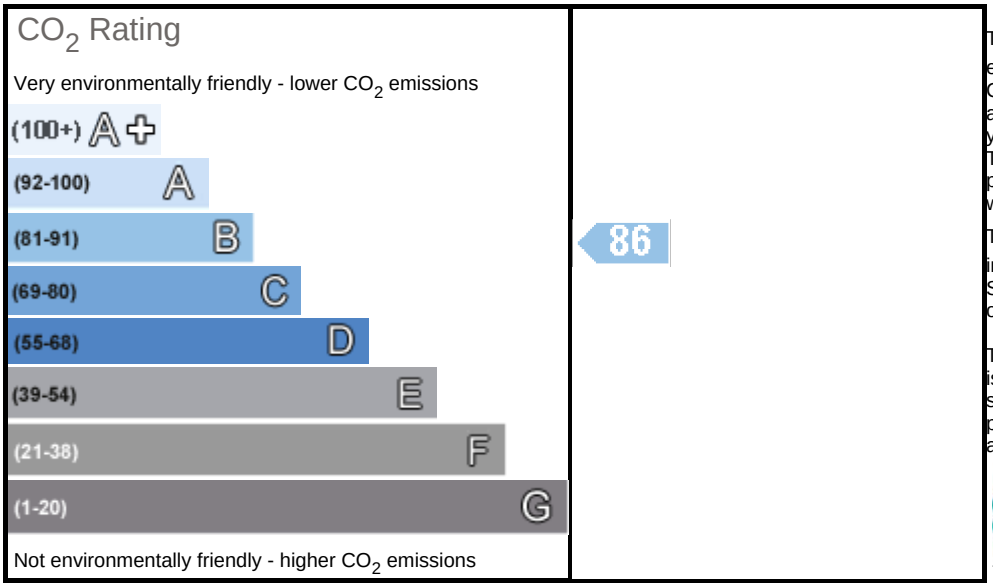
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	52		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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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:0160-3892-7063-2820-1851

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

14 Sylvia Pankhurst Way, Manchester, Greater Manchester, M13 9NJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034030-PC-001-00-0053

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034030-PC-001-00-0053 **Score: 72**

What Your Code Star Rating Means

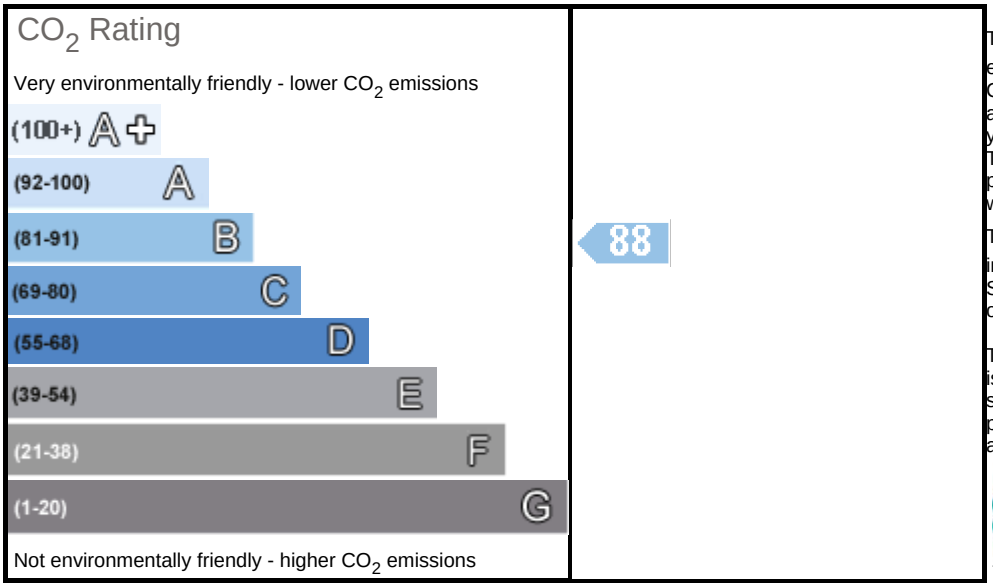
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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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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Communities and Local Government breglobal

EPC Number:3539-8632-3000-0258-3206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

27 Arkley Walk,
Manchester,
Greater Manchester, M13 9YN

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034031-PC-001-00-0001**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0001 **Score: 72**

What Your Code Star Rating Means

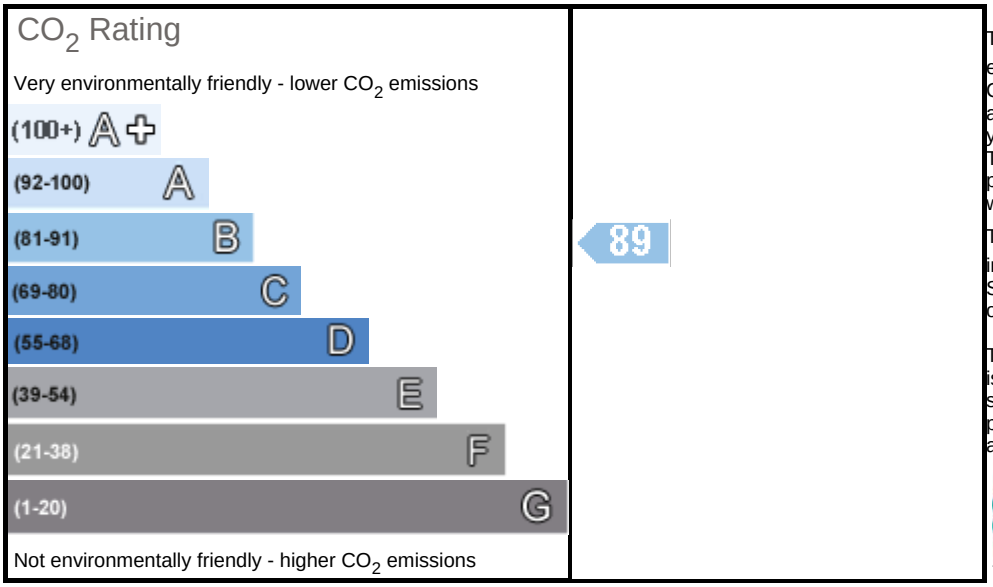
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government

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EPC Number:8671-7939-6189-0705-0926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

ISSUED TO:

29 Arkley Walk,
Manchester,
Greater Manchester, M13 9YN

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034031-PC-001-00-0002**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0002 **Score: 73**

What Your Code Star Rating Means

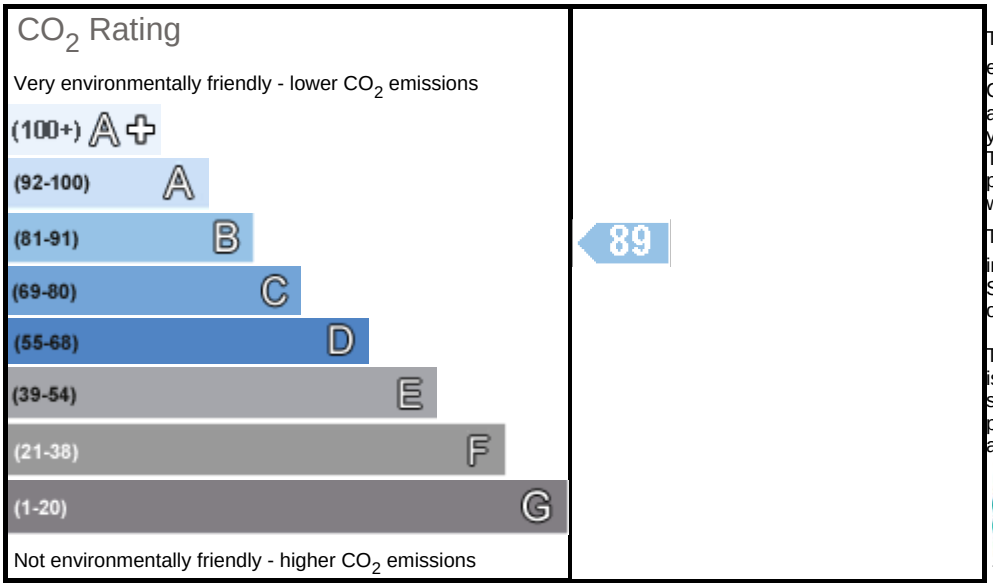
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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	83		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:9461-3875-7198-9921-7075

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

41C Brunswick Street, Manchester, Greater Manchester, M13 9SX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0003

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0003 **Score: 73**

What Your Code Star Rating Means

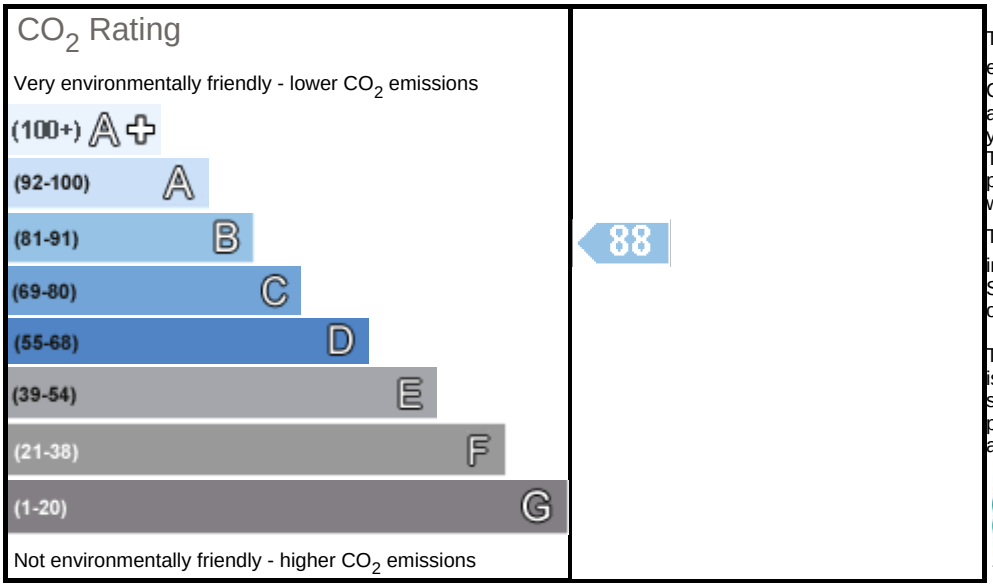
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.
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Communities and Local Government breglobal

EPC Number:0500-8686-0732-1009-3693

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

41B Brunswick Street,
Manchester,
Greater Manchester, M13 9SX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0004

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0004 **Score: 71**

What Your Code Star Rating Means

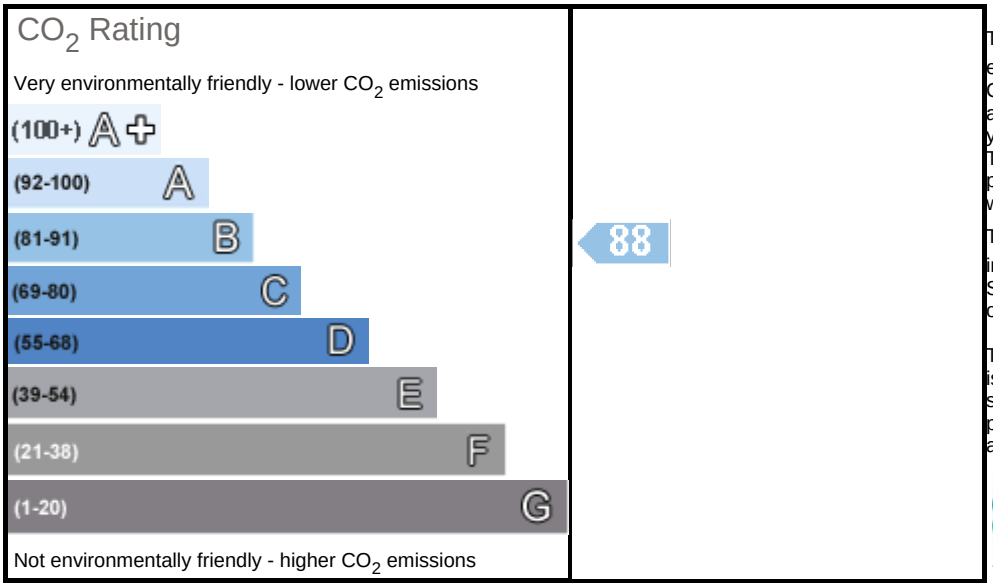
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	50		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:4339-9636-6000-0718-5202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

41A Brunswick Street, Manchester, Greater Manchester, M13 9SX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0005

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034031-PC-001-00-0005 **Score: 70**

What Your Code Star Rating Means

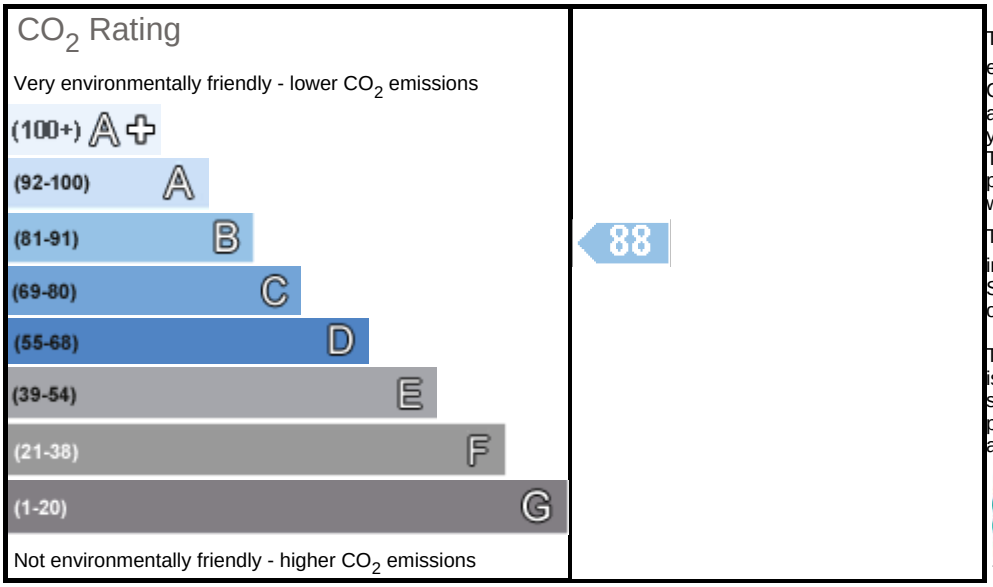
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	49		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



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Communities and Local Government

breglobal

EPC Number:0360-3578-9060-2609-7565

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

41 Brunswick Street,
Manchester,
Greater Manchester, M13 9SX

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

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Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0006

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0006 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	49		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
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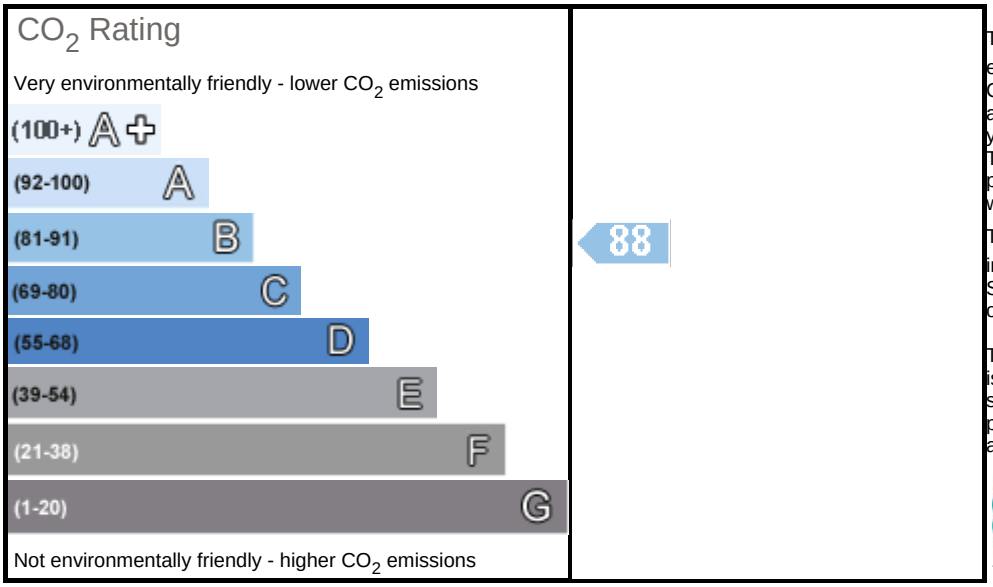

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EPC Number:9036-3005-9306-6779-6204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

39B Brunswick Street, Manchester, Greater Manchester, M13 9SX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0007

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0007 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	49		Energy efficiency and CO_2 saving measures
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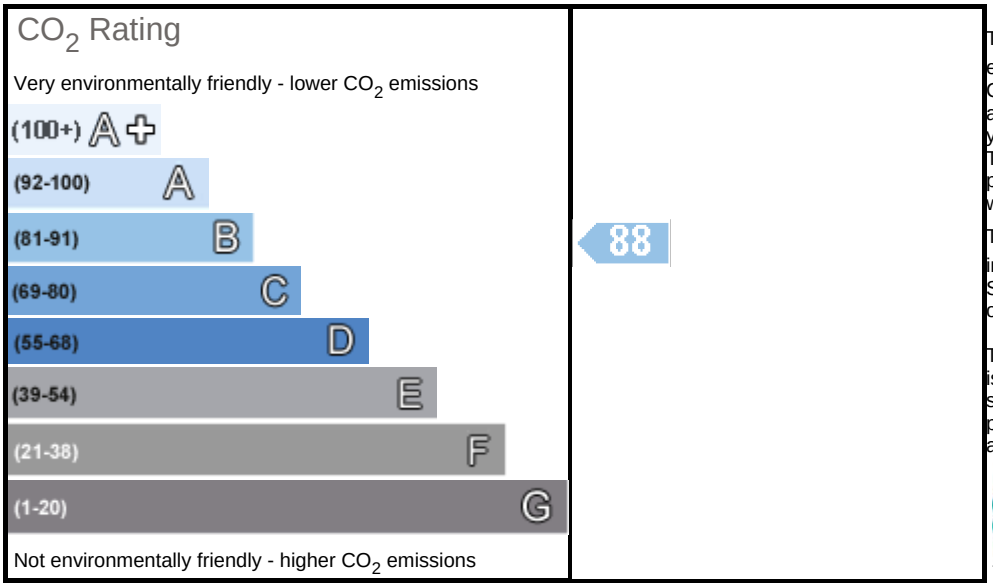

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Communities and Local Government breglobal

EPC Number:9131-3005-0306-7879-6200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

39A Brunswick Street, Manchester, Greater Manchester, M13 9SX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0008

Date
04 November 2024

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0008 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	57		Energy efficiency and CO_2 saving measures
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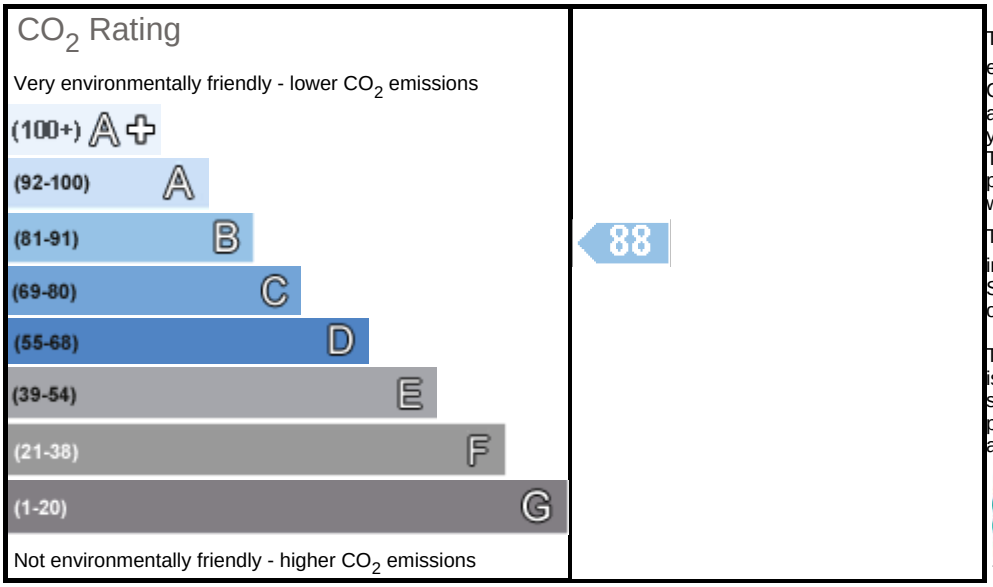

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Communities and Local Government

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EPC Number:0370-3373-0060-2699-1501

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0009

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034031-PC-001-00-0009 **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

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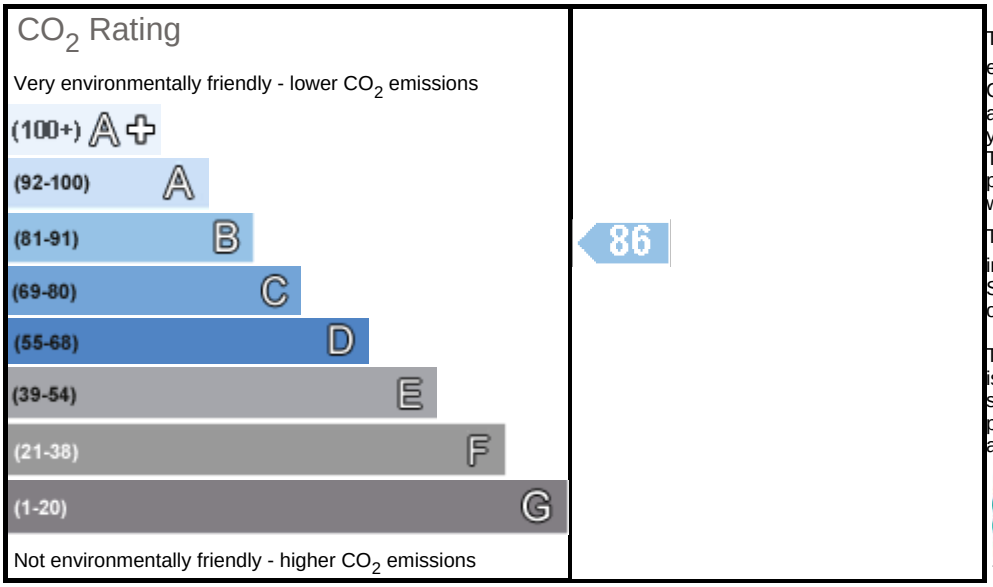

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Communities and Local Government

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EPC Number:5539-0636-7000-0750-5292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0010

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034031-PC-001-00-0010 **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

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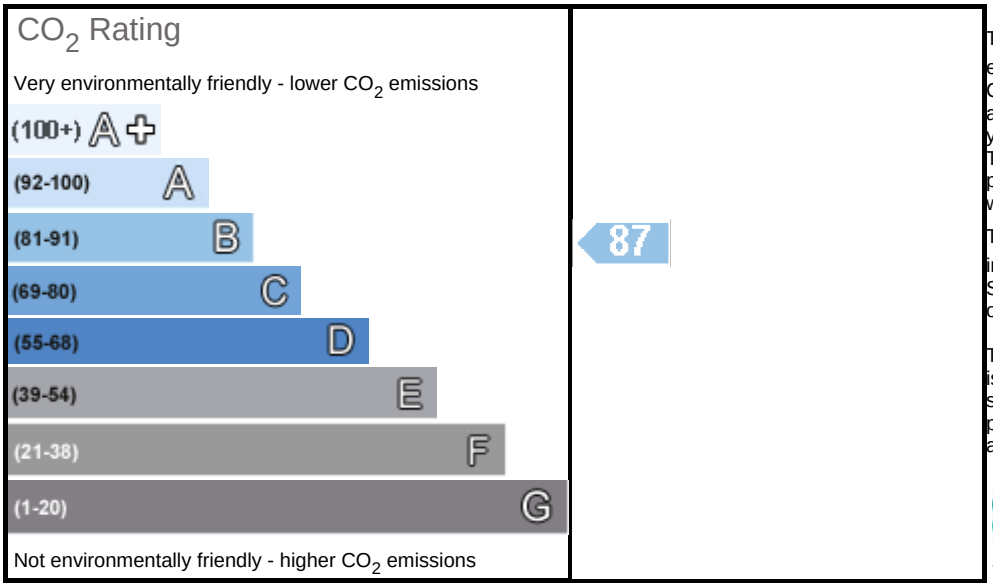

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Communities and Local Government
breglobal

EPC Number:6439-0636-7000-0720-5296

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0011

Date
04 November 2024

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Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

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Certificate Number: BRE-00034031-PC-001-00-0011 **Score: 73**

What Your Code Star Rating Means

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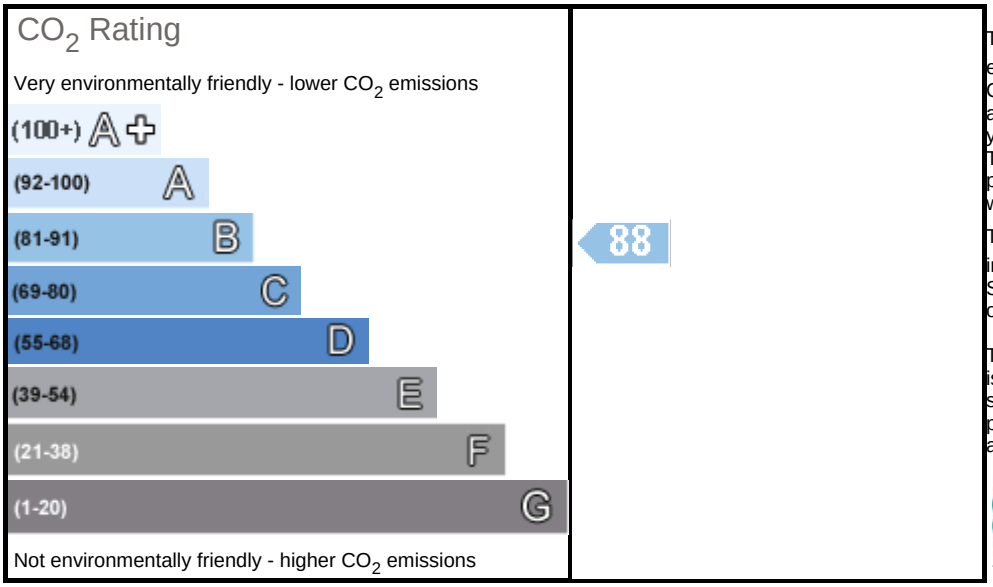

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Communities and Local Government

breglobal

EPC Number:9209-3005-0306-7279-6200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0012

Date
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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0012 **Score: 73**

What Your Code Star Rating Means

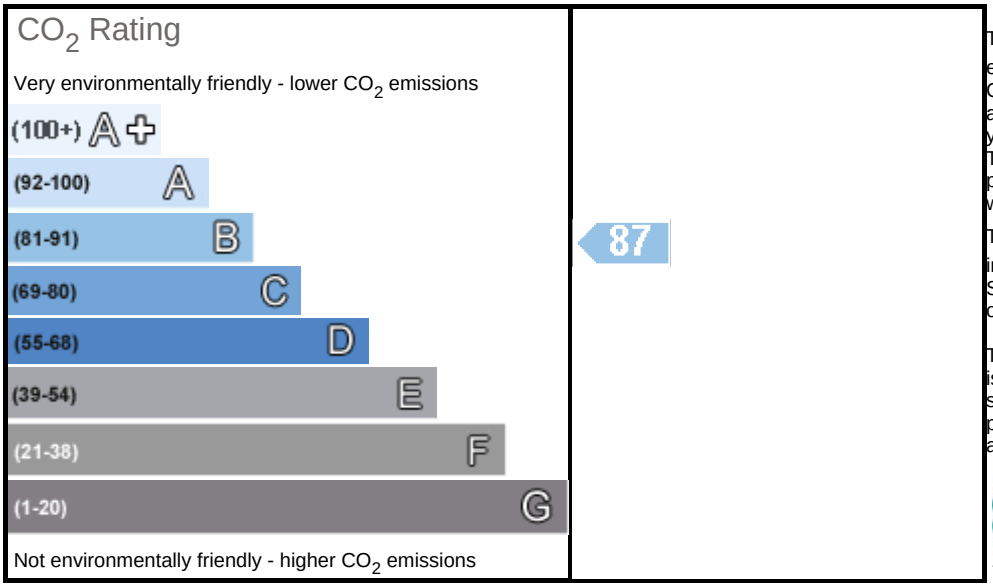
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:0370-3073-1050-2609-3575

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0013

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0013 **Score: 73**

What Your Code Star Rating Means

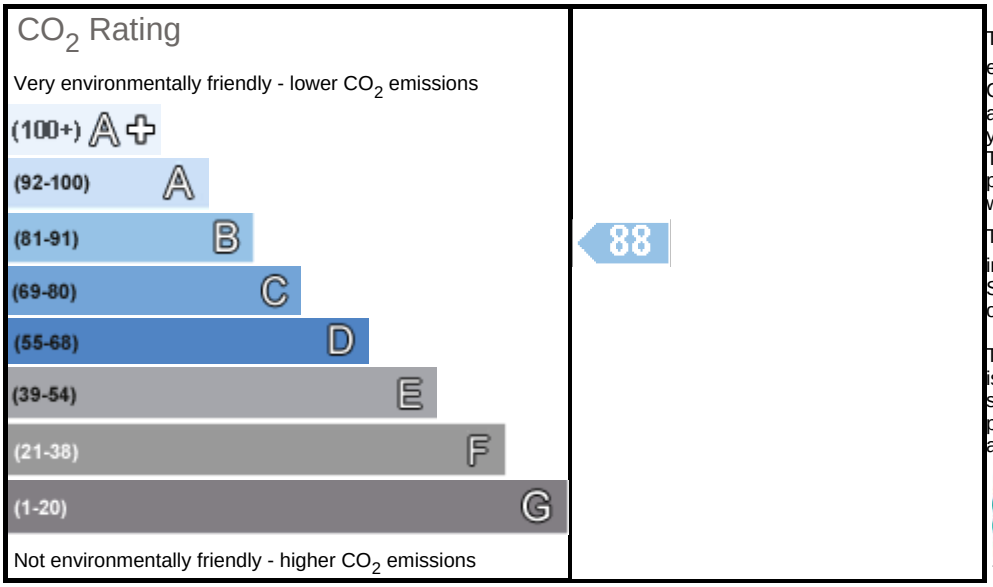
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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EPC Number:1839-1635-7000-0723-5206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Peace Road,
Manchester,
Greater Manchester, M13 9PA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0014

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0014 **Score: 74**

What Your Code Star Rating Means

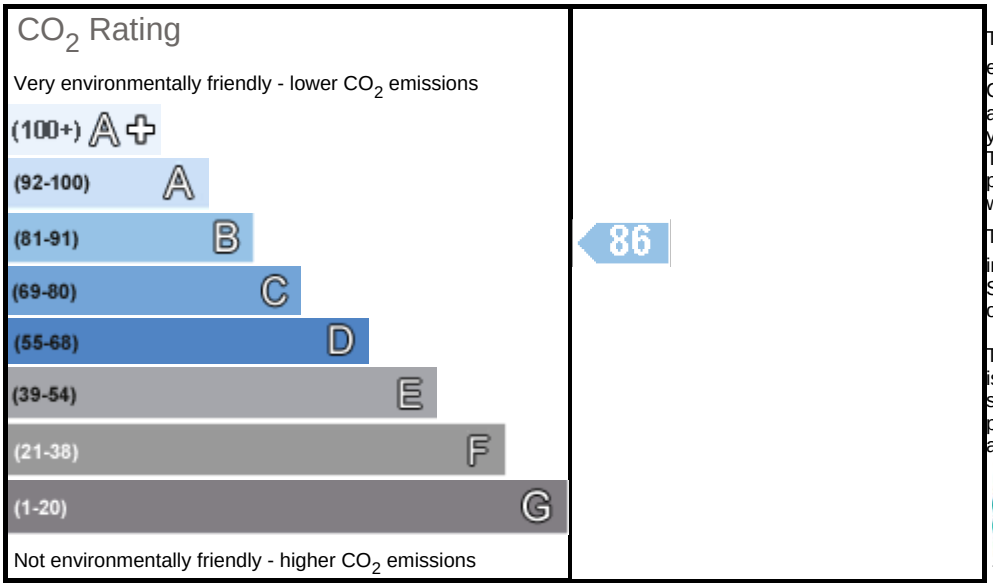
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:2439-1635-7000-0753-5206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Ardeen Walk,
Manchester,
Greater Manchester, M13 9RY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0015

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0015 **Score: 74**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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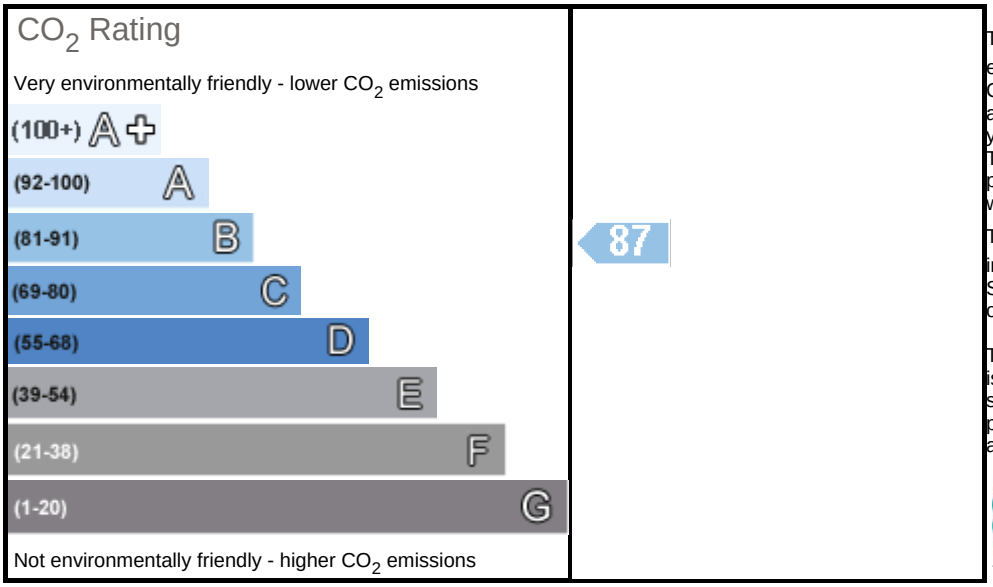
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:2604-3005-1304-7879-6204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Ardeen Walk,
Manchester,
Greater Manchester, M13 9RY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0016

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0016 **Score: 74**

What Your Code Star Rating Means

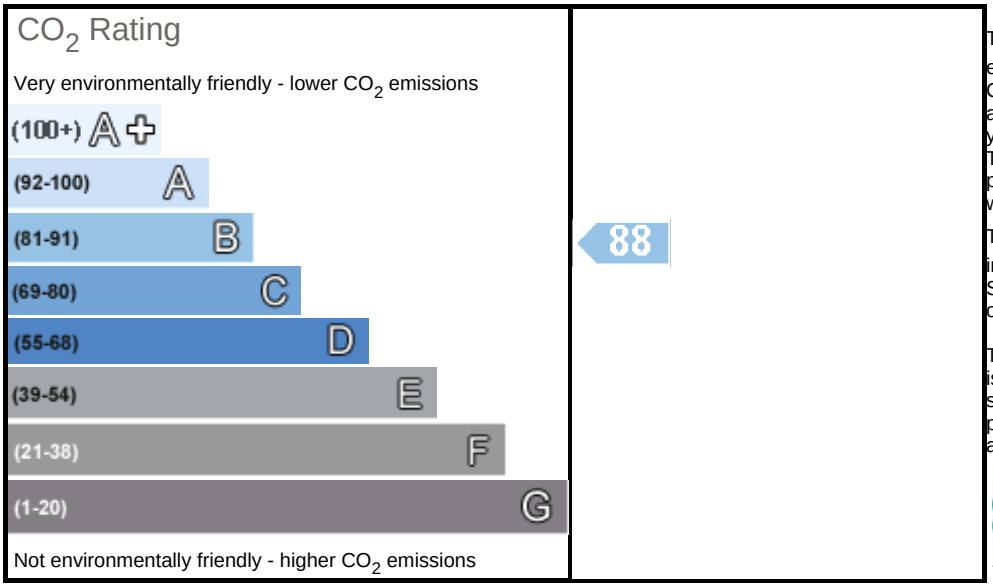
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:5500-4607-0732-1021-3493

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Ardeen Walk,
Manchester,
Greater Manchester, M13 9RY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0017

Date
04 November 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-00034031-PC-001-00-0017 **Score: 74**

What Your Code Star Rating Means

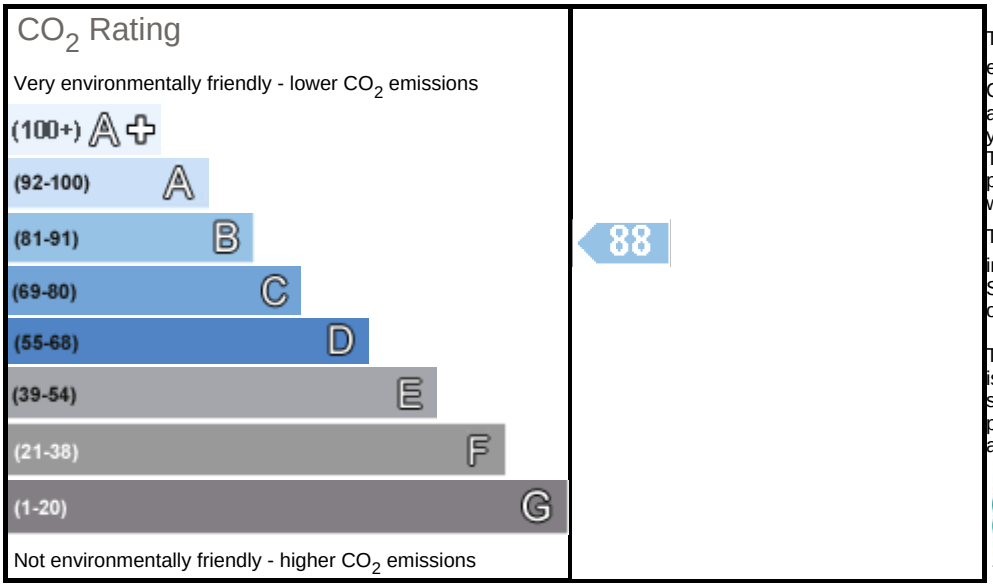
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:6500-2607-0732-2021-3493

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Ardeen Walk,
Manchester,
Greater Manchester, M13 9RY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0018

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0018 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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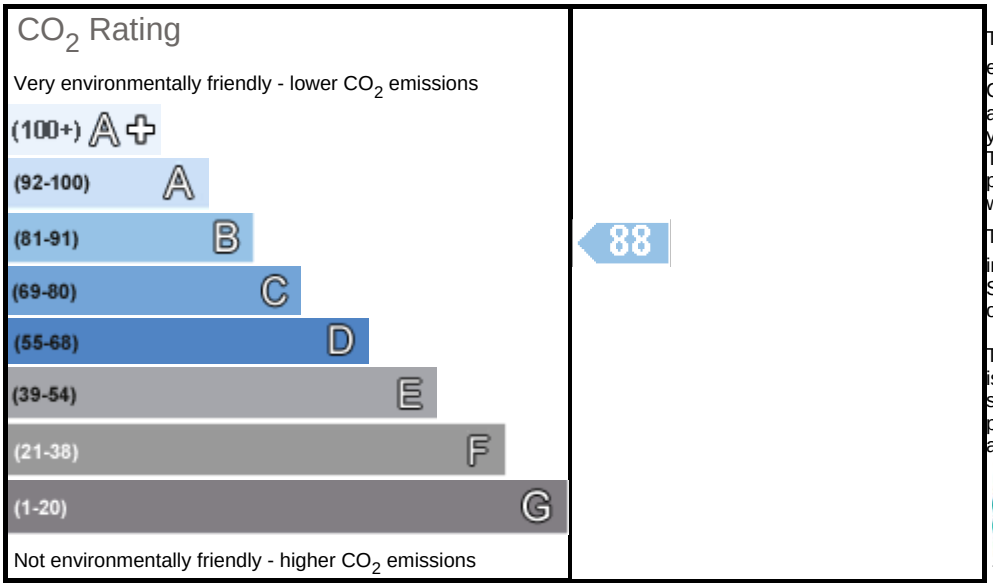

The CO_2 rating is a measure of a home's Carbon Dioxide (CO_2) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.
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EPC Number:2107-3005-1304-7379-6204

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Ardeen Walk,
Manchester,
Greater Manchester, M13 9RY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034031-PC-001-00-0019

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0019 **Score: 75**

What Your Code Star Rating Means

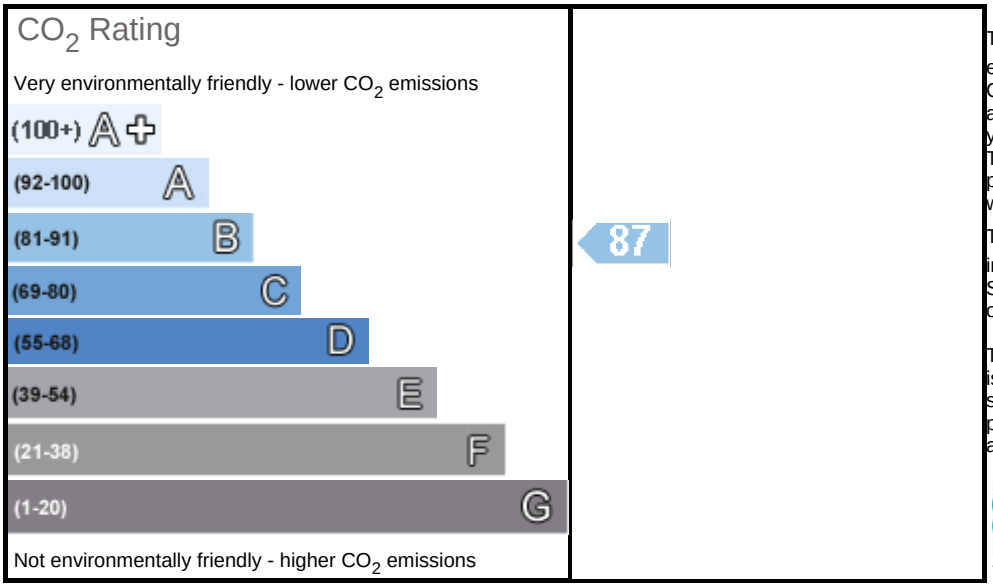
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:2809-3005-1304-7479-6200

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Arkley Street,
Manchester,
Greater Manchester, M13 9YG

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034031-PC-001-00-0020**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034031-PC-001-00-0020 **Score: 73**

What Your Code Star Rating Means

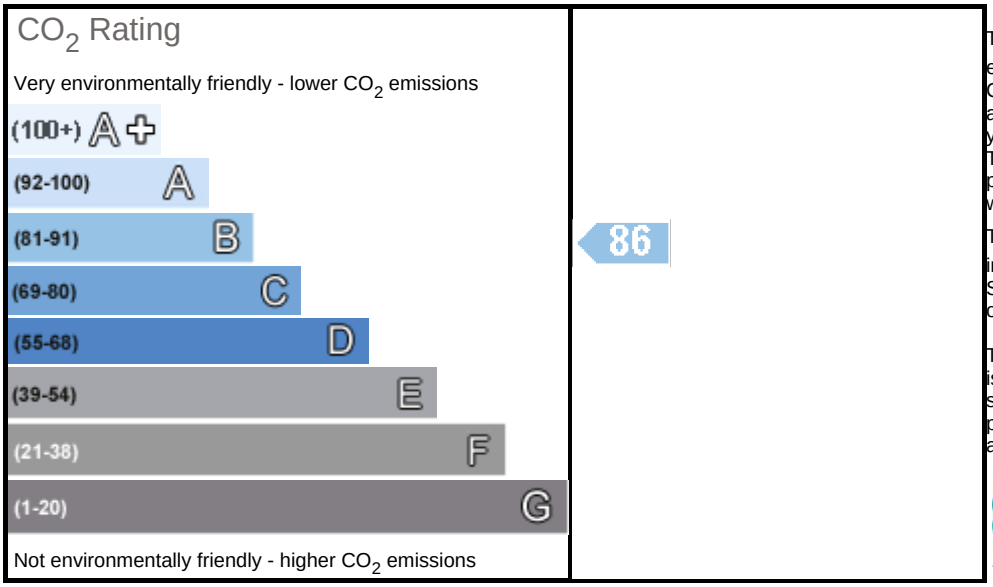
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	53		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government breglobal

EPC Number:0290-3433-0532-2099-3203

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

76 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0001

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0001 **Score: 76**

What Your Code Star Rating Means

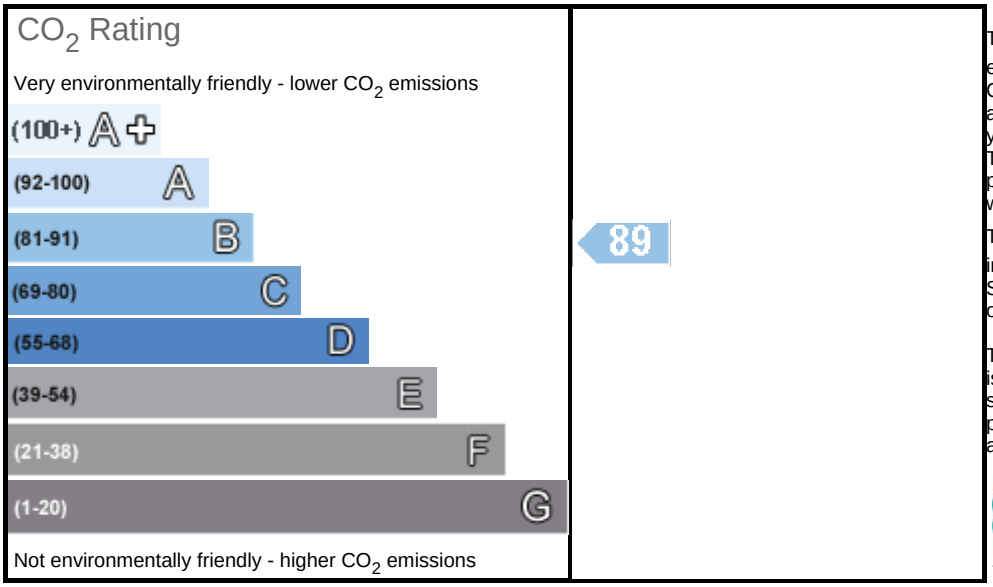
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government

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EPC Number:8904-4755-5739-1297-0883

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

74 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0002

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0002 **Score: 77**

What Your Code Star Rating Means

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

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform 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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	68		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
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Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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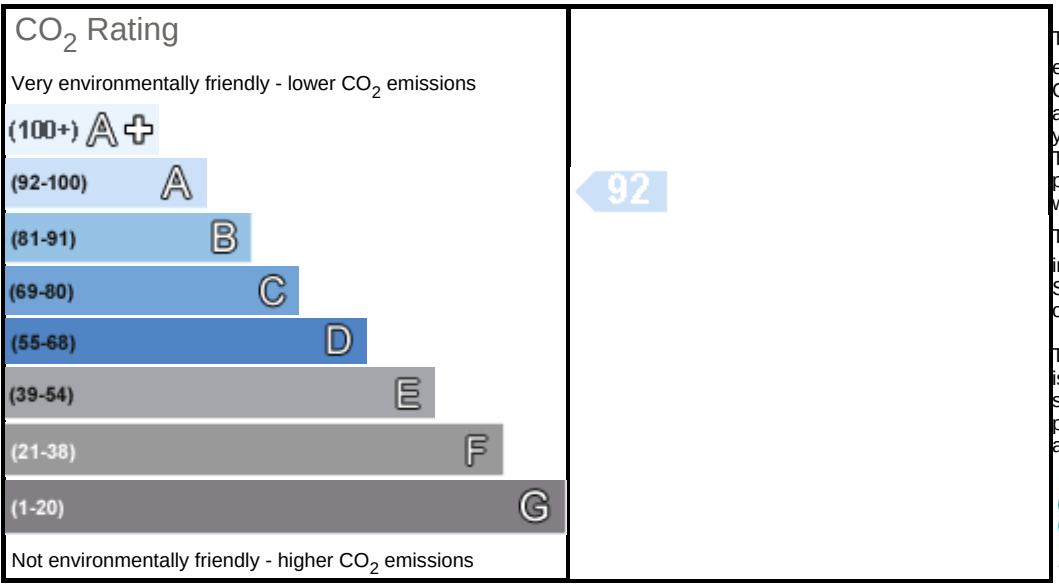

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Communities and Local Government

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EPC Number:2618-8029-7368-5378-7934

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

72 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0003

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0003 **Score: 77**

What Your Code Star Rating Means

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

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform 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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	68		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
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Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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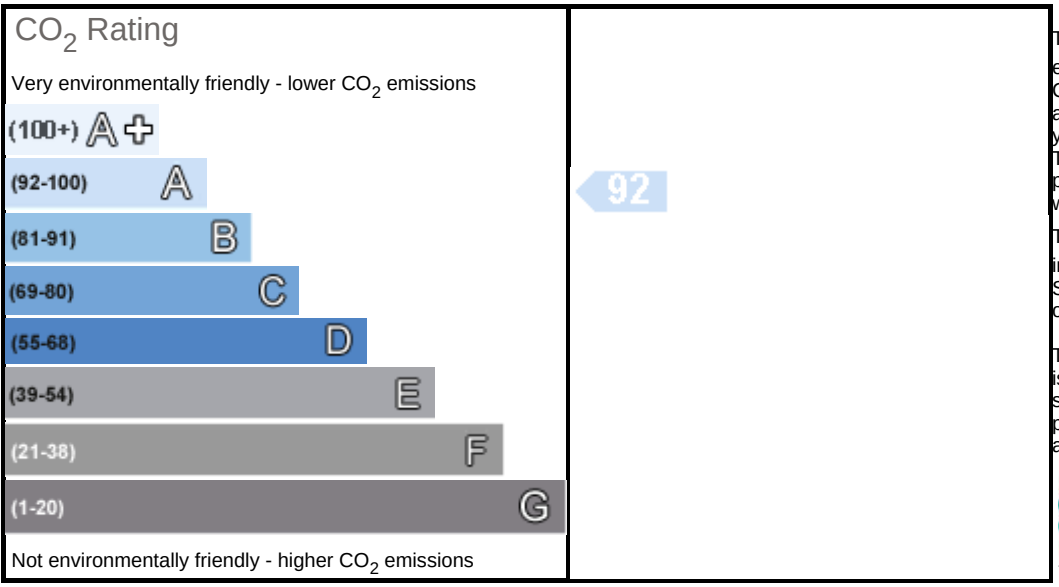

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Communities and Local Government breglob

EPC Number:2618-2029-7368-5378-7950

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

70 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0004

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0004 **Score: 77**

What Your Code Star Rating Means

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

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform 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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	68		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
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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

CO_2 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

92

The CO_2 rating is a measure of a home's Carbon Dioxide emissions. This rating is shown on your Energy Perfor Certificate as the Environmental Impact Rating. This Certifi available from the seller, and also includes information o you can improve the home's performance.

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Communities and Local Government

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EPC Number:8907-5715-6739-4227-3883

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

68 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0005

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0005 **Score: 76**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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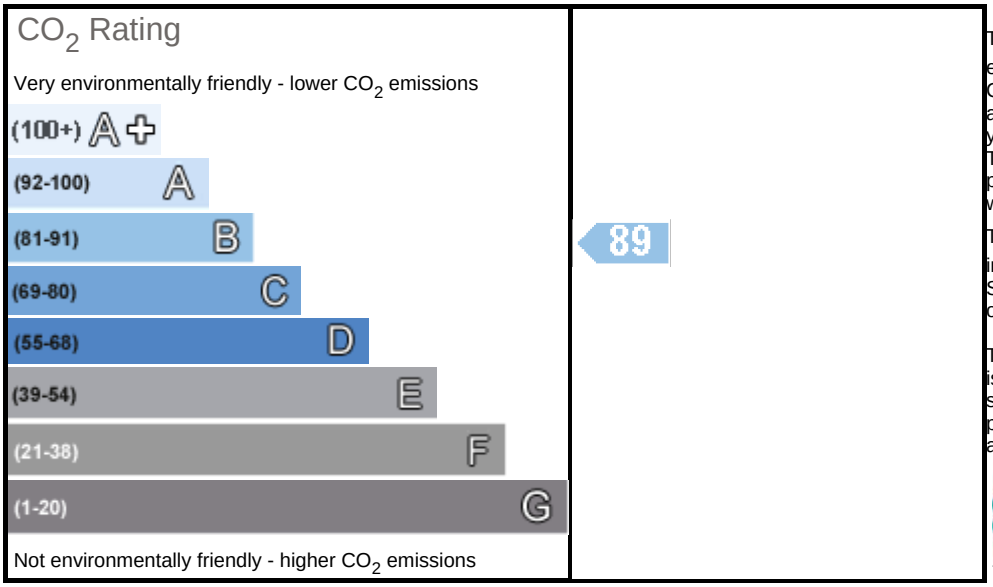

The CO_2 rating is a measure of a home's Carbon Dioxide (CO_2) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.
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EPC Number:0058-3875-7286-9798-3965

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

66 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0006

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0006 **Score: 77**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
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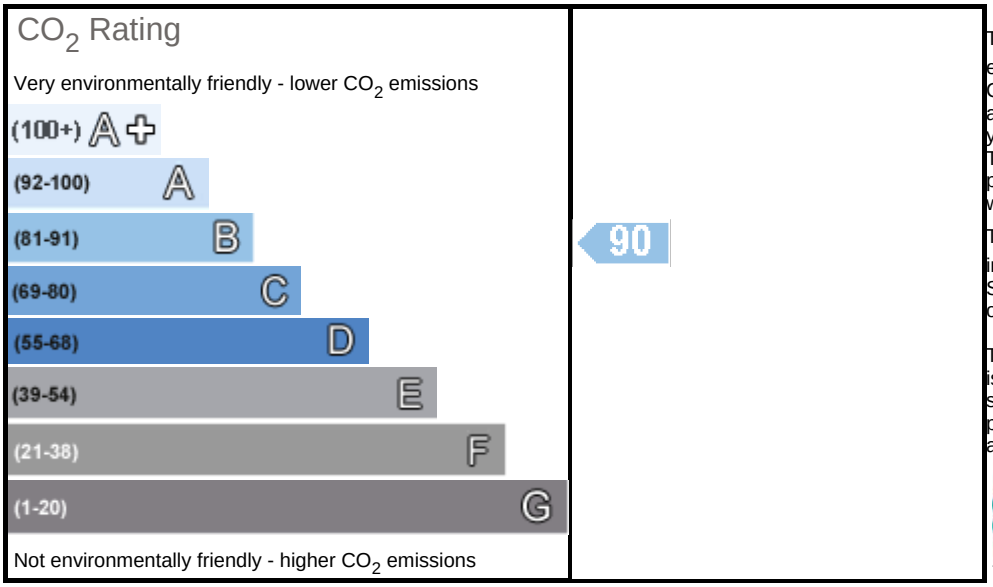

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EPC Number:2328-8029-7378-5778-7904

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

64 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0007

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0007 **Score: 78**

What Your Code Star Rating Means

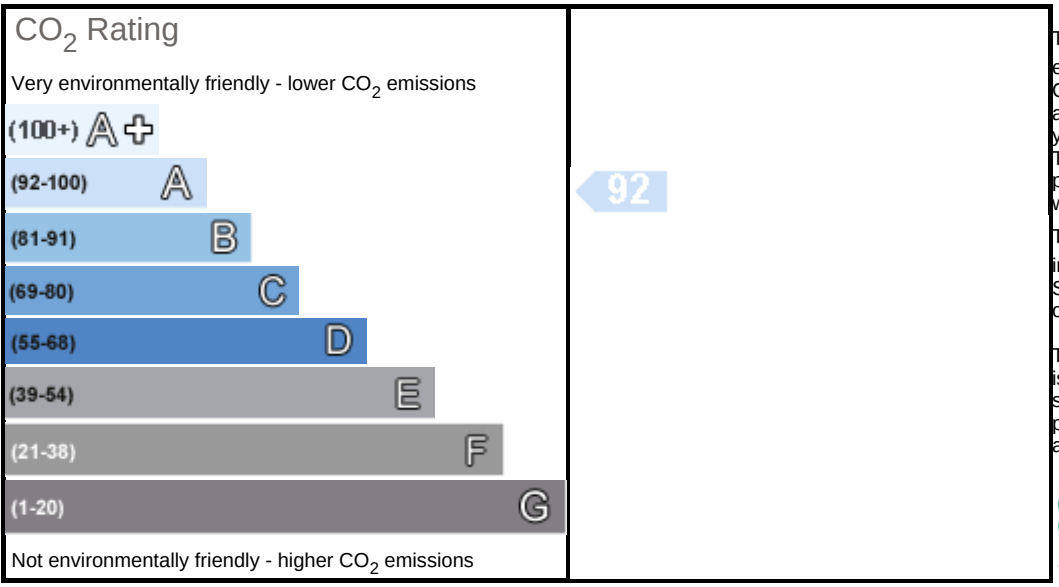
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	70		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



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Communities and Local Government breglob

EPC Number:8902-6725-7739-0227-2883

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

62 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0008

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0008 **Score: 78**

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 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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	70		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
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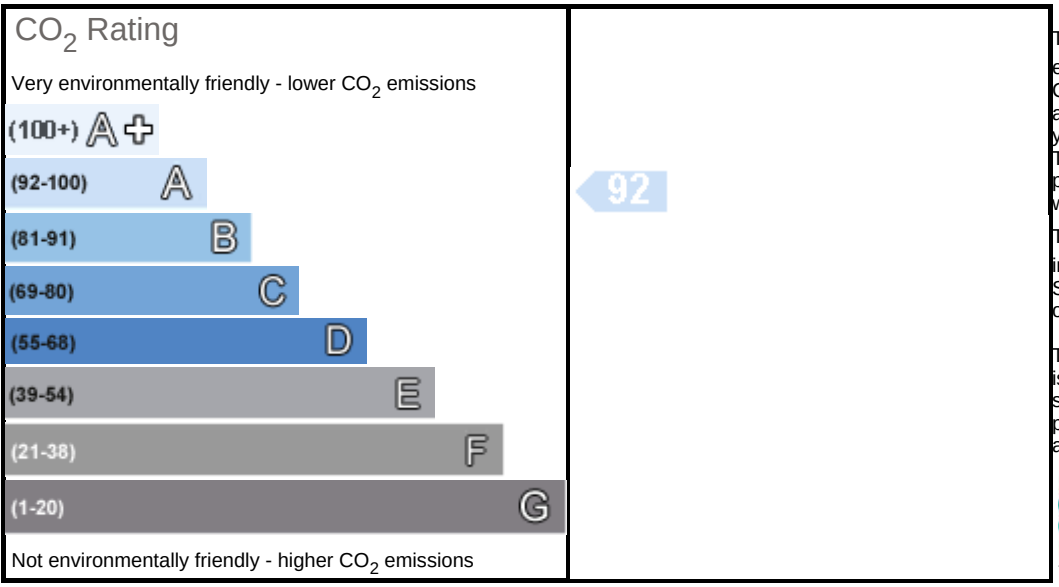
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglob

EPC Number:8198-7738-5270-2712-9926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

60 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0009

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0009 **Score: 77**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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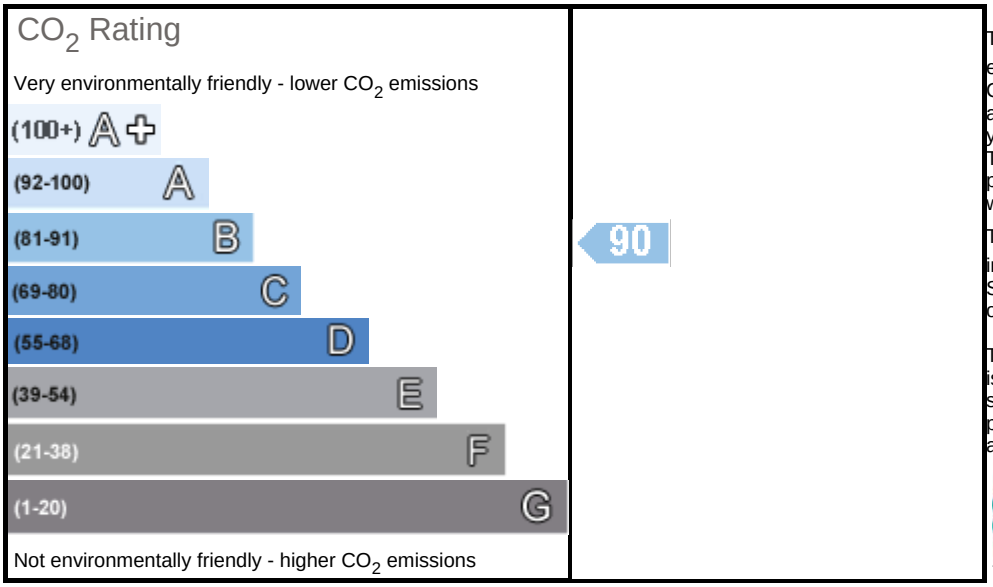
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0653-3872-7287-9728-3905

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

58 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0010

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0010 **Score: 76**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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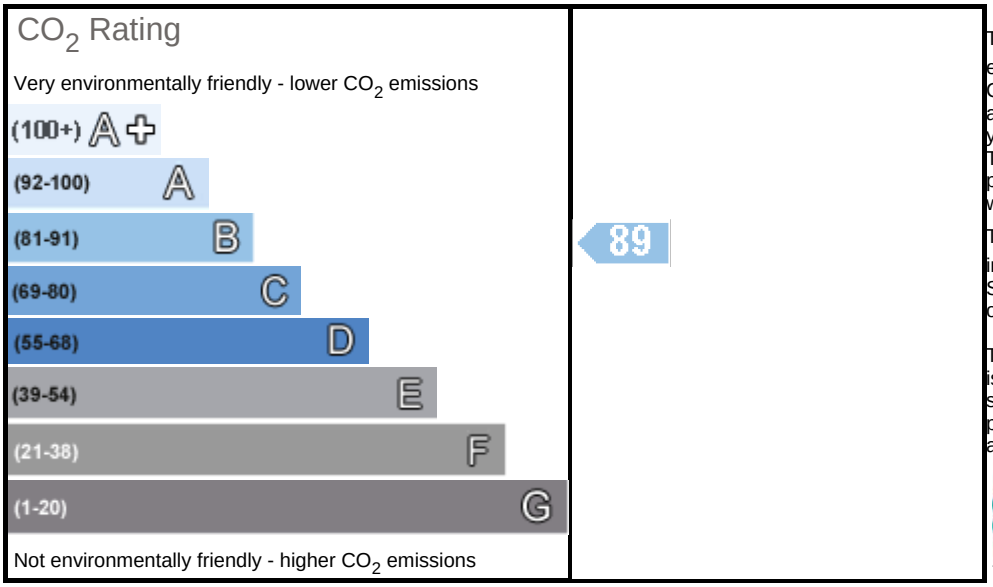
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:2758-0029-7371-5378-7954

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

56 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0011

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0011 **Score: 77**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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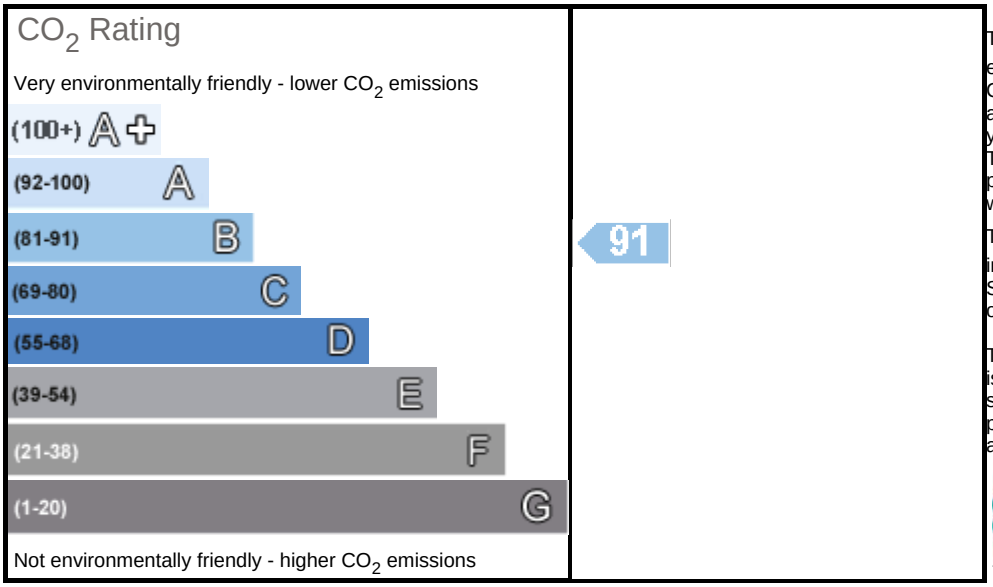

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EPC Number:0558-3875-7217-9728-5955

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

54 Wadeson Road,
Manchester,
Greater Manchester, M13 9UP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0012

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0012 **Score: 77**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	68		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
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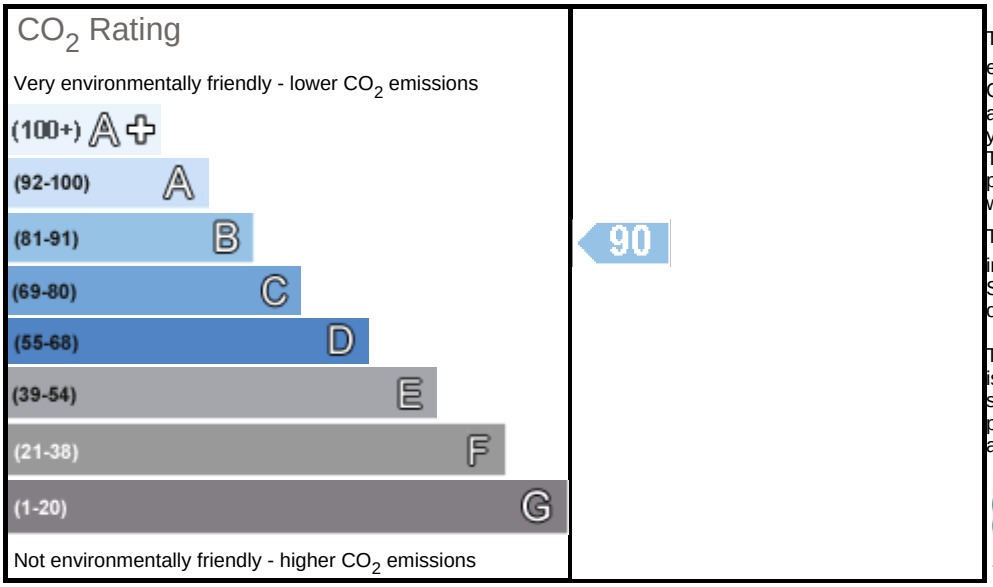

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EPC Number:0259-3872-7287-9728-4945

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

53 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0013

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0013 **Score: 76**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
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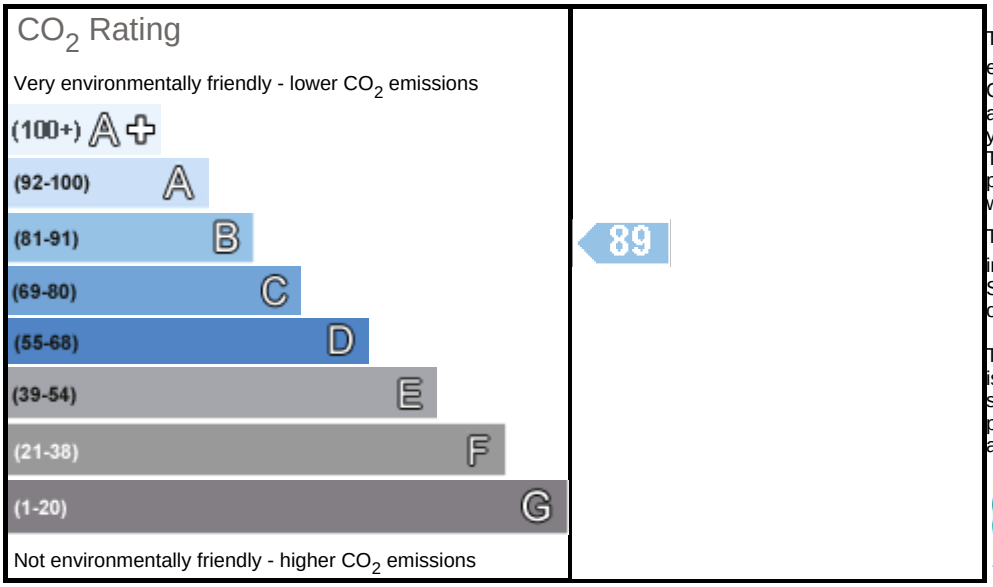

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Communities and Local Government breglobal

EPC Number:8571-7938-6220-8552-3906

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

55 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0014

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0014 **Score: 75**

What Your Code Star Rating Means

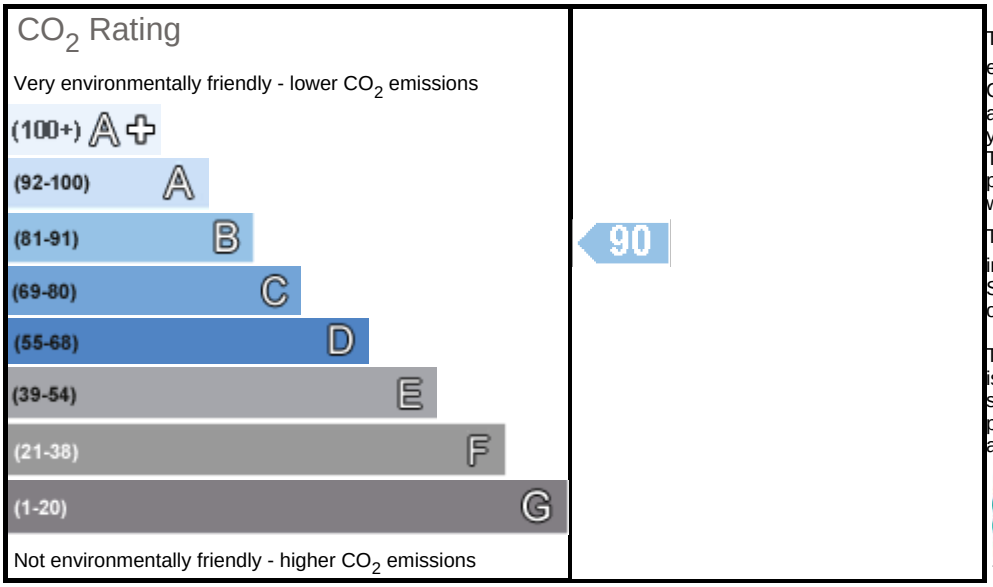
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0728-3023-7338-6851-9944

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

57 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0015

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0015 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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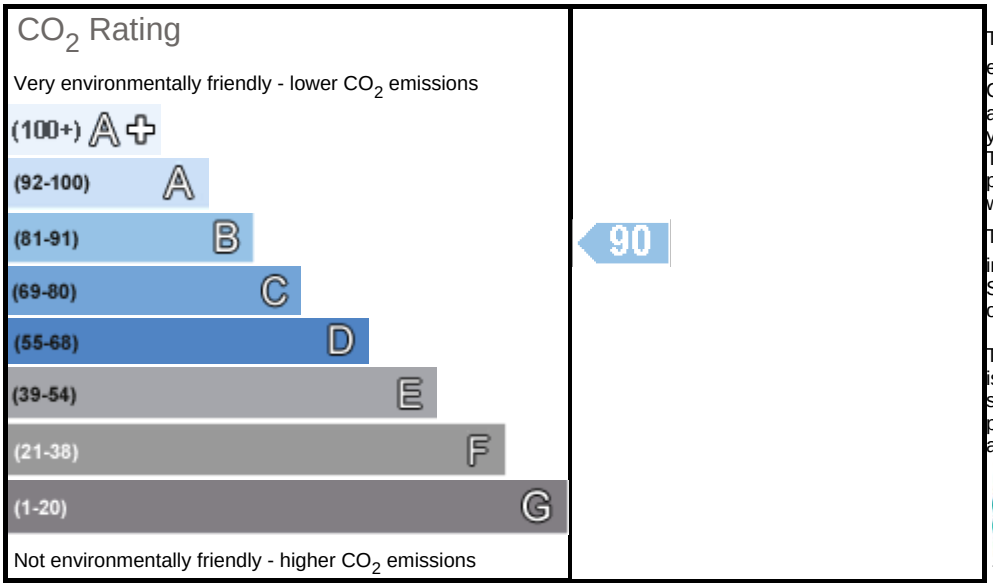
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



The 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.
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EPC Number:0466-3852-7283-9901-5385

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

59 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0016

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0016 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	61		Energy efficiency and CO_2 saving measures
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Materials	87		The sourcing and environmental impact of materials used to build the home
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Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
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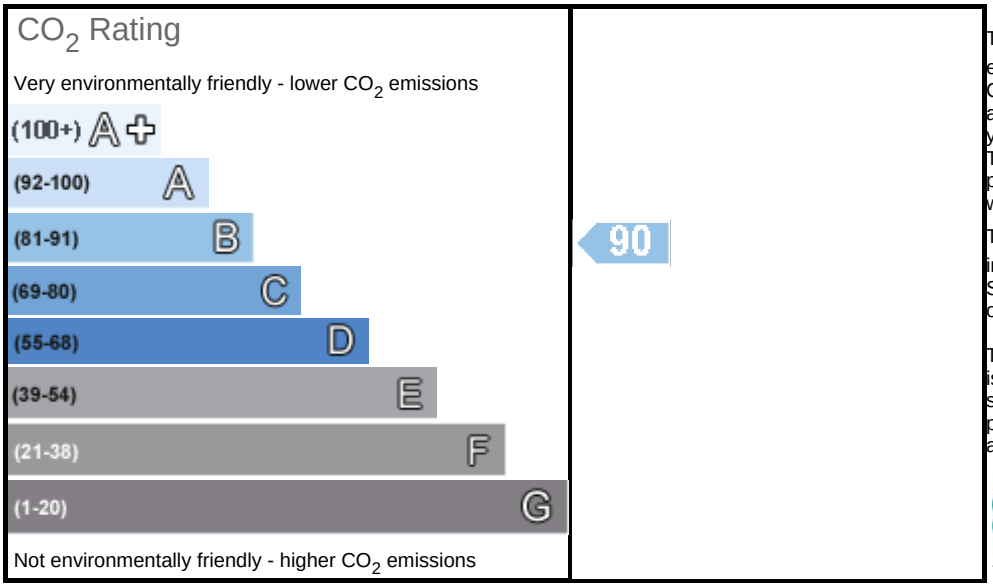
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:8371-7138-6030-3625-5992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

61 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0017

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0017 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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Materials	87		The sourcing and environmental impact of materials used to build the home
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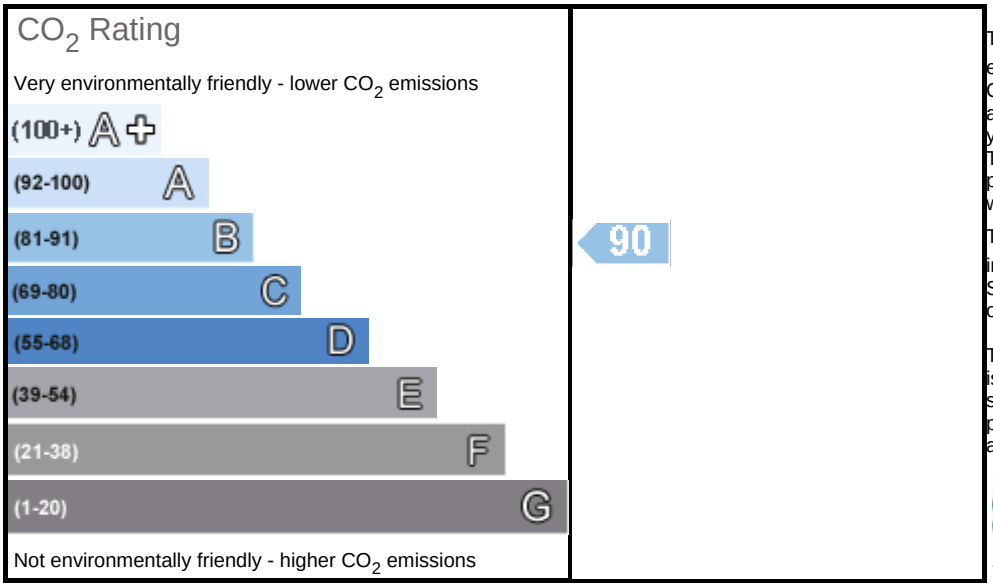

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EPC Number:0869-3865-7084-9191-3545

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

63 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0018

Date
04 November 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-00034029-PC-001-00-0018 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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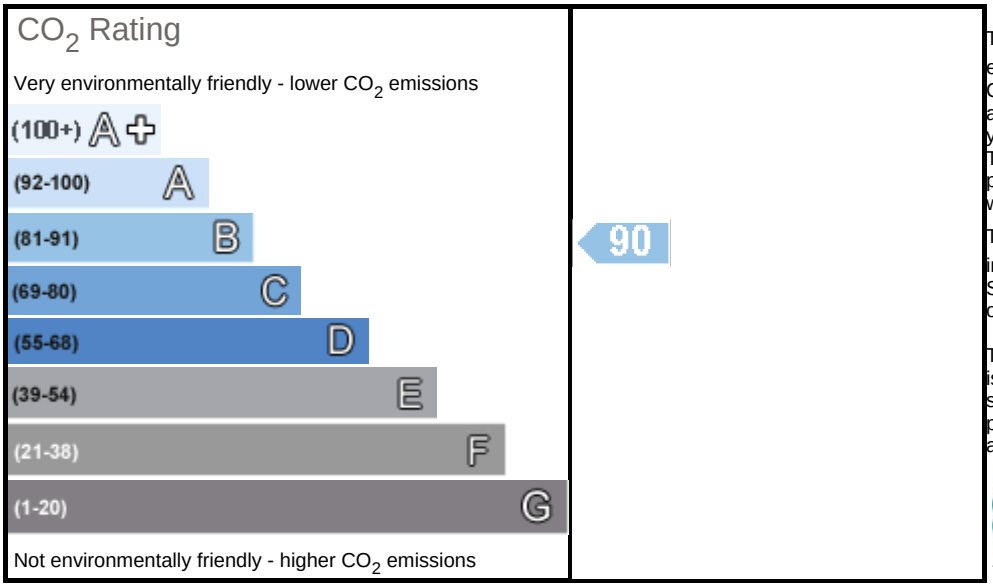

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EPC Number:0328-1023-7338-6451-9974

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

65 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0019

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0019 **Score: 75**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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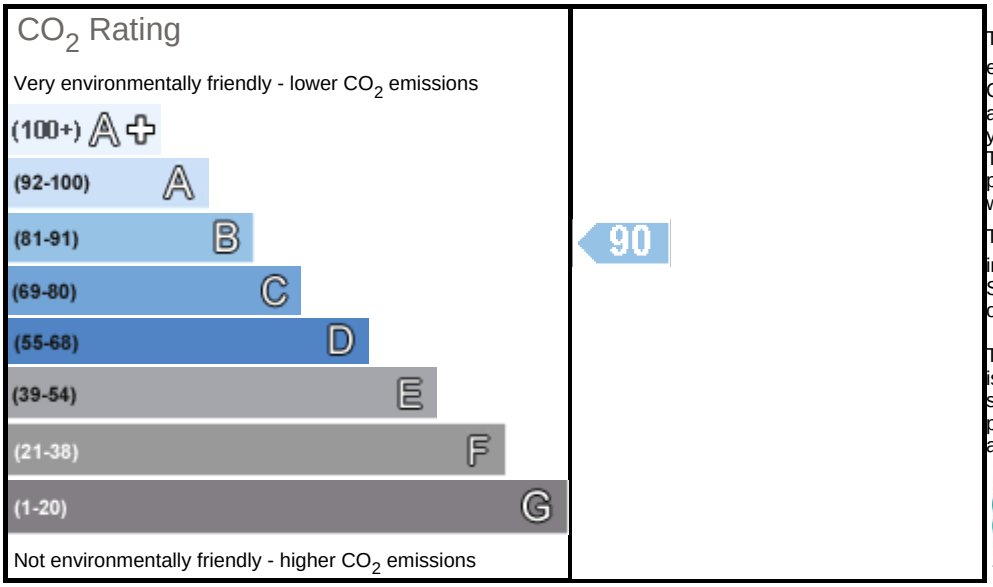

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EPC Number:8504-7016-6639-6007-3813

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

67 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0020

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0020 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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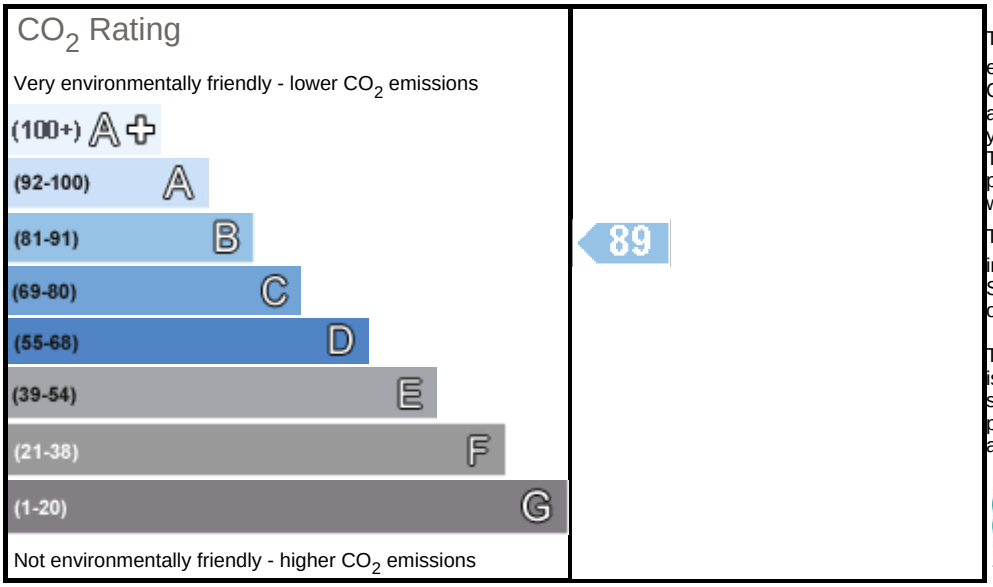

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Communities and Local Government breglobal

EPC Number:0065-3861-7086-9001-0561

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

5 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0021

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0021 **Score: 76**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
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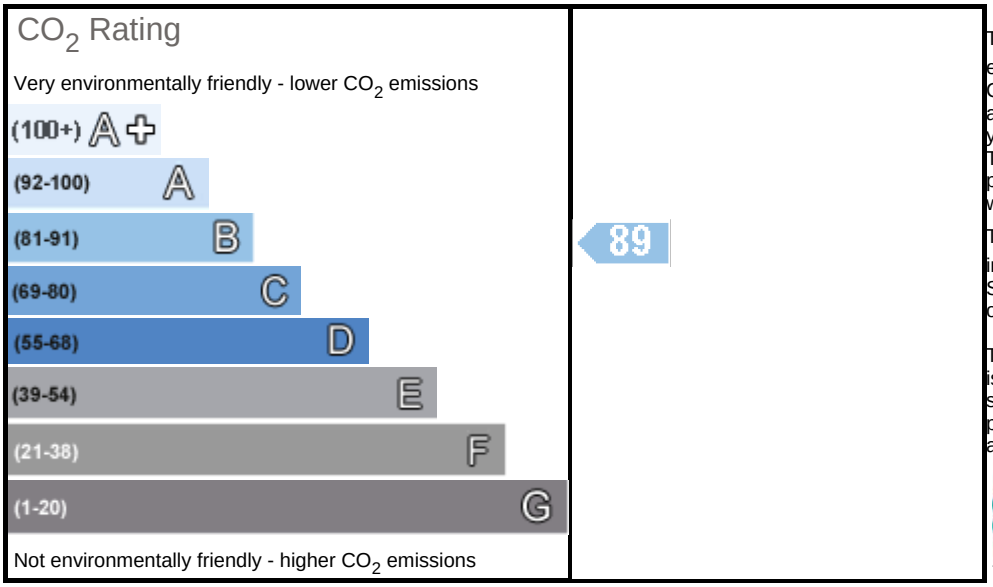

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Communities and Local Government

breglobal

EPC Number:8601-8676-7639-1297-6113

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0022

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0022 **Score: 76**

What Your Code Star Rating Means

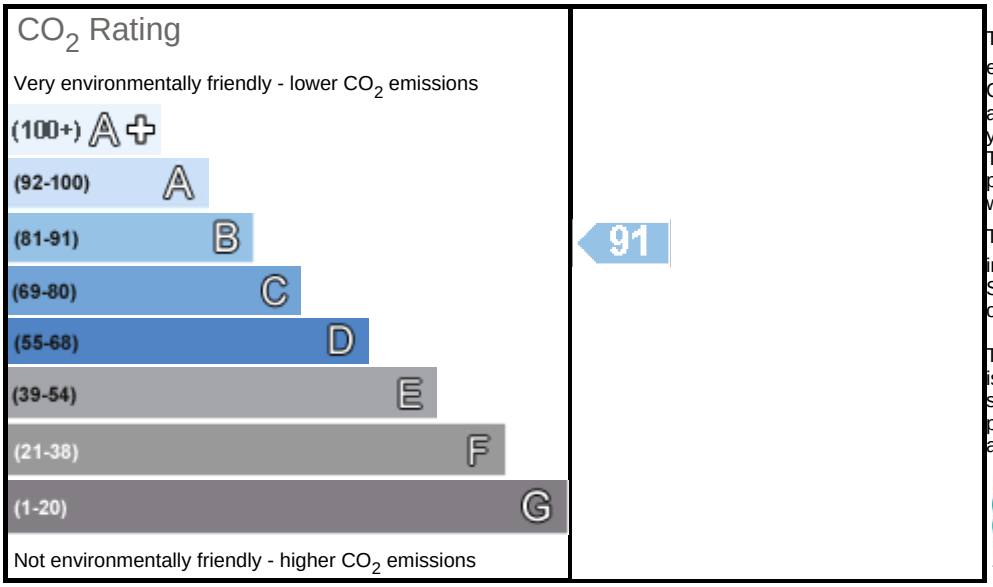
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2898-9026-7308-6061-2994

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0023

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0023 **Score: 76**

What Your Code Star Rating Means

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

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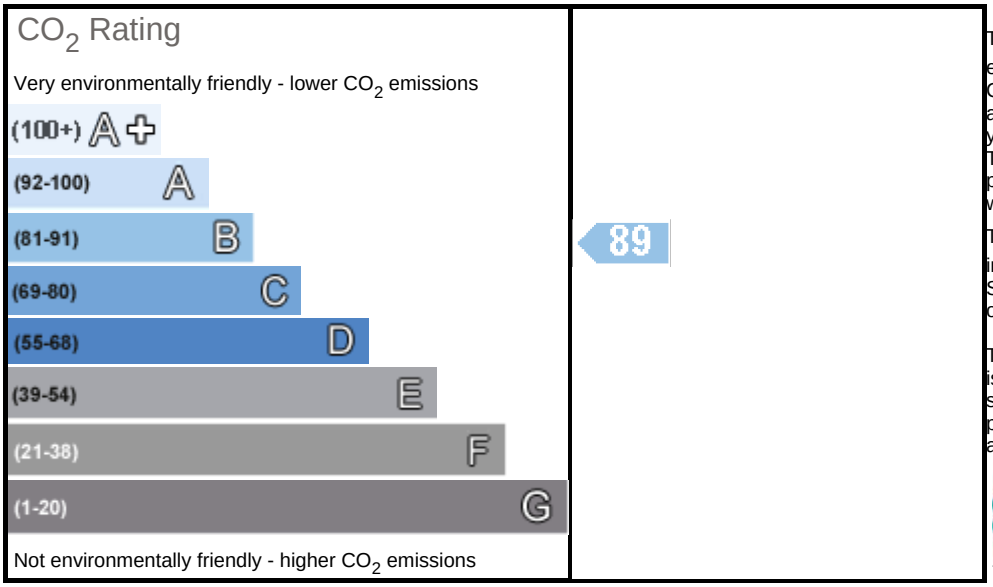
Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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EPC Number:8561-7238-6210-0629-6926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0024**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0024 **Score: 76**

What Your Code Star Rating Means

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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
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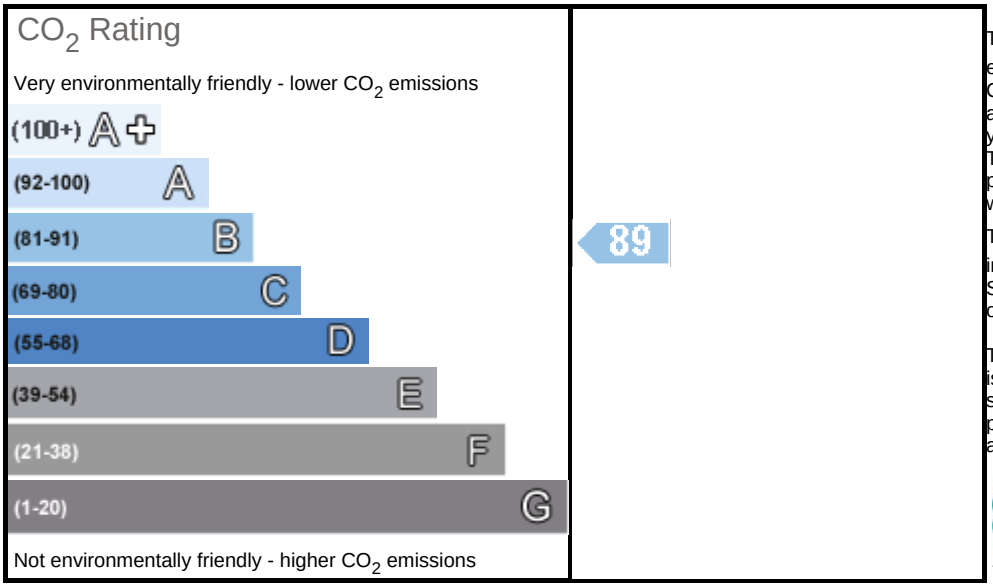
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:0588-1029-7385-5278-7940

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

5 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0025

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0025 **Score: 77**

What Your Code Star Rating Means

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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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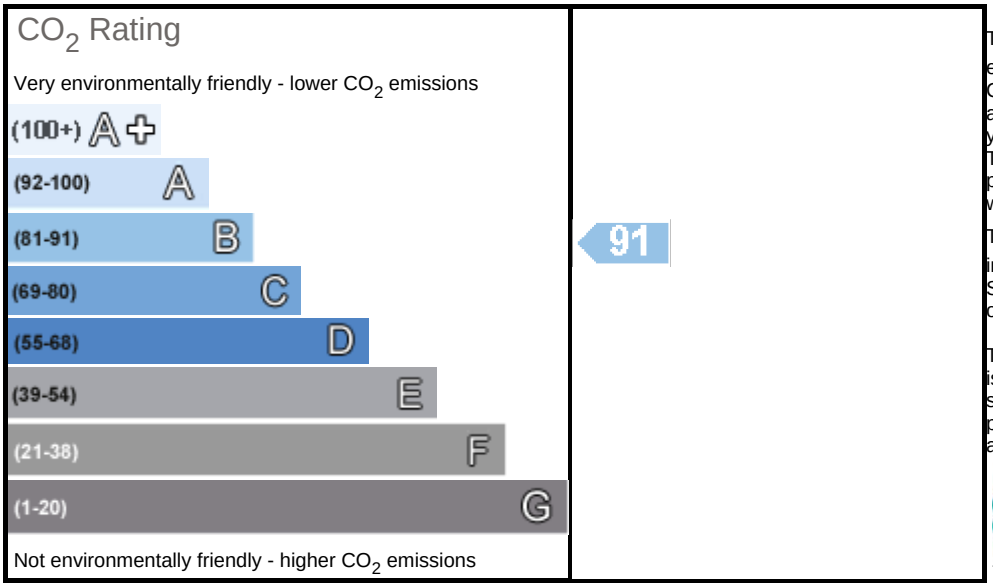

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EPC Number:0388-2029-7385-5178-7960

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0026

Date
04 November 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-00034029-PC-001-00-0026 **Score: 77**

What Your Code Star Rating Means

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

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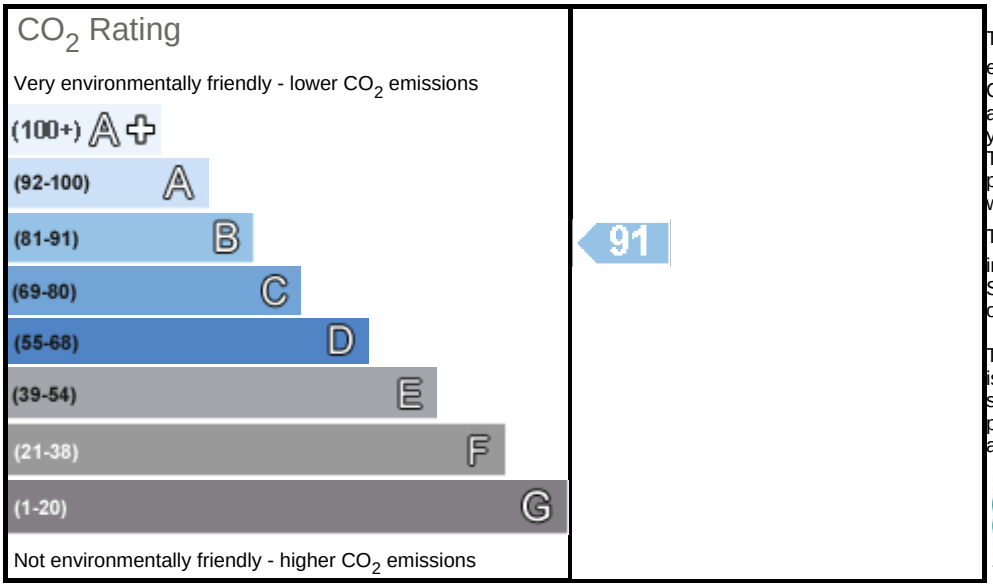

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EPC Number:8907-1785-8739-8207-6583

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0027

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0027 **Score: 77**

What Your Code Star Rating Means

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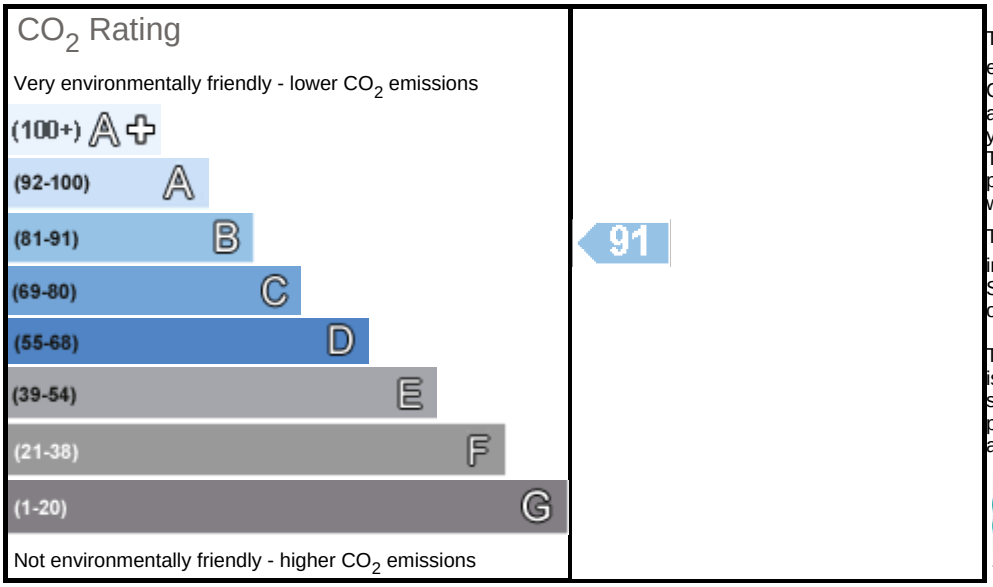

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EPC Number:8508-7735-5280-9708-9902

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

11 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0028

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0028 **Score: 77**

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
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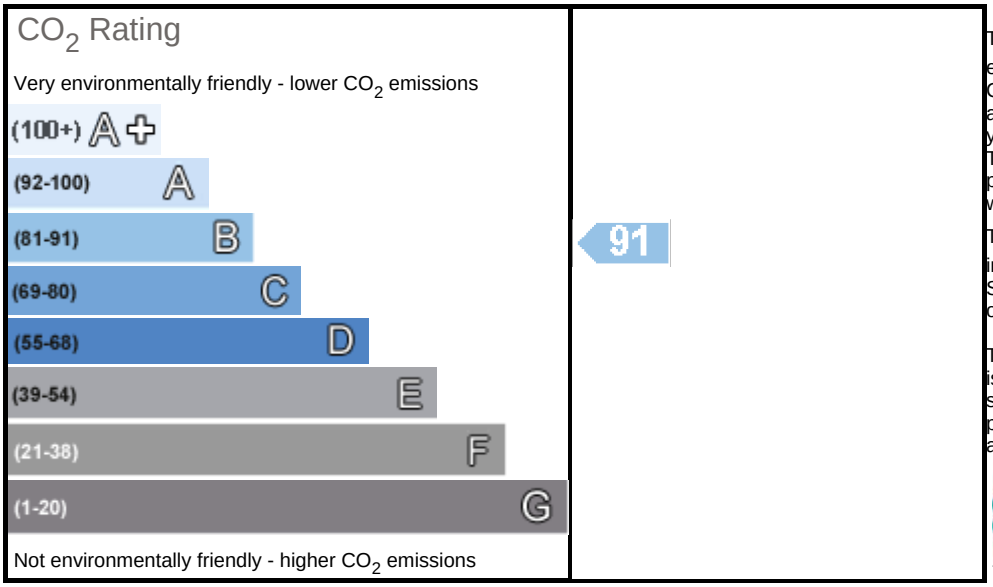

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EPC Number:8378-7735-5280-9728-9902

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

13 Hartfield Close,
Manchester,
Greater Manchester, M13 9YX

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0029

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0029 **Score: 76**

What Your Code Star Rating Means

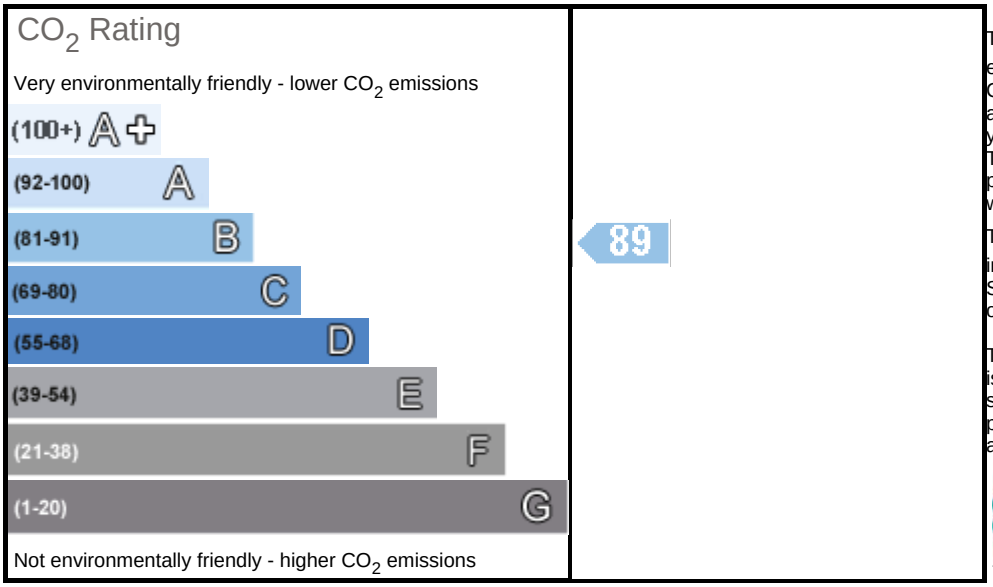
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:9358-0029-7398-5778-7960

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Stockland Close,
Manchester,
Greater Manchester, M13 9WY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0030

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0030 **Score: 75**

What Your Code Star Rating Means

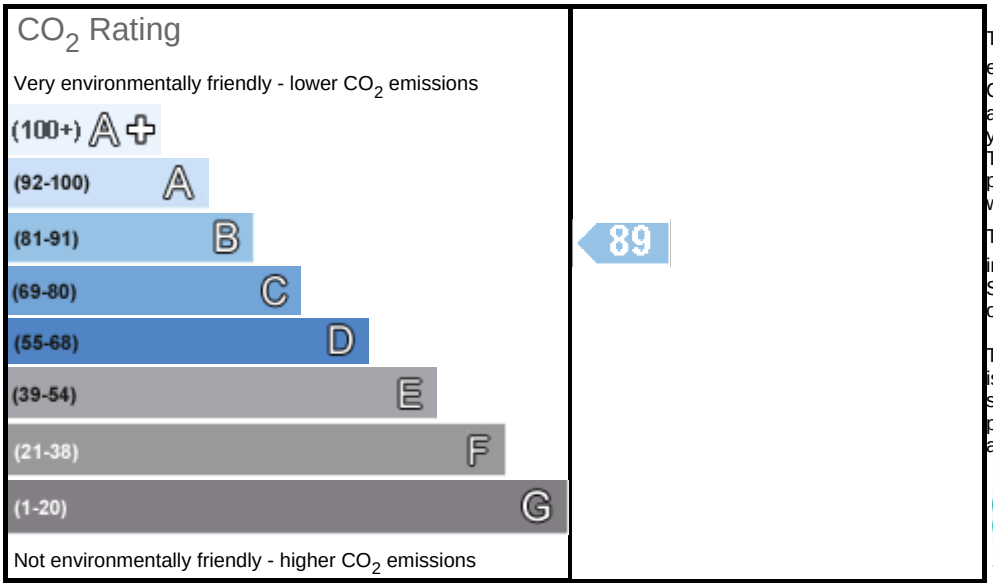
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

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EPC Number:9088-1027-7369-5758-8974

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Stockland Close,
Manchester,
Greater Manchester, M13 9WY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0031**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0031 **Score: 74**

What Your Code Star Rating Means

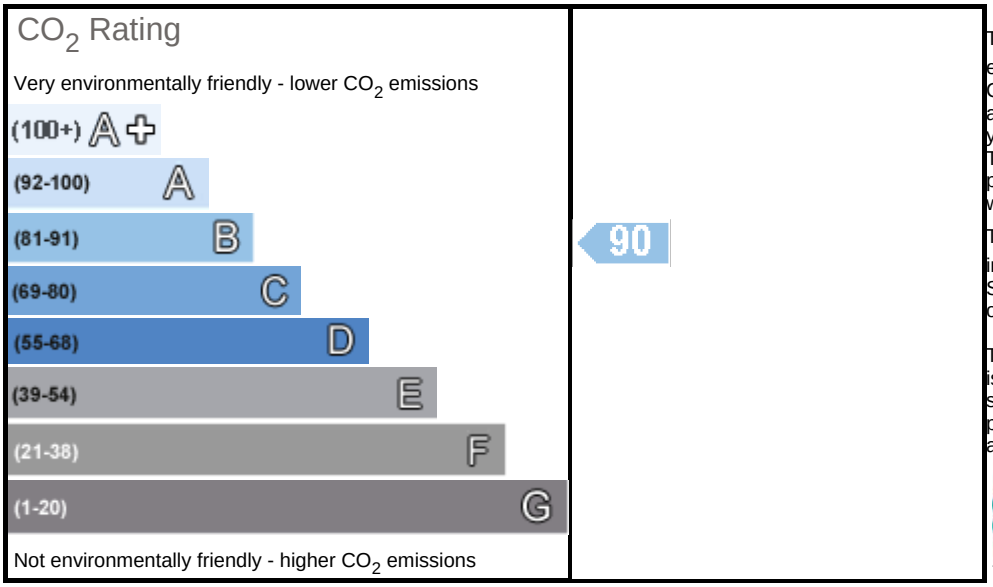
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8028-7839-5260-9568-7996

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

5 Stockland Close,
Manchester,
Greater Manchester, M13 9WY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0032

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0032 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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Materials	87		The sourcing and environmental impact of materials used to build the home
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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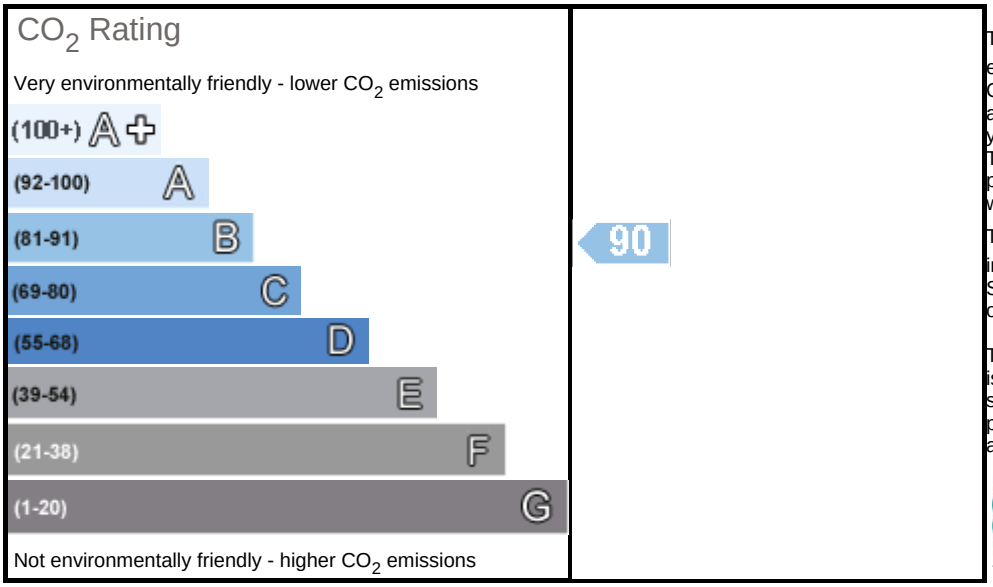

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EPC Number:8702-3885-7539-8297-0983

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Stockland Close,
Manchester,
Greater Manchester, M13 9WY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0033

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0033 **Score: 74**

What Your Code Star Rating Means

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

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

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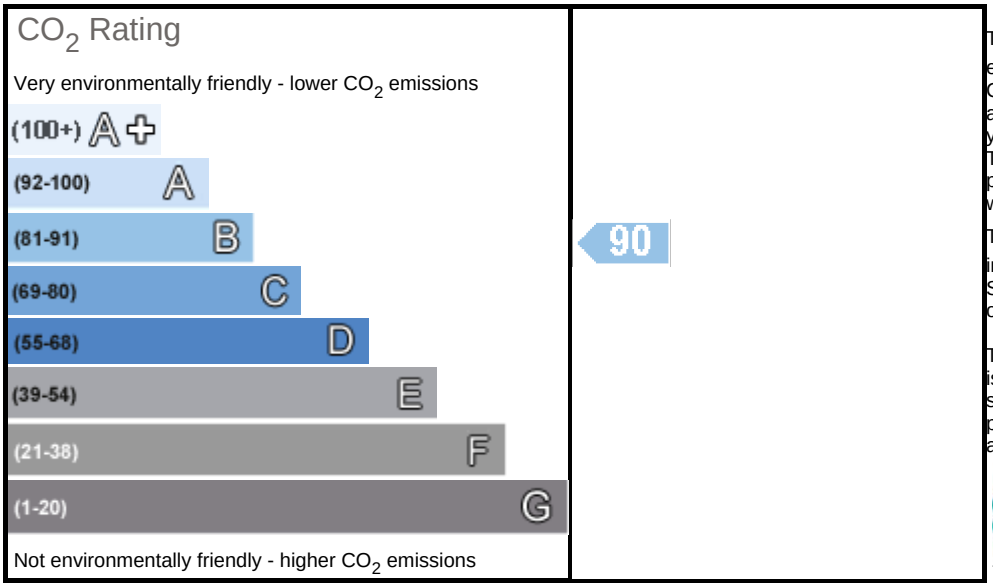

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EPC Number:8718-7839-5270-4508-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Stockland Close,
Manchester,
Greater Manchester, M13 9WY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0034

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0034 **Score: 75**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
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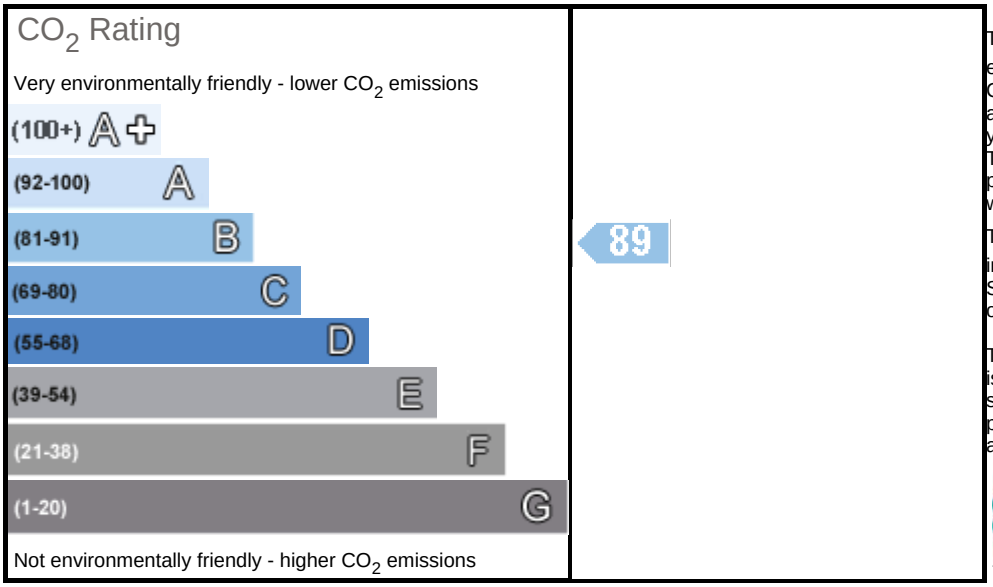

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Communities and Local Government

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EPC Number:8638-7839-5270-8568-7996

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0035

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0035 **Score: 75**

What Your Code Star Rating Means

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

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

How this home scored

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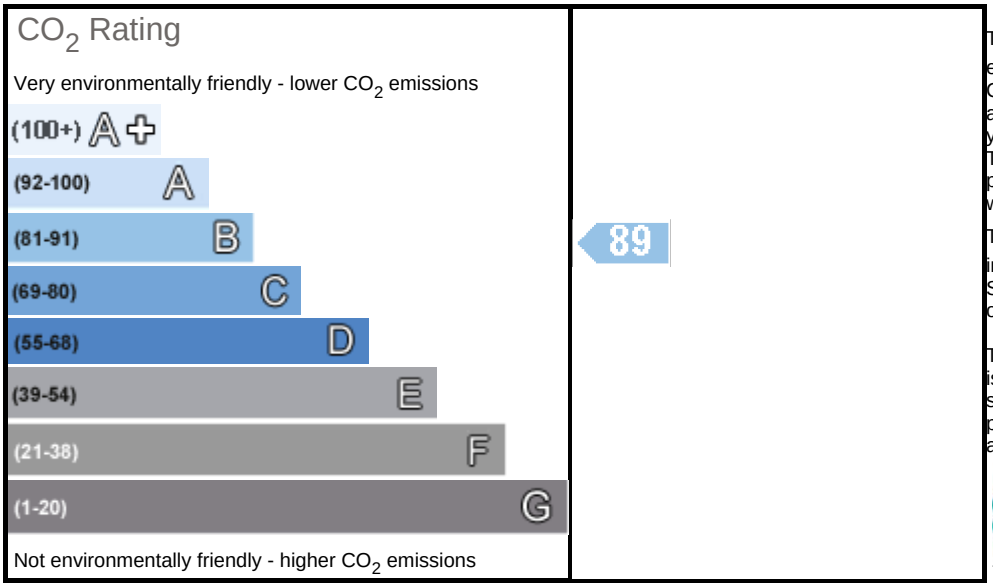

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Communities and Local Government

breglobal

EPC Number:0061-3828-7721-9891-1501

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0036

Date
04 November 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-00034029-PC-001-00-0036 **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

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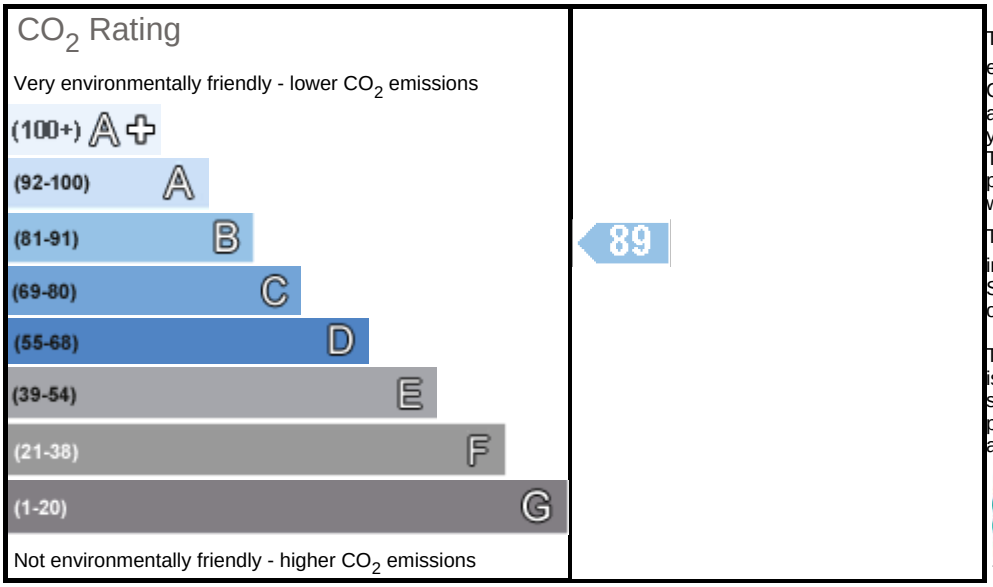
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



The 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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0962-3828-7722-9891-0541

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0037

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0037 **Score: 75**

What Your Code Star Rating Means

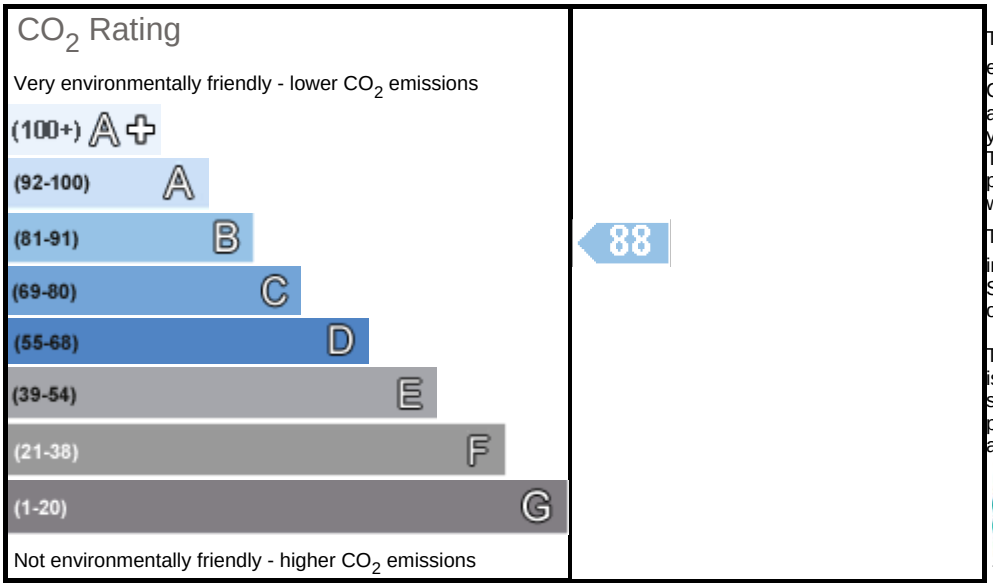
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government breglobal

EPC Number:0768-3846-7060-9801-4575

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

ISSUED TO:

3 Nicolls Street,
Manchester,
Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0038**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0038 **Score: 75**

What Your Code Star Rating Means

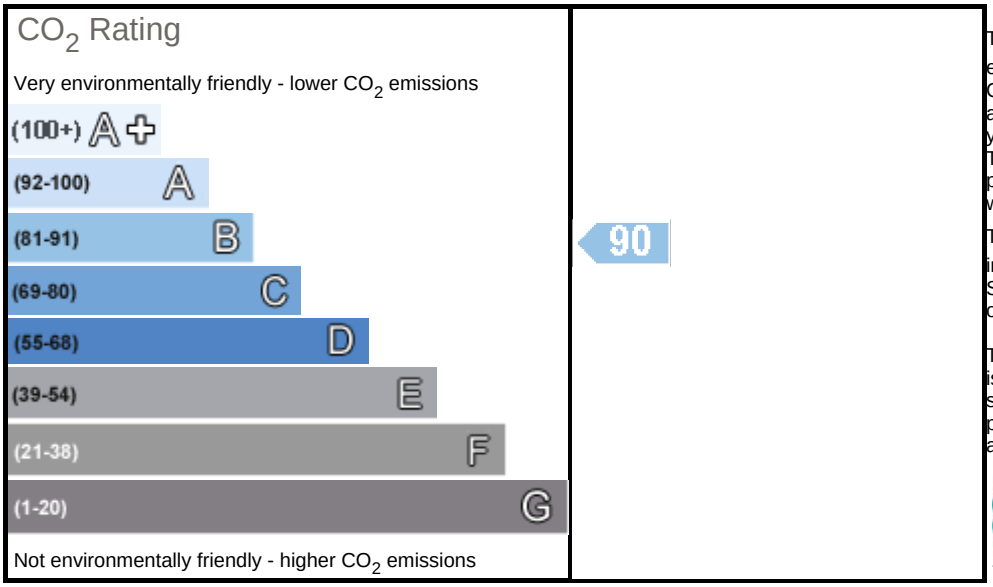
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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EPC Number:0469-3846-7060-9801-1581

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

5 Nicolls Street,
Manchester,
Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0039

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0039 **Score: 75**

What Your Code Star Rating Means

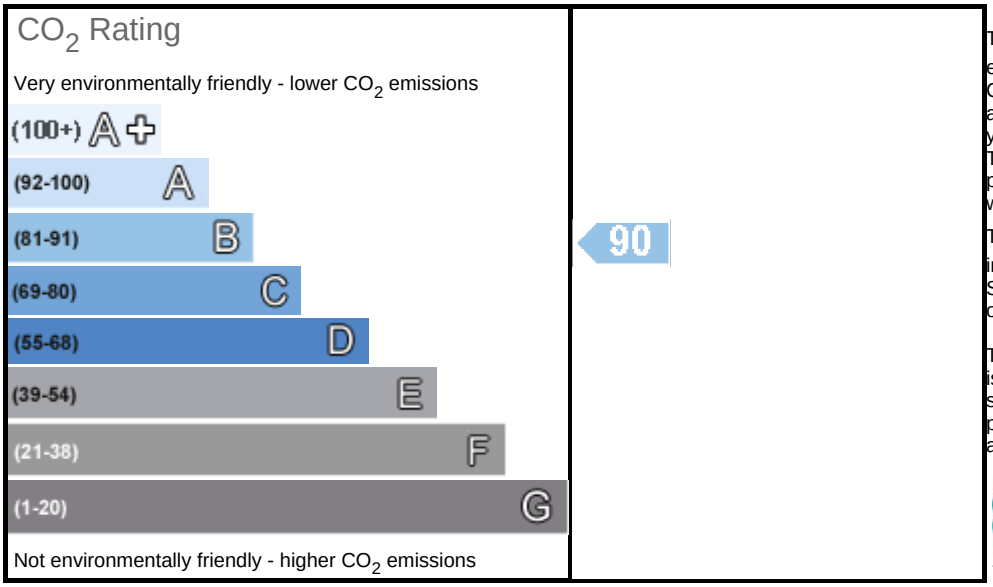
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0068-6005-7316-6841-8934

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

7 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0040

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0040 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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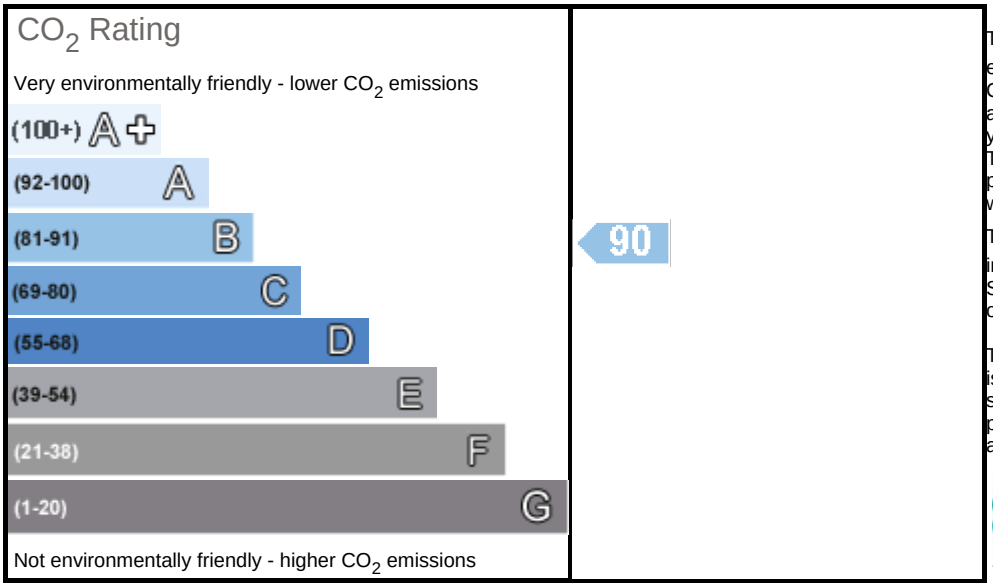
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0068-4005-7316-6041-8964

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0041

Date
04 November 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-00034029-PC-001-00-0041 **Score: 75**

What Your Code Star Rating Means

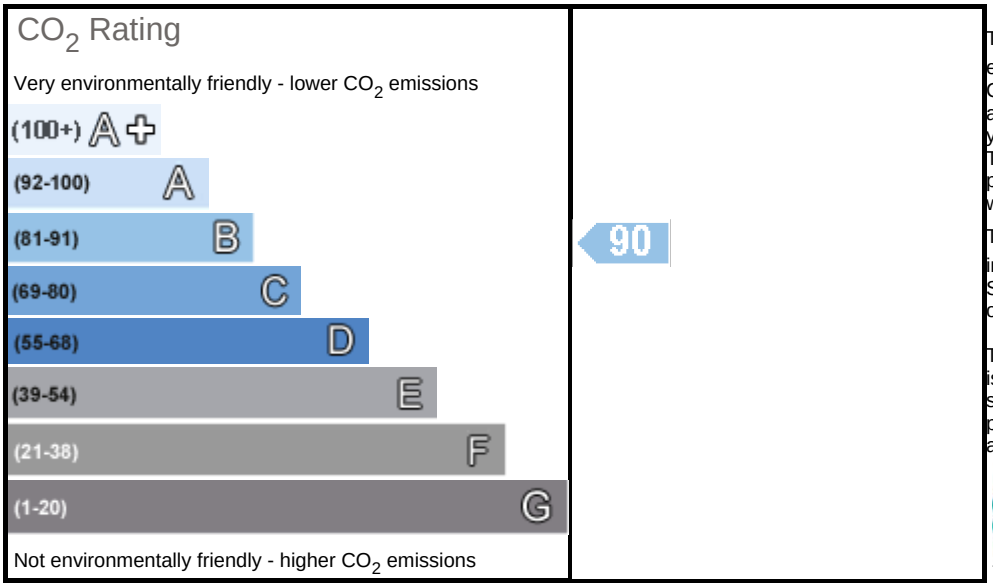
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:0268-1005-7316-6041-8974

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

11 Nicolls Street, Manchester, Greater Manchester, M13 9JZ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0042

Date
04 November 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-00034029-PC-001-00-0042 **Score: 75**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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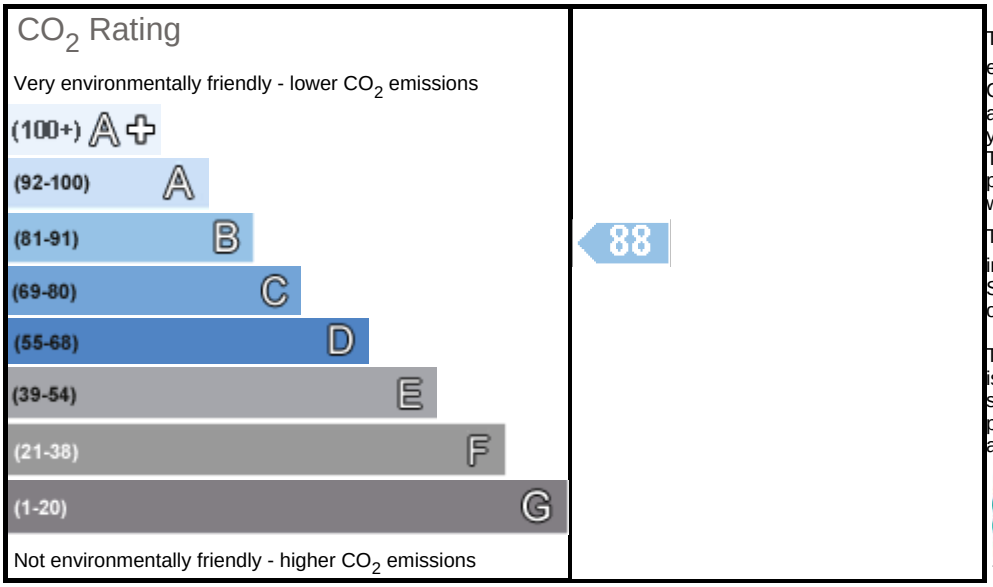
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:8509-5866-1439-7007-9613

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Deanwater Close,
Manchester,
Greater Manchester, M13 9US

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0043

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0043 **Score: 76**

What Your Code Star Rating Means

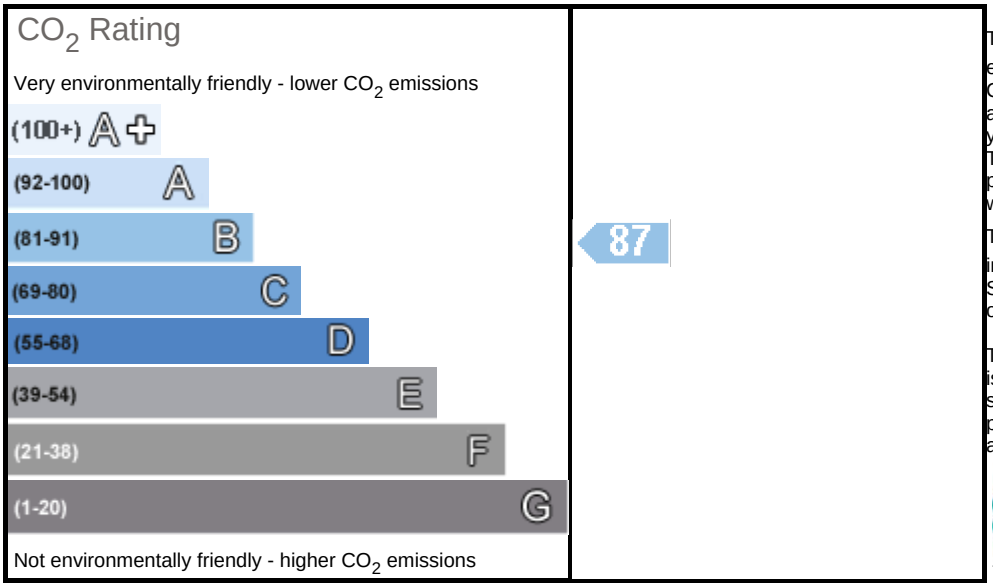
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government breglobal

EPC Number:0350-3807-3260-2697-7731

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Deanwater Close,
Manchester,
Greater Manchester, M13 9US

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0044

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0044 **Score: 77**

What Your Code Star Rating Means

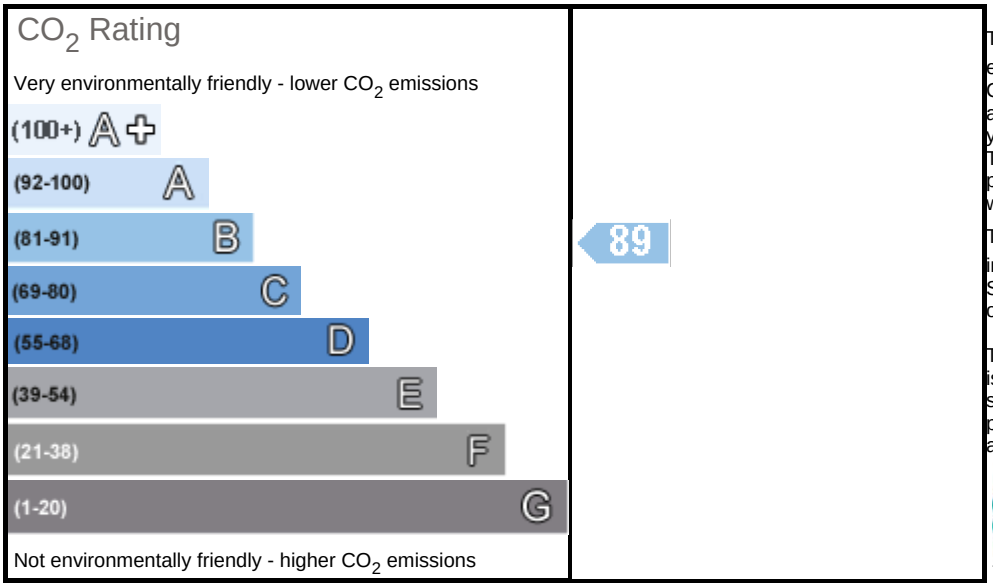
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:9573-3859-6301-9471-7751

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Deanwater Close,
Manchester,
Greater Manchester, M13 9US

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0045

Date
04 November 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-00034029-PC-001-00-0045 **Score: 76**

What Your Code Star Rating Means

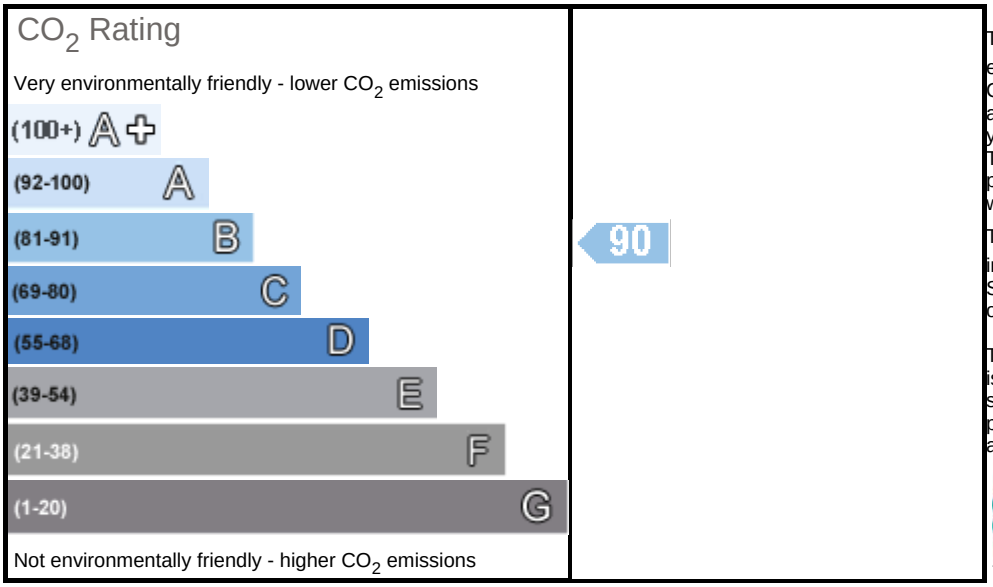
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:7398-9989-7370-6571-4910

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Deanwater Close,
Manchester,
Greater Manchester, M13 9US

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0046

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0046 **Score: 77**

What Your Code Star Rating Means

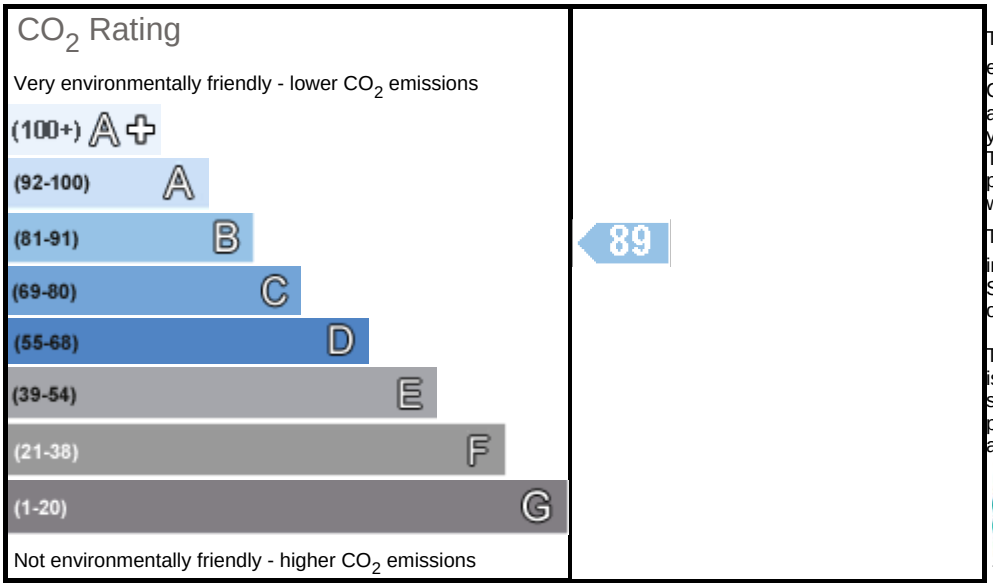
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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EPC Number:9061-3879-7808-9471-5951

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

27 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0047**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0047 **Score: 77**

What Your Code Star Rating Means

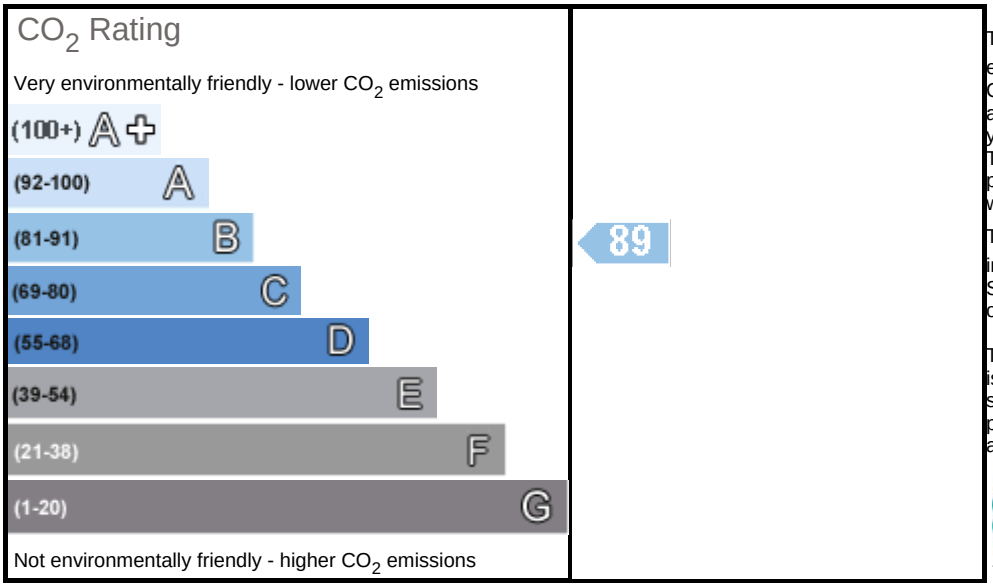
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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EPC Number:8426-7338-4200-8609-7902

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

29 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0048**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0048 **Score: 77**

What Your Code Star Rating Means

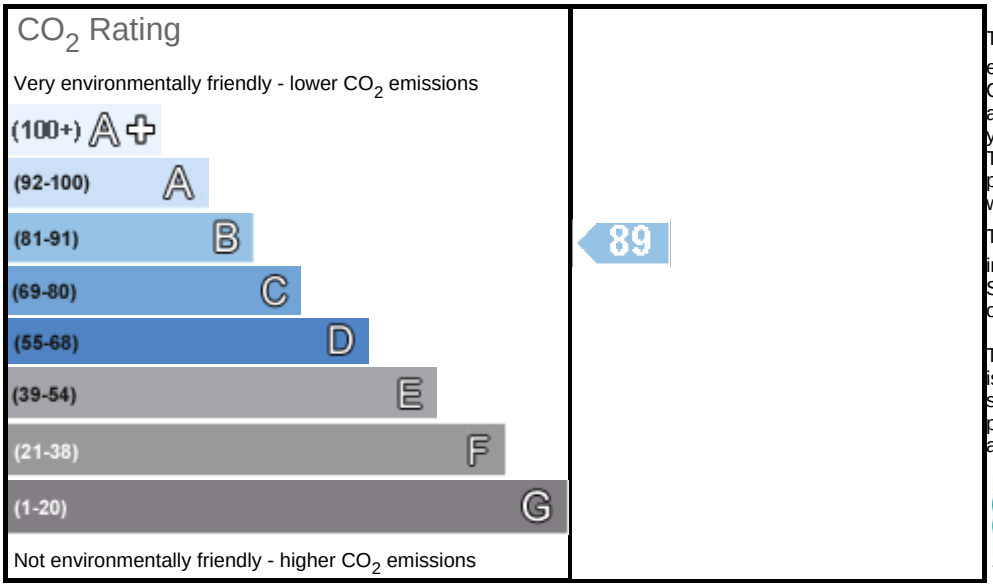
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8256-7233-4430-5628-7922

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

31 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0049

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0049 **Score: 77**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
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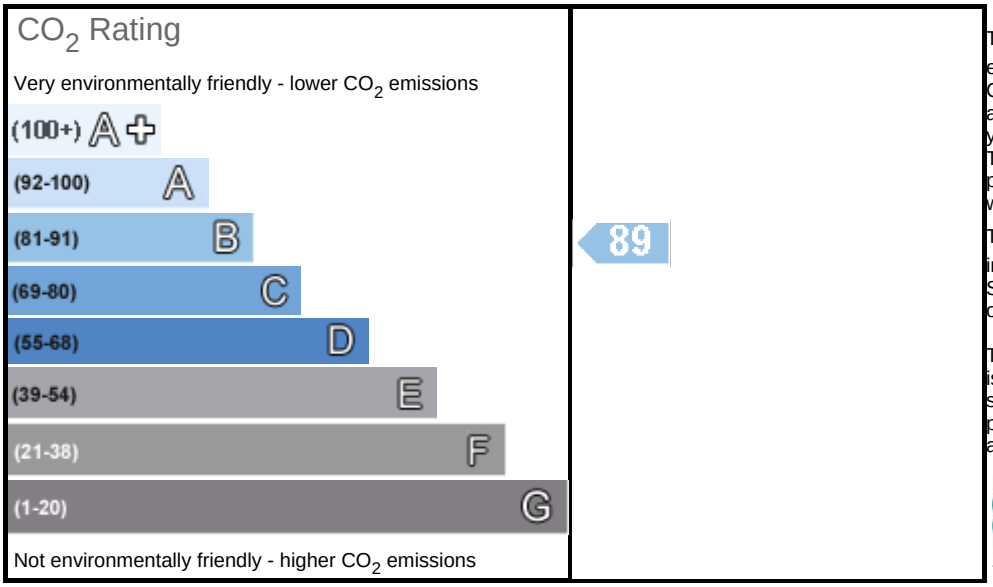
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0649-3869-7280-9306-6735

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

33 Bramwell Drive,
Manchester,
Greater Manchester, M13 9YB

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0050

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0050 **Score: 77**

What Your Code Star Rating Means

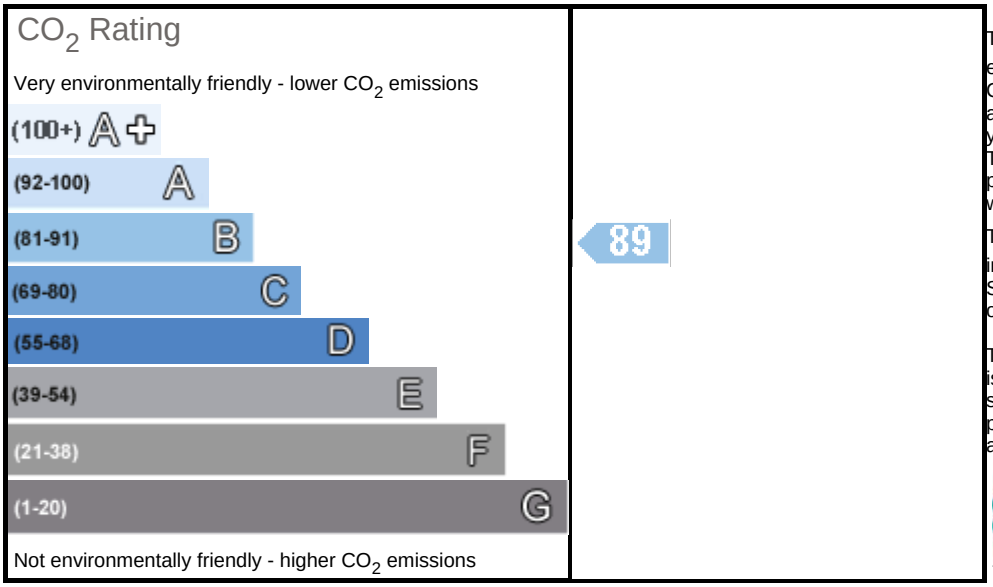
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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EPC Number:0098-3027-7318-4166-3900

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

30 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0051

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0051 **Score: 75**

What Your Code Star Rating Means

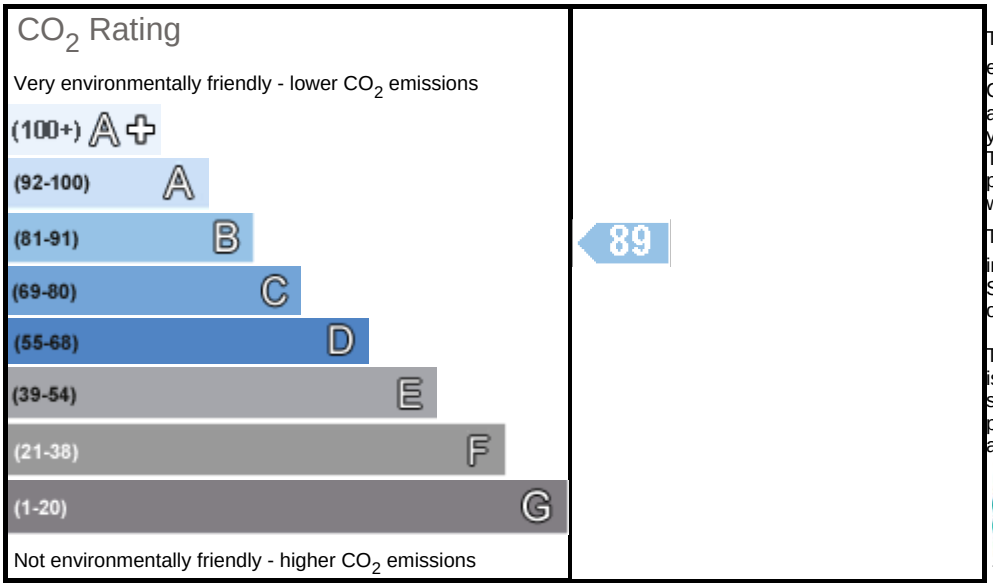
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:0761-3858-7364-9321-3155

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

28 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0052

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0052 **Score: 75**

What Your Code Star Rating Means

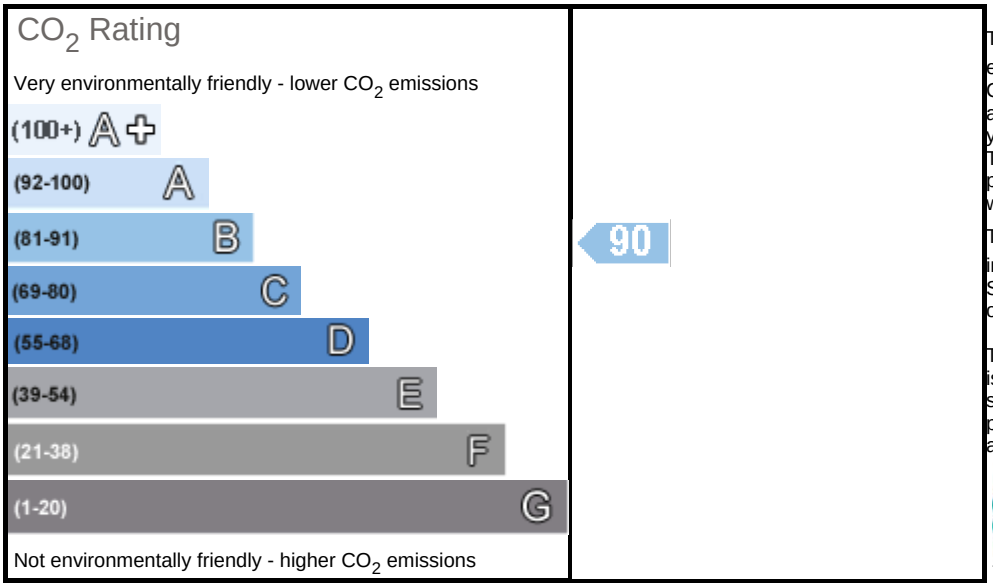
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2488-1031-7366-6051-3940

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

26 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0053

Date
04 November 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)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0053 **Score: 75**

What Your Code Star Rating Means

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

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
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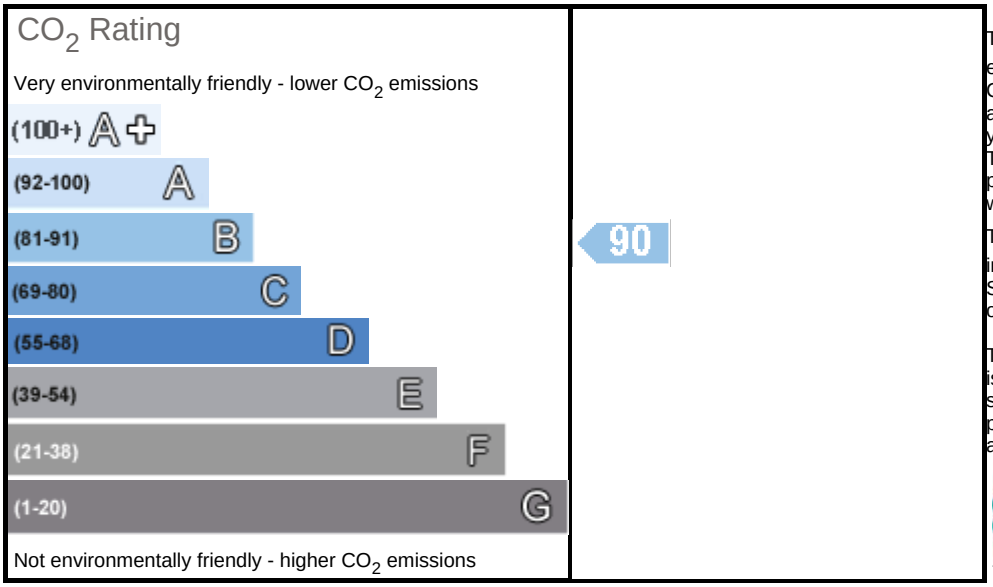
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:8151-7336-6360-5548-1926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

24 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0054

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0054 **Score: 75**

What Your Code Star Rating Means

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

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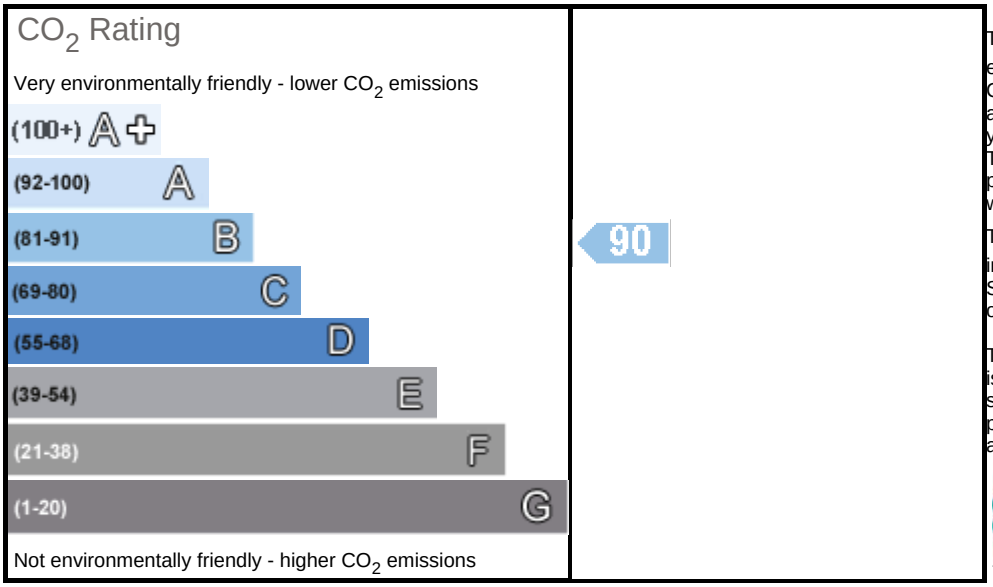

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EPC Number:2888-3031-7366-6451-3980

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

22 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0055

Date
04 November 2024

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0055 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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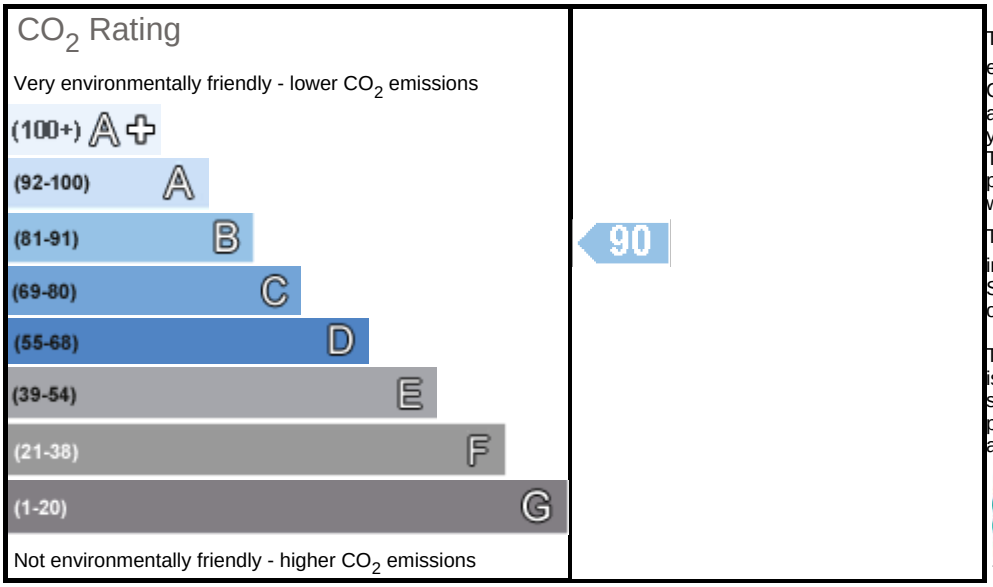

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EPC Number:8511-7336-6370-1508-1926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

20 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0056

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0056 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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Water	66		Internal and external water saving measures
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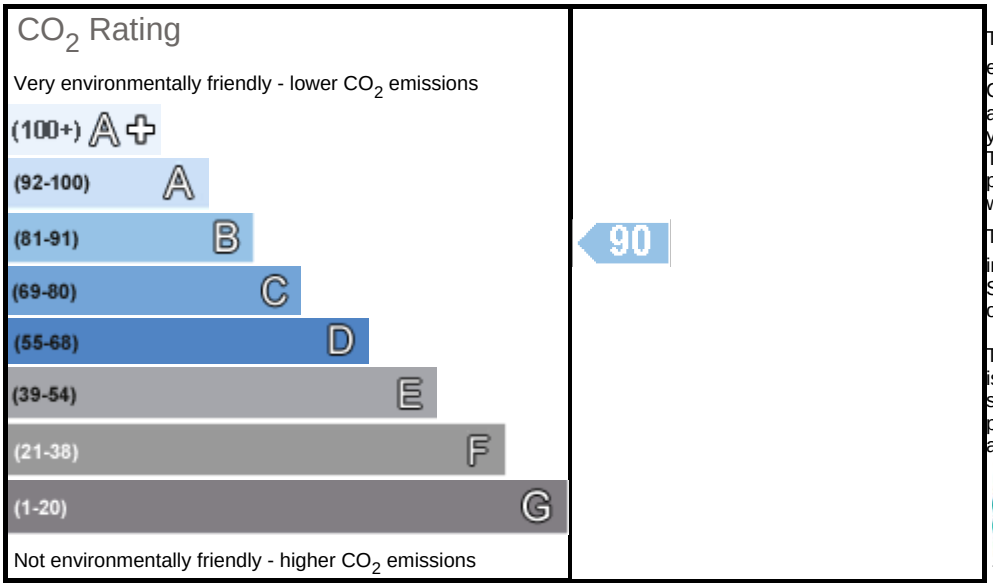

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Communities and Local Government

breglobal

EPC Number:0562-3859-7337-9371-0161

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

18 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0057

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0057 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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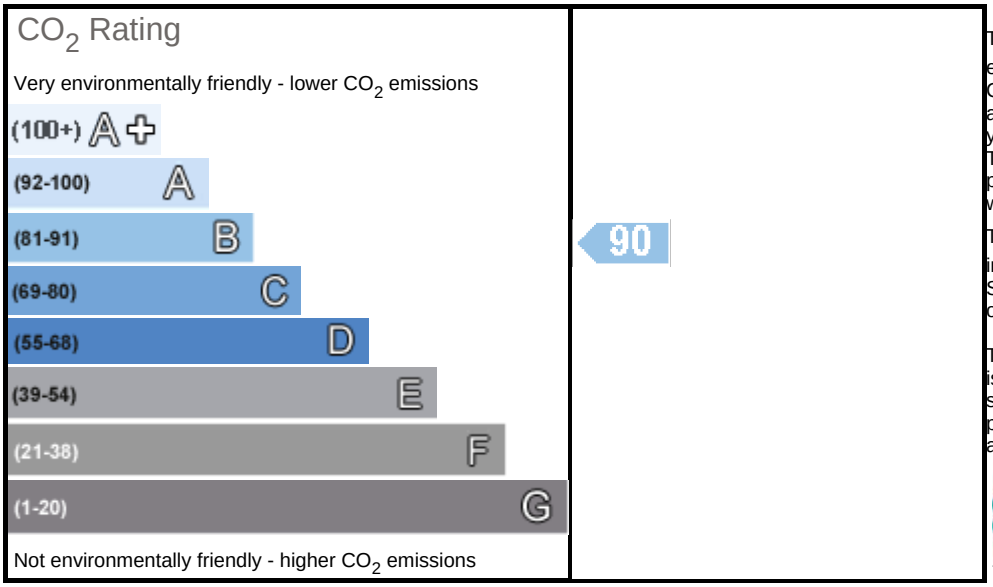

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Communities and Local Government

breglobal

EPC Number:0963-3858-7367-9321-4145

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

16 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0058

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0058 **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

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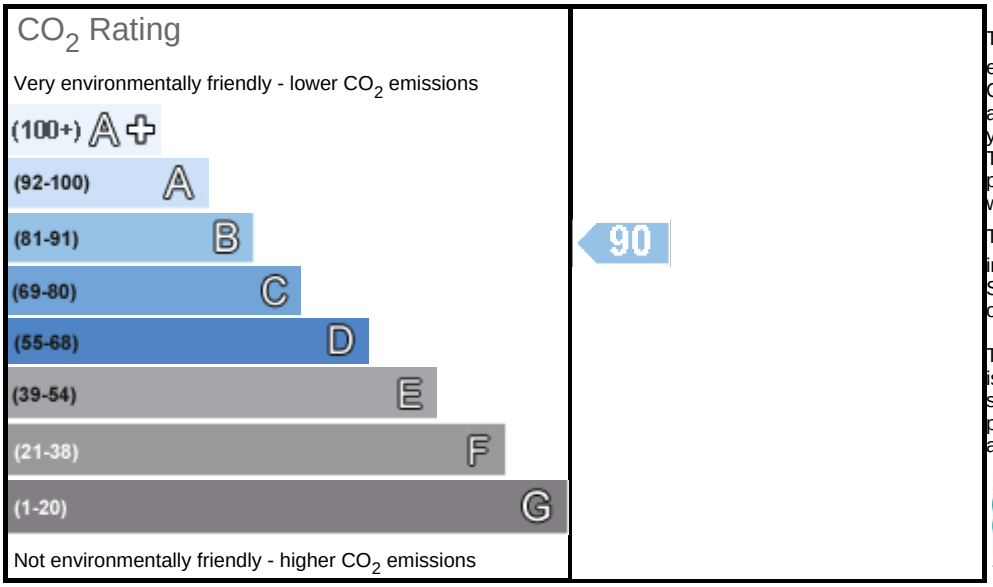

The CO_2 rating is a measure of a home's Carbon Dioxide (CO_2) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.
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The CO_2/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:8761-7333-6370-4549-1972

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

14 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0059

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0059 **Score: 75**

What Your Code Star Rating Means

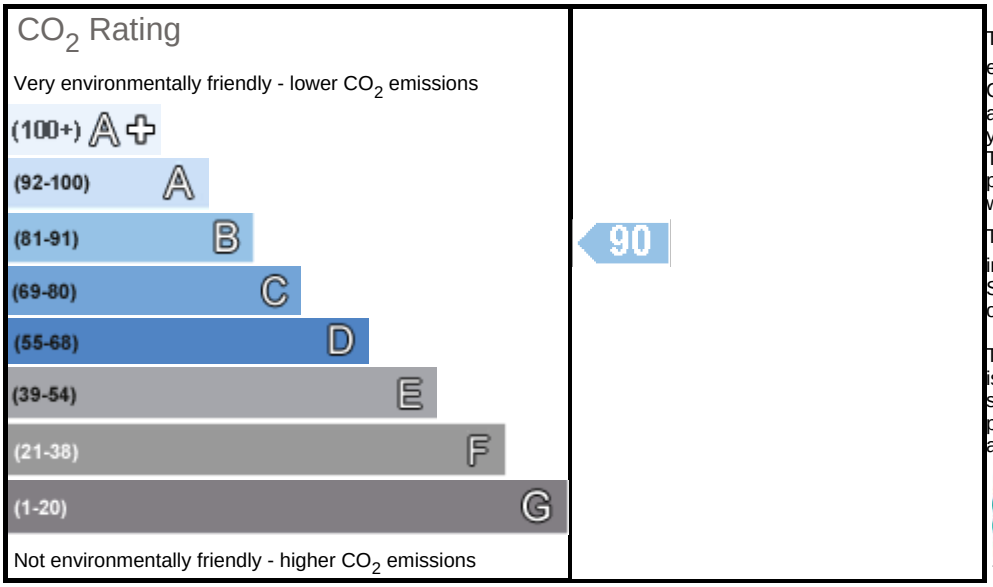
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government

breglobal

EPC Number:8105-1356-7539-3397-3813

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0060

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0060 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
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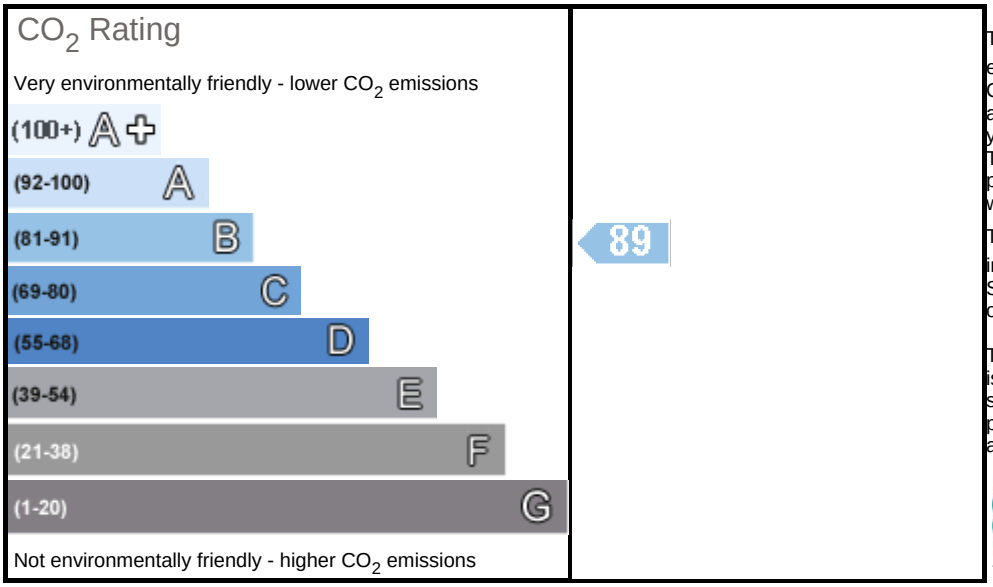
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:8106-5356-7539-1397-0813

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0061

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0061 **Score: 77**

What Your Code Star Rating Means

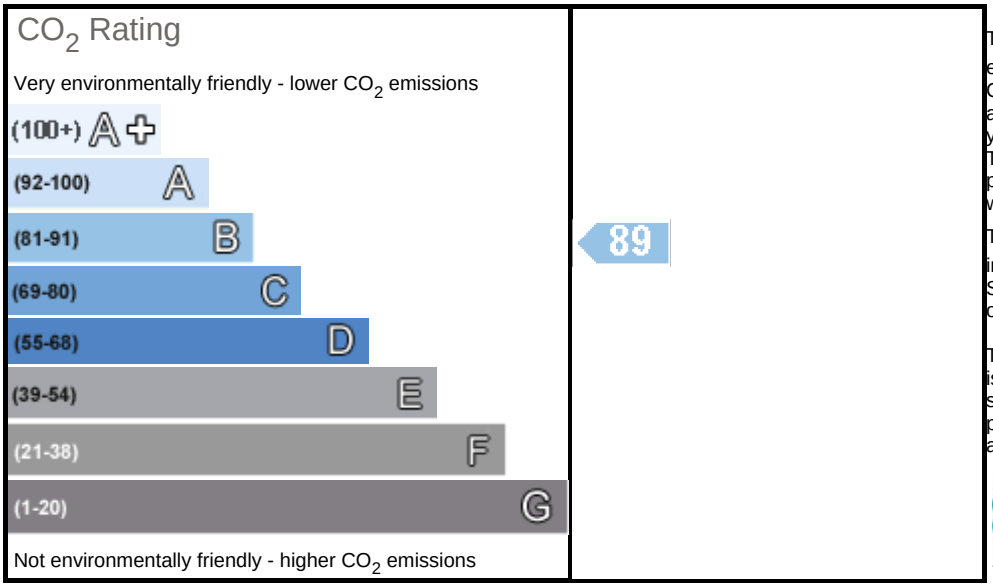
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8108-7386-7539-2327-1613

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Hanworth Close, Manchester, Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0062

Date
04 November 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)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0062 **Score: 77**

What Your Code Star Rating Means

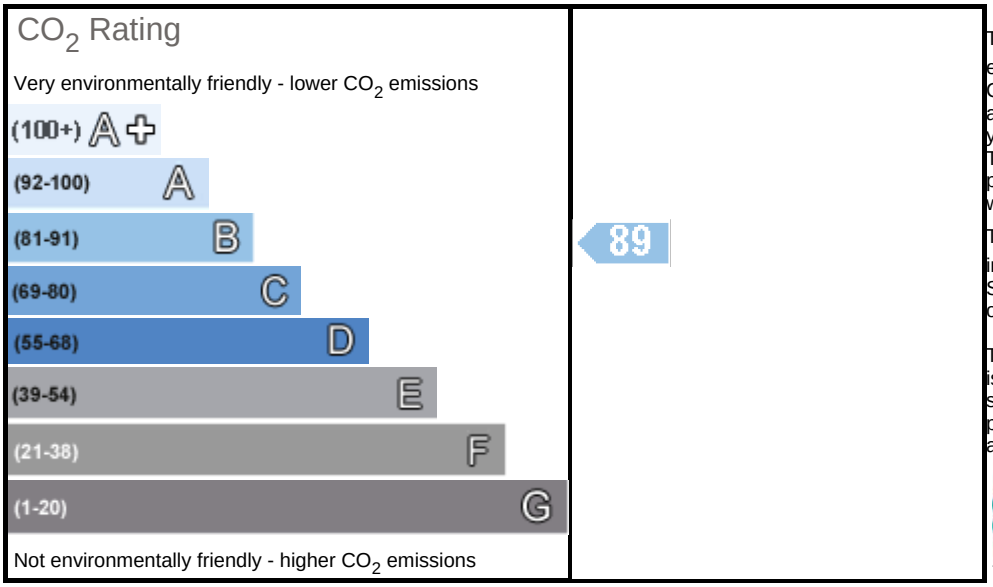
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:2188-5031-7376-6451-3994

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1 Falcon Street,
Manchester,
Greater Manchester, M13 9JY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0063

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0063 **Score: 75**

What Your Code Star Rating Means

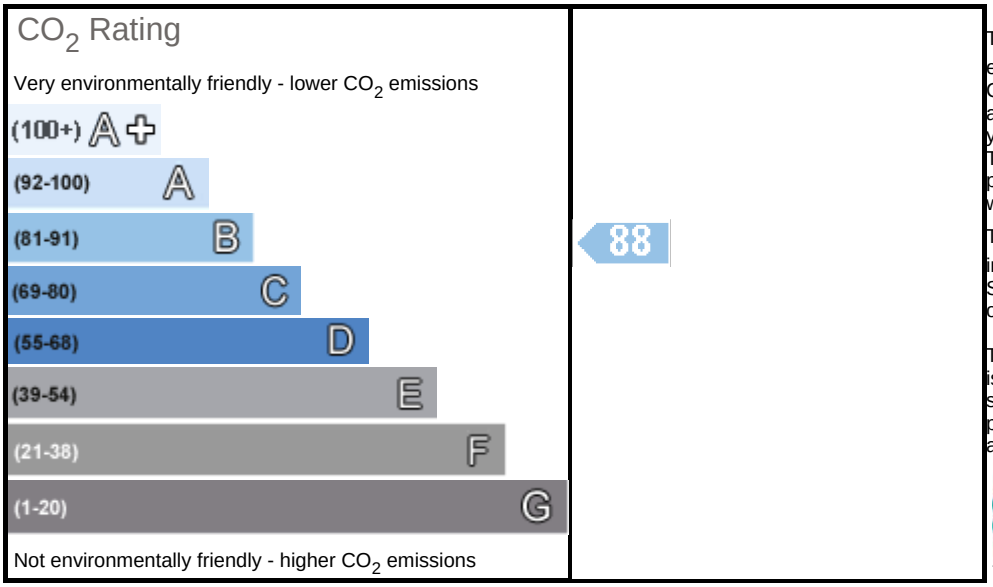
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:8358-7738-5470-6945-7992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

3 Falcon Street,
Manchester,
Greater Manchester, M13 9JY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0064

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0064 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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
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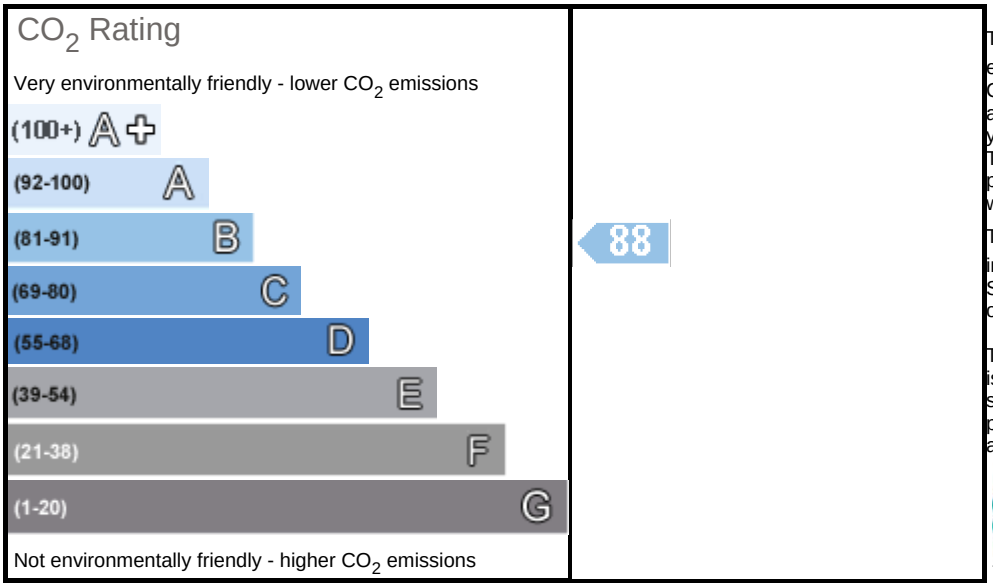
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

breglobal

EPC Number:0359-3895-7487-9798-3765

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

5 Falcon Street,
Manchester,
Greater Manchester, M13 9JY

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0065

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0065 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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

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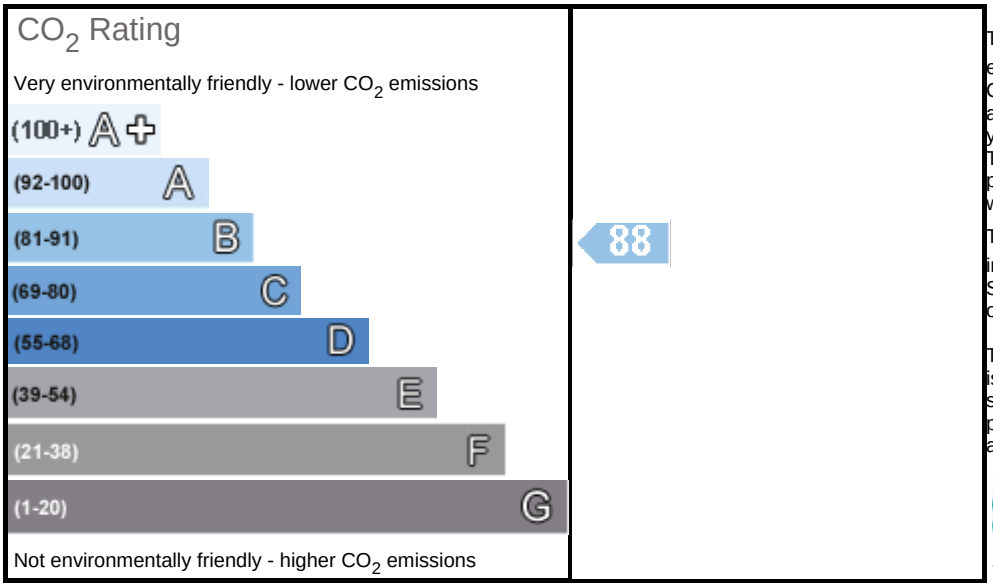

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Communities and Local Government

breglobal

EPC Number:9358-8047-7388-5298-7920

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0066

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0066 **Score: 75**

What Your Code Star Rating Means

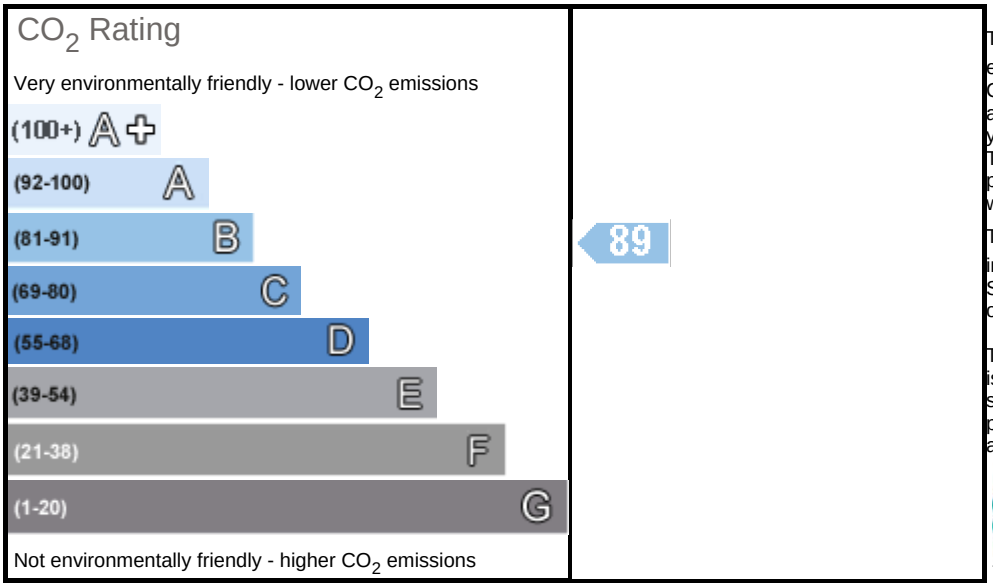
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

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EPC Number:0460-3825-7190-9291-0635

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0067

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0067 **Score: 75**

What Your Code Star Rating Means

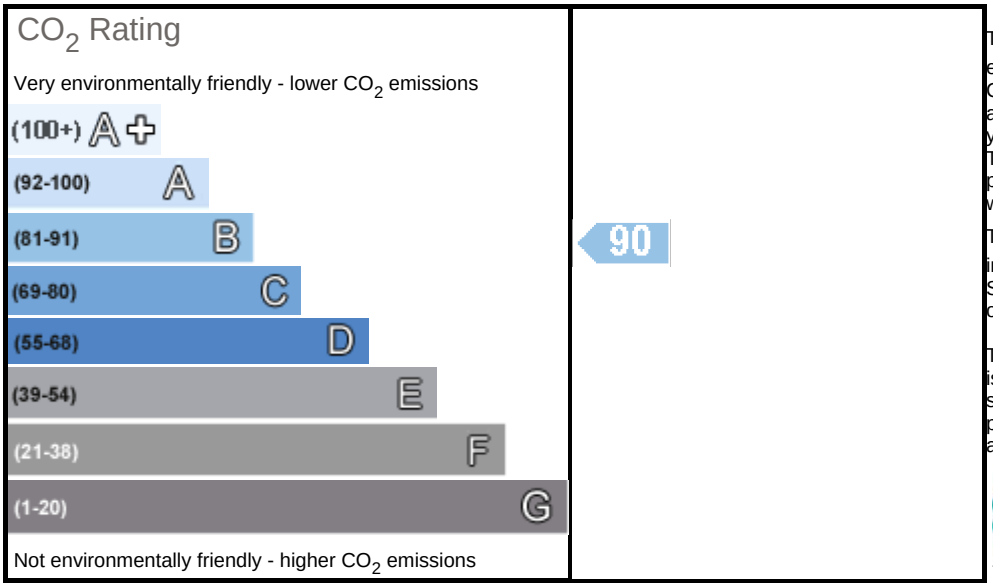
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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Communities and Local Government

breglobal

EPC Number:0664-3825-7190-9291-2625

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0068

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0068 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
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Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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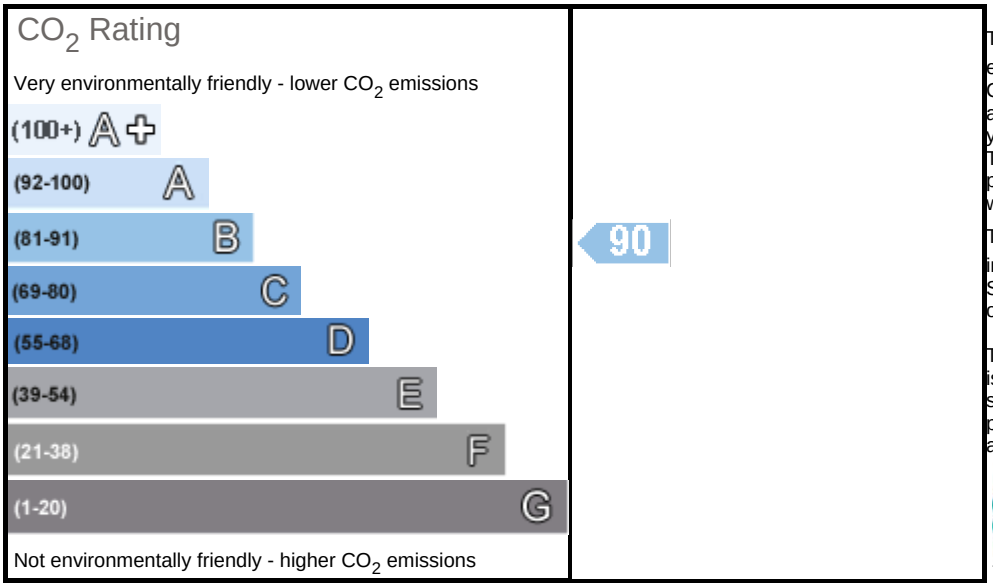
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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Communities and Local Government

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EPC Number:8641-7239-6100-7285-6992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0069

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0069 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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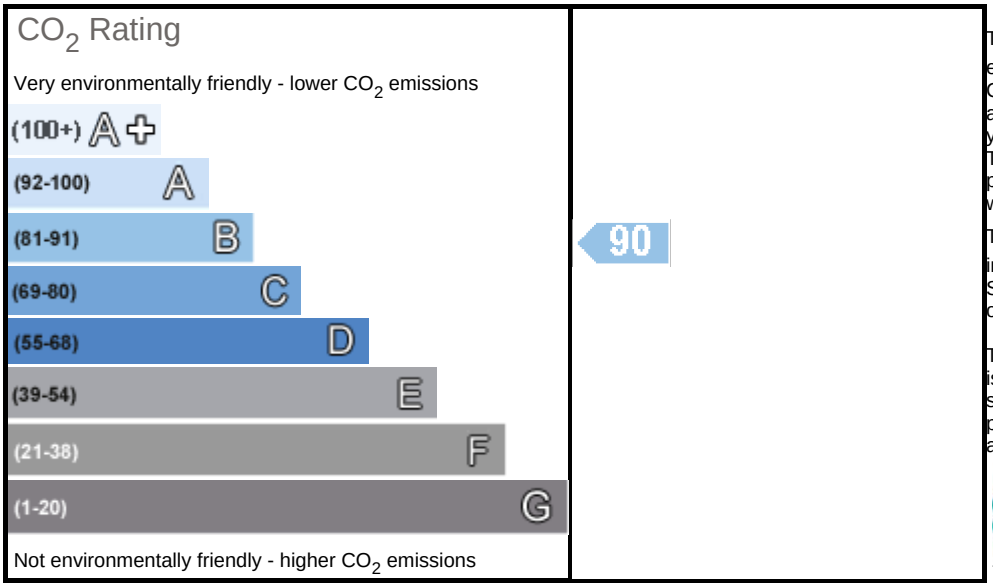

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Communities and Local Government

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EPC Number:9758-9016-7319-6321-2904

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Hanworth Close,
Manchester,
Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0070

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0070 **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

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Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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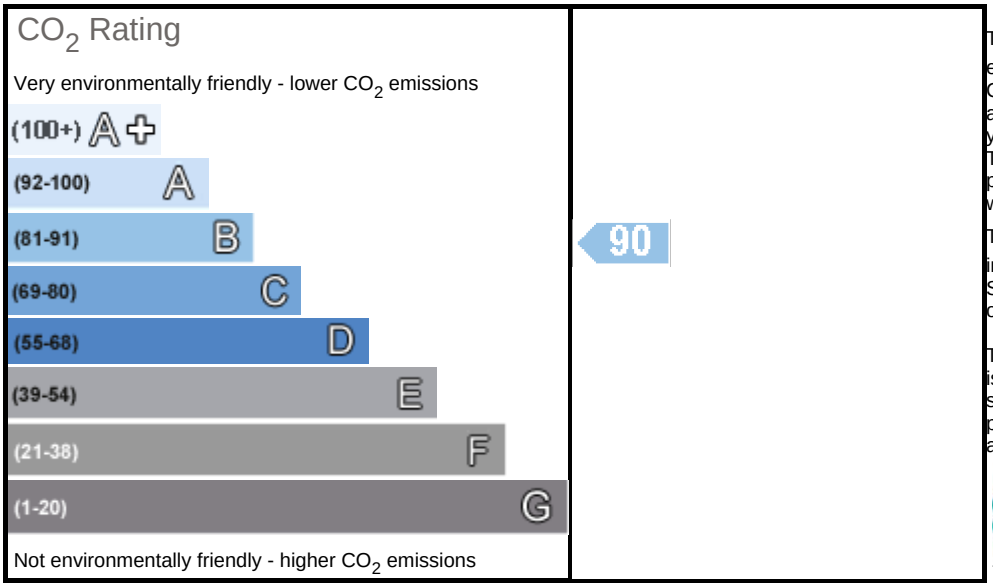

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EPC Number:8471-7239-6110-3275-6996

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Hanworth Close, Manchester, Greater Manchester, M13 9LD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0071

Date
04 November 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-00034029-PC-001-00-0071 **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

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How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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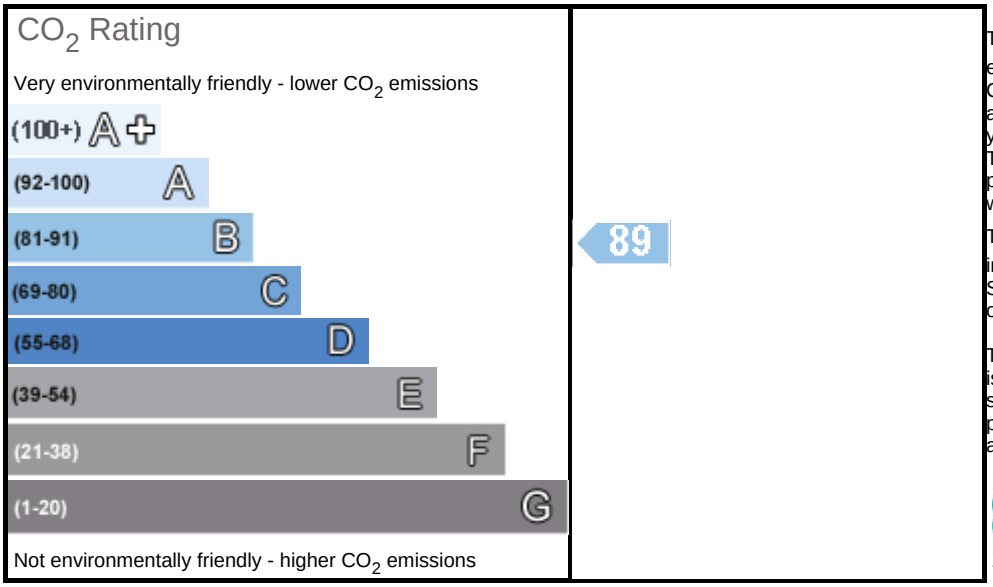

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Communities and Local Government

breglobal

EPC Number:0967-3825-7191-9291-3641

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1H Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0072

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0072 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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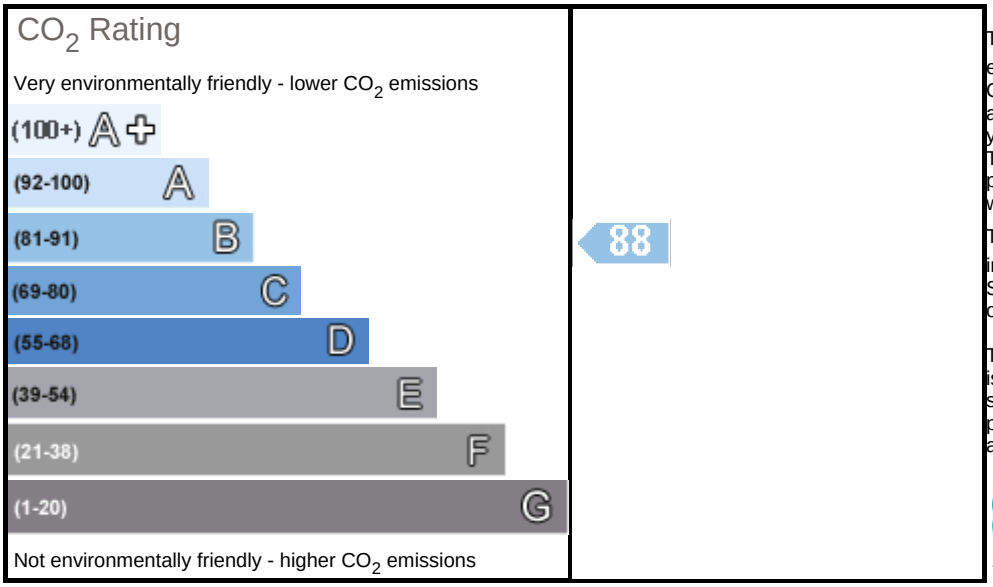

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Communities and Local Government breglobal

EPC Number:2678-9900-7350-5378-8964

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1J Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0073

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0073 **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

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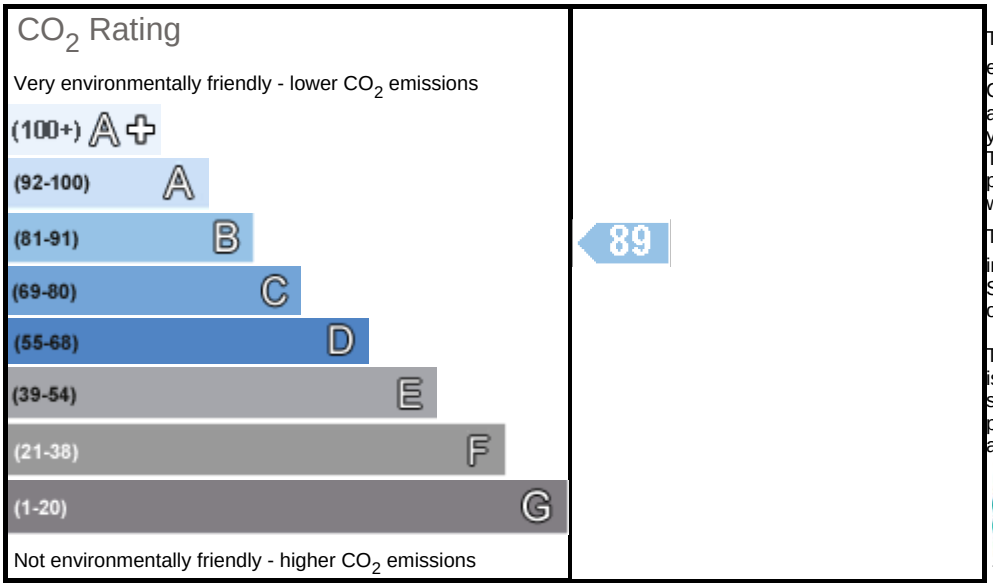
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and 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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government
breglobal

EPC Number:7398-6900-7340-5678-8934

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1K Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0074

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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breglobal

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0074 **Score: 74**

What Your Code Star Rating Means

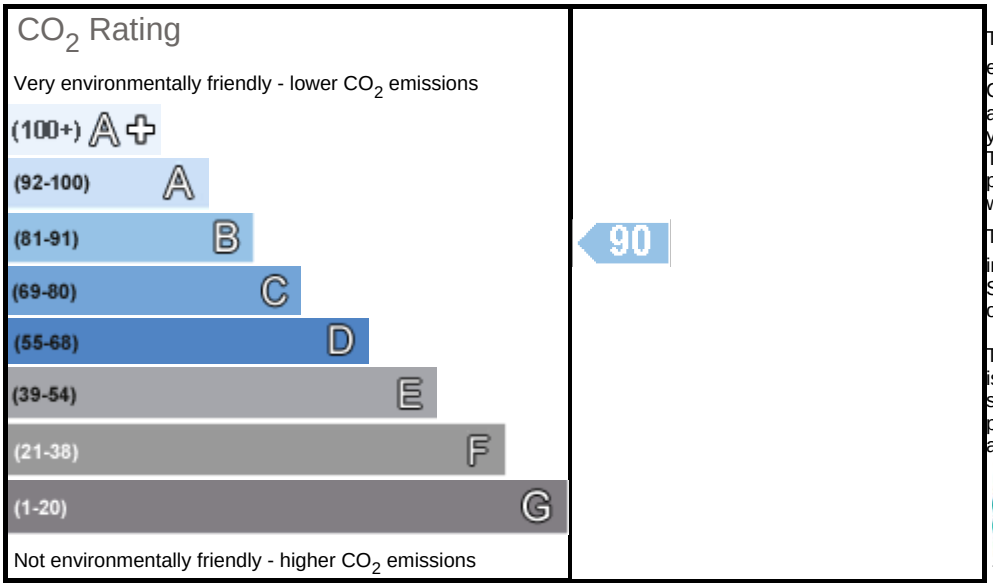
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:8148-7830-5049-6759-0972

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1L Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0075

Date
04 November 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-00034029-PC-001-00-0075 **Score: 74**

What Your Code Star Rating Means

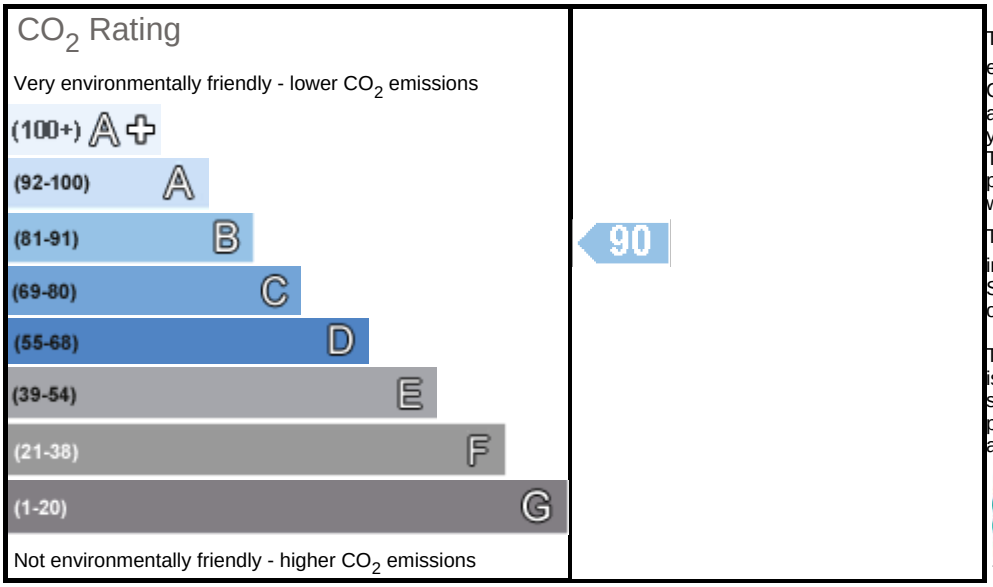
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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EPC Number:8688-7830-5029-6759-0972

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1M Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0076

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

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

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0076 **Score: 75**

What Your Code Star Rating Means

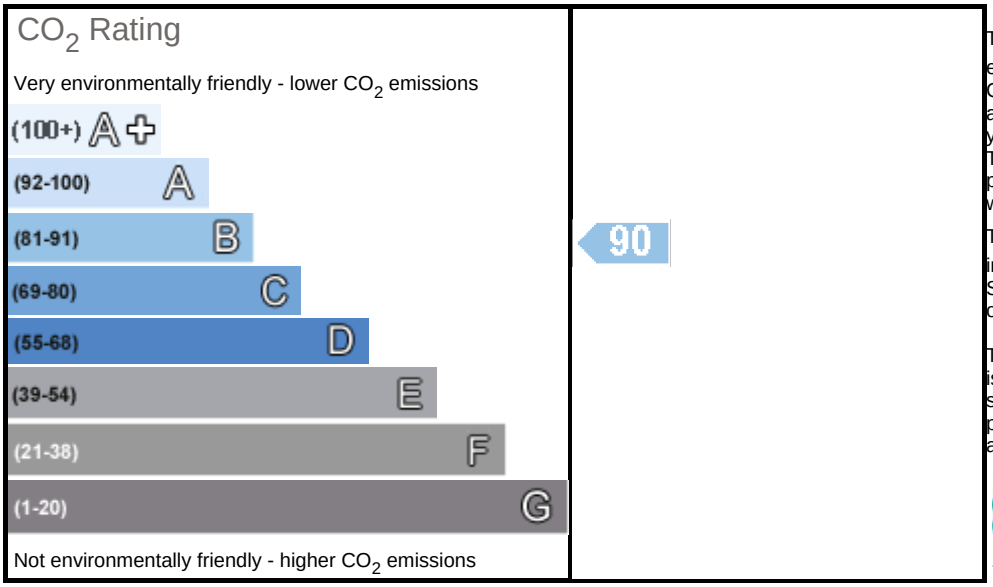
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	60		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:2578-0900-7350-5378-8924

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

1N Beamish Close,
Manchester,
Greater Manchester, M13 9RP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0077

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0077 **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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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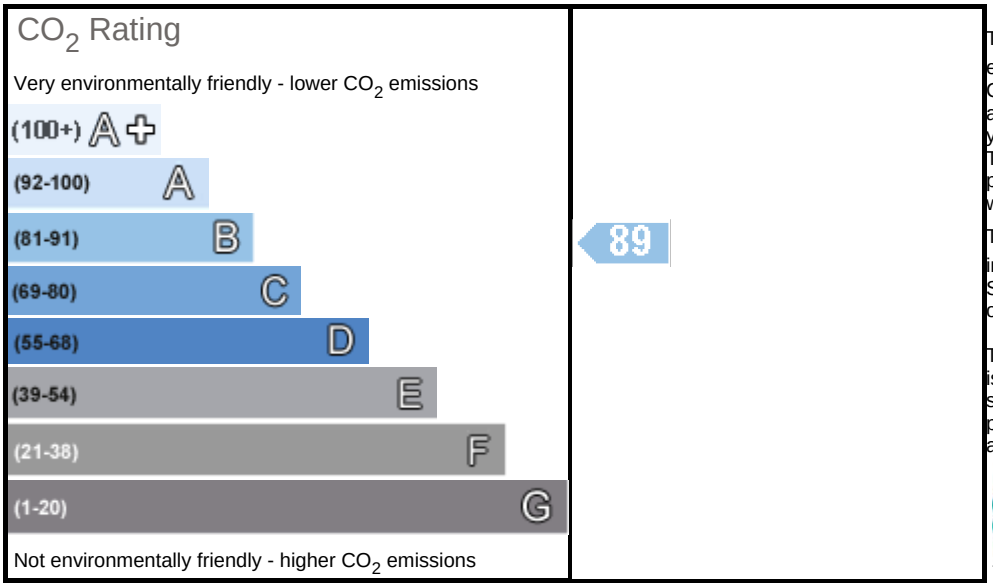
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:8838-7830-5029-3747-0922

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

15 Cumbrian Close, Manchester, Greater Manchester, M13 9XP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0078

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0078 **Score: 75**

What Your Code Star Rating Means

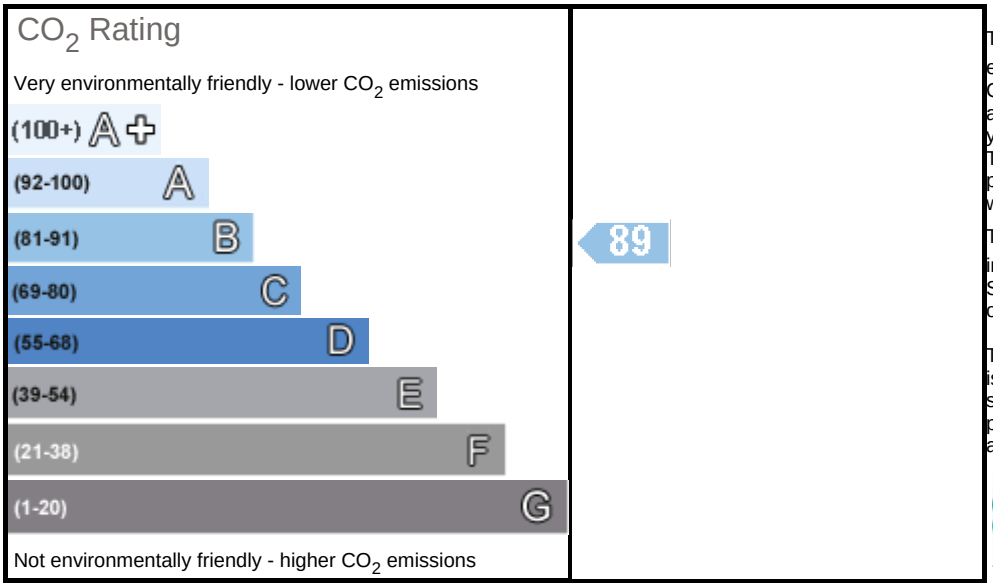
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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EPC Number:9950-3872-7007-9898-7081

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

17 Cumbrian Close,
Manchester,
Greater Manchester, M13 9XP

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0079

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0079 **Score: 71**

What Your Code Star Rating Means

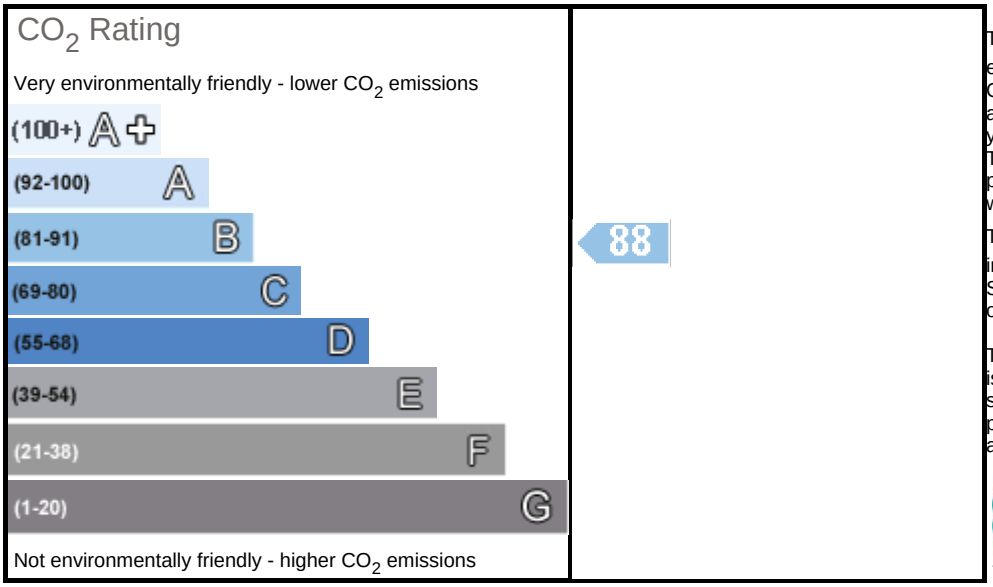
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	52		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.
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EPC Number:9352-3872-7007-9898-5001

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

63A Ardeen Walk,
Manchester,
Greater Manchester, M13 9TA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0080

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0080 **Score: 76**

What Your Code Star Rating Means

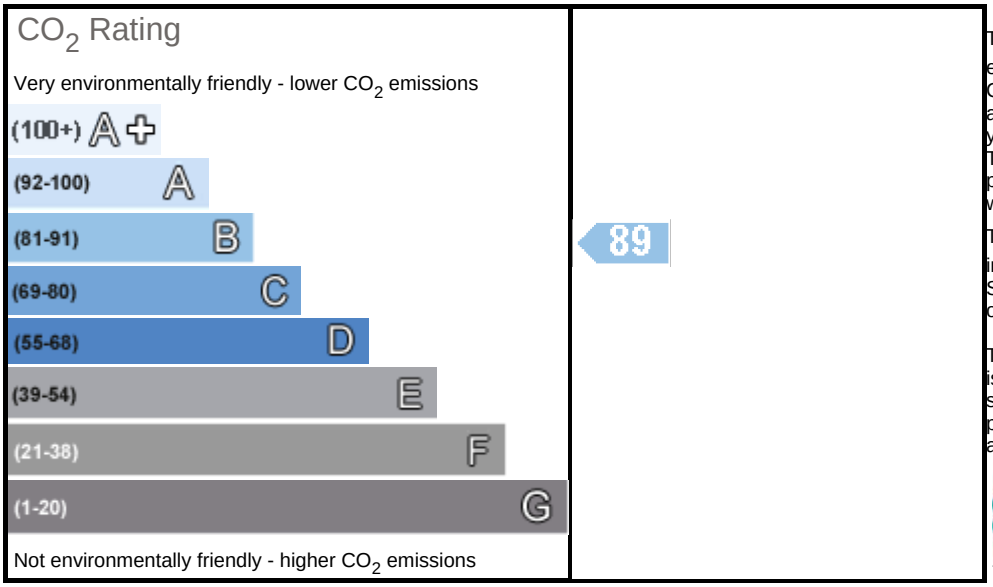
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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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.

The CO_2/Environmental Impact Rating is shown here for information only and does not form part of The Code for Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government
breglobal

EPC Number:0150-3878-7329-9891-4011

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

63 Ardeen Walk,
Manchester,
Greater Manchester, M13 9TA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0081

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0081 **Score: 75**

What Your Code Star Rating Means

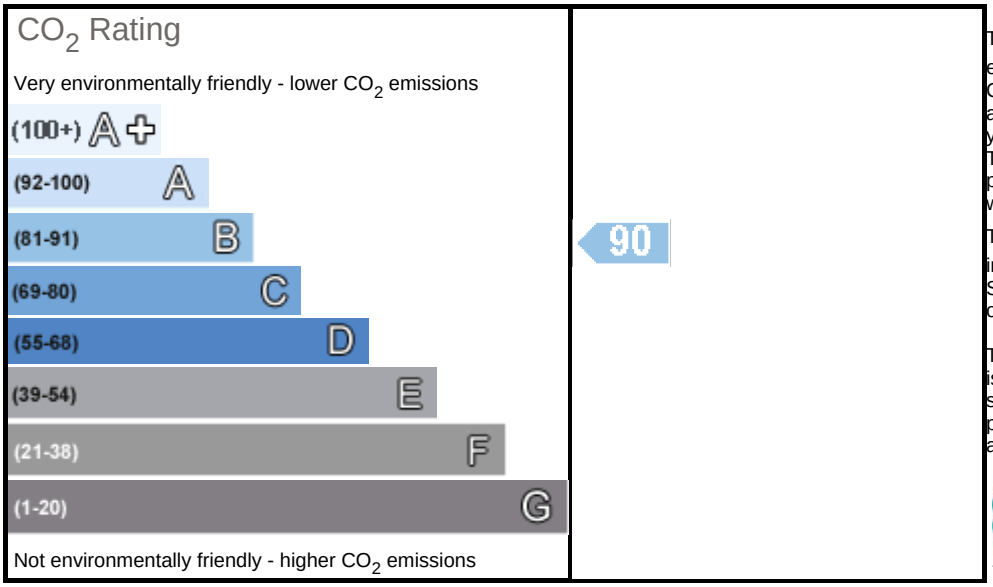
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0957-3878-7320-9791-2931

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

61 Ardeen Walk,
Manchester,
Greater Manchester, M13 9TA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0082

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0082 **Score: 75**

What Your Code Star Rating Means

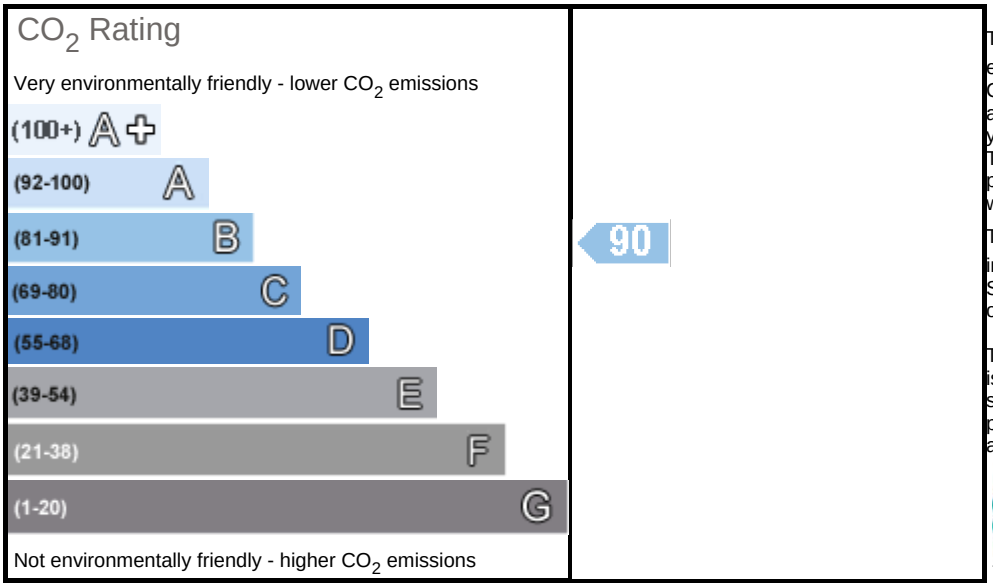
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

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EPC Number:0658-3878-7320-9791-6911

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

59 Ardeen Walk,
Manchester,
Greater Manchester, M13 9TA

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0083**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0083 **Score: 75**

What Your Code Star Rating Means

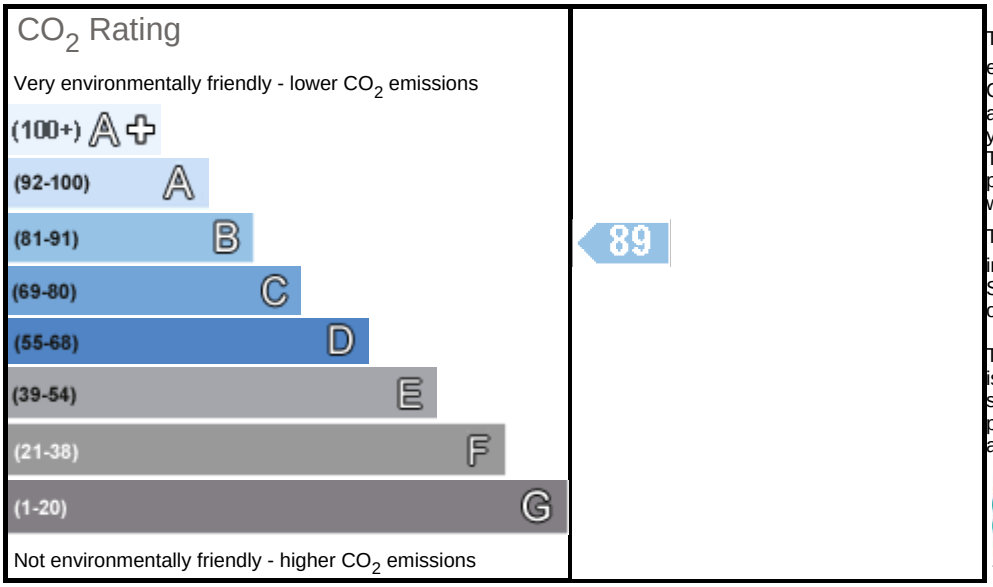
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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EPC Number:9088-0039-7312-5271-7904

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

16 Plymouth View,
Manchester,
Greater Manchester, M13 9JJ

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0084**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0084 **Score: 74**

What Your Code Star Rating Means

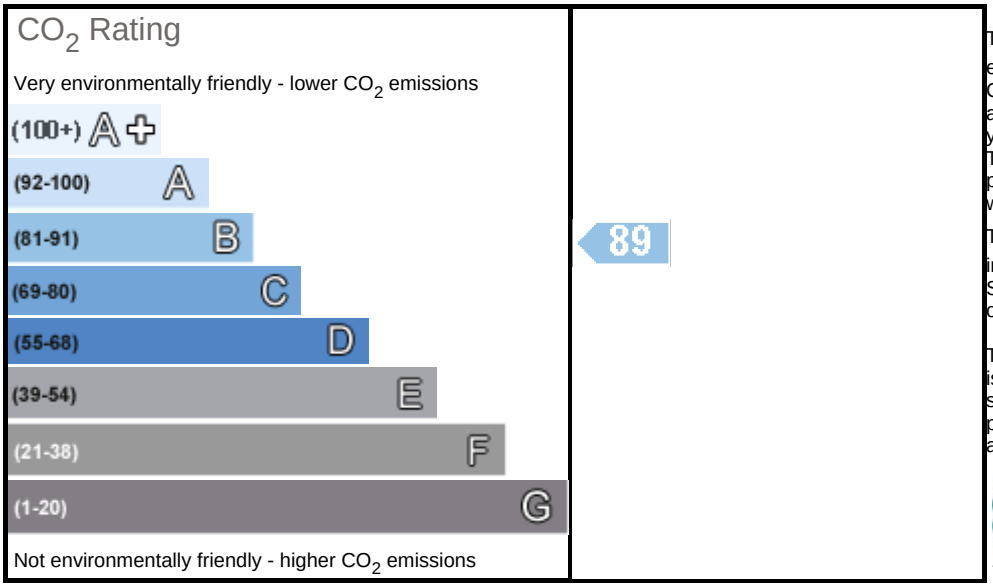
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	54		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government breglobal

EPC Number:0352-3876-7866-9701-5901

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

10 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0085

Date
04 November 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-00034029-PC-001-00-0085 **Score: 75**

What Your Code Star Rating Means

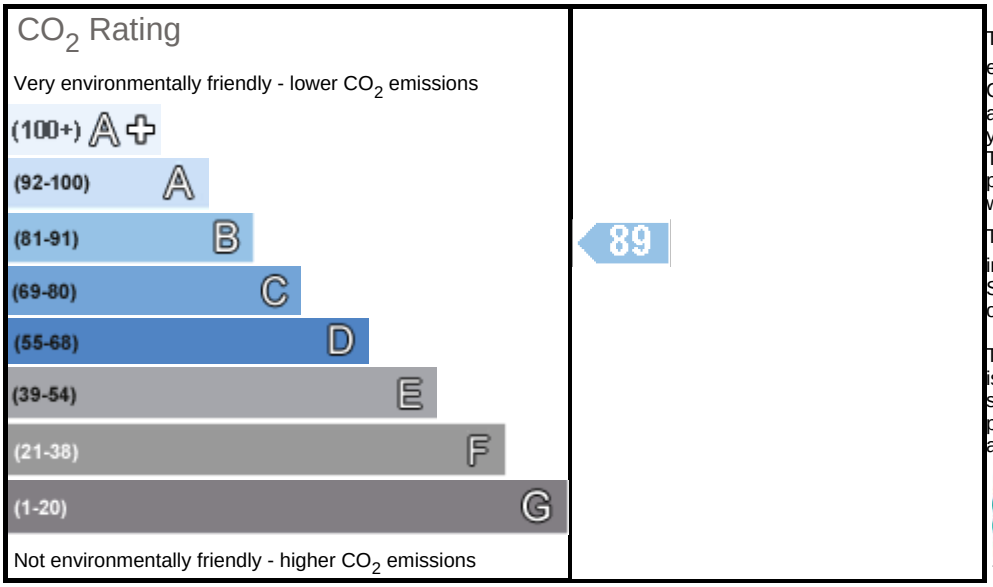
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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EPC Number:0756-3877-7895-2700-8981

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

8 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0086

Date
04 November 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-00034029-PC-001-00-0086 **Score: 75**

What Your Code Star Rating Means

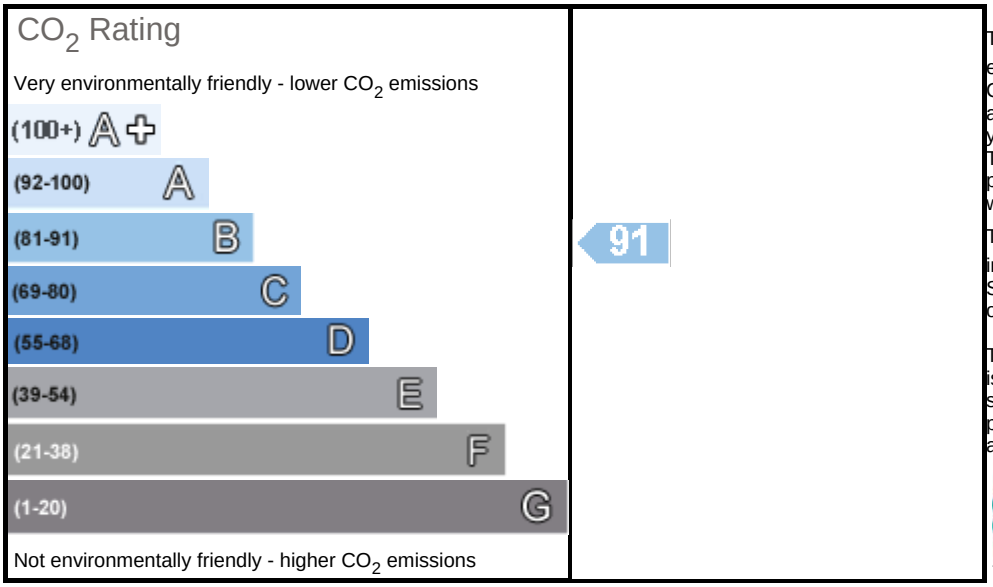
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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Communities and Local Government

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EPC Number:0778-3089-7359-5630-7250

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0087

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0087 **Score: 75**

What Your Code Star Rating Means

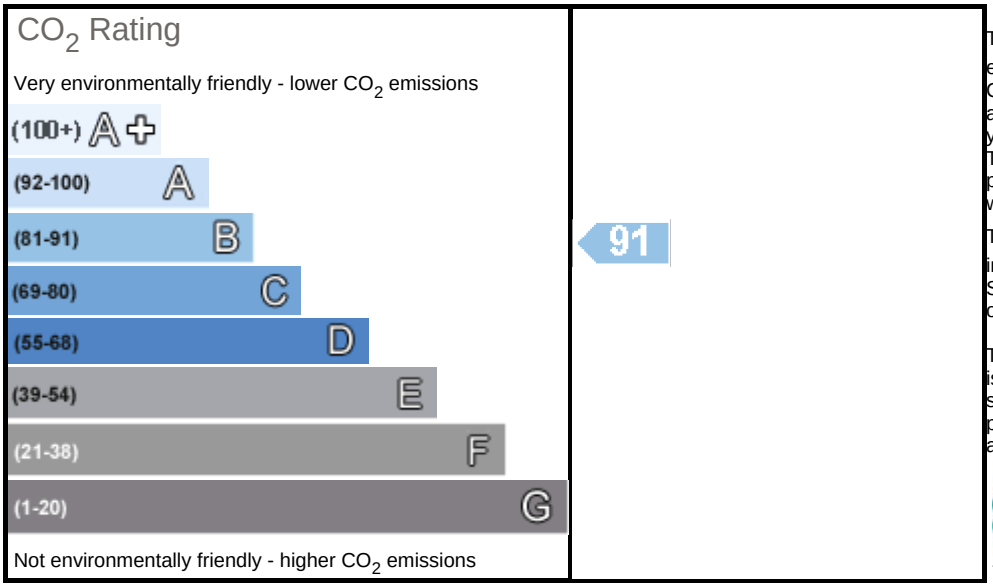
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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



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.

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EPC Number:8490-7739-5850-3777-9202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

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

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

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

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0088

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0088 **Score: 75**

What Your Code Star Rating Means

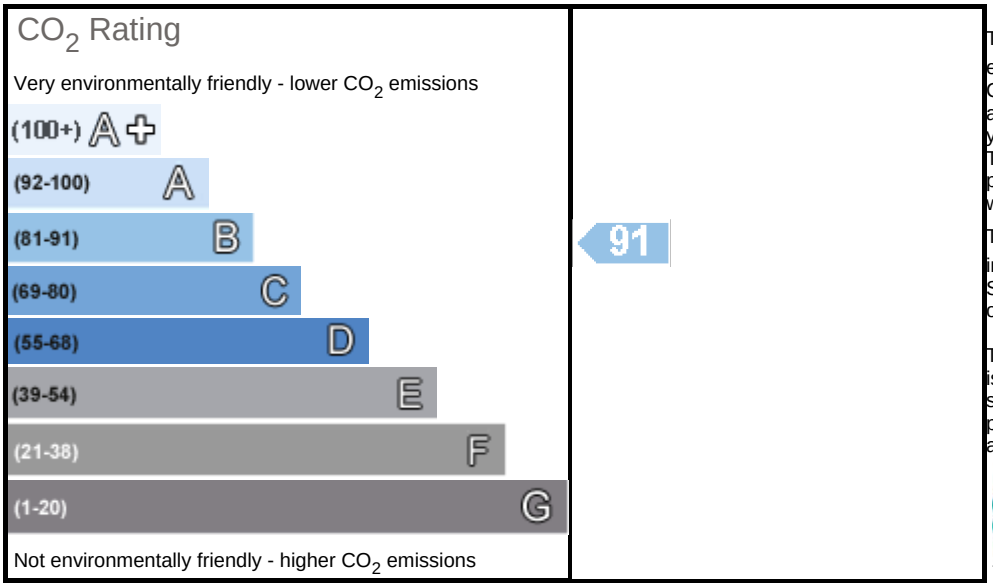
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0559-3877-7895-2700-0981

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Skerry Close,
Manchester,
Greater Manchester, M13 9UD

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0089

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0089 **Score: 75**

What Your Code Star Rating Means

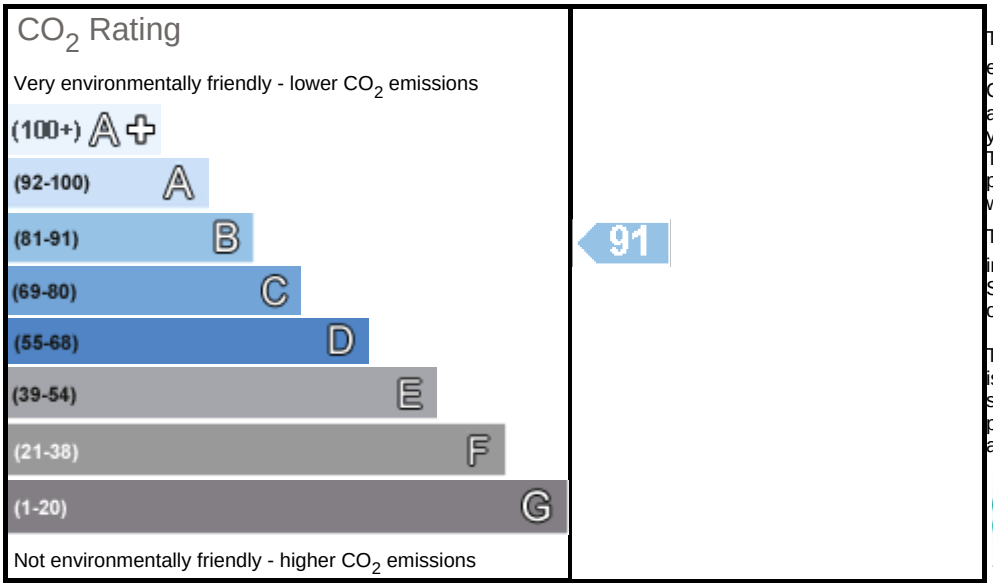
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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EPC Number:8280-7739-5850-1757-9202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

25 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0090

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0090 **Score: 75**

What Your Code Star Rating Means

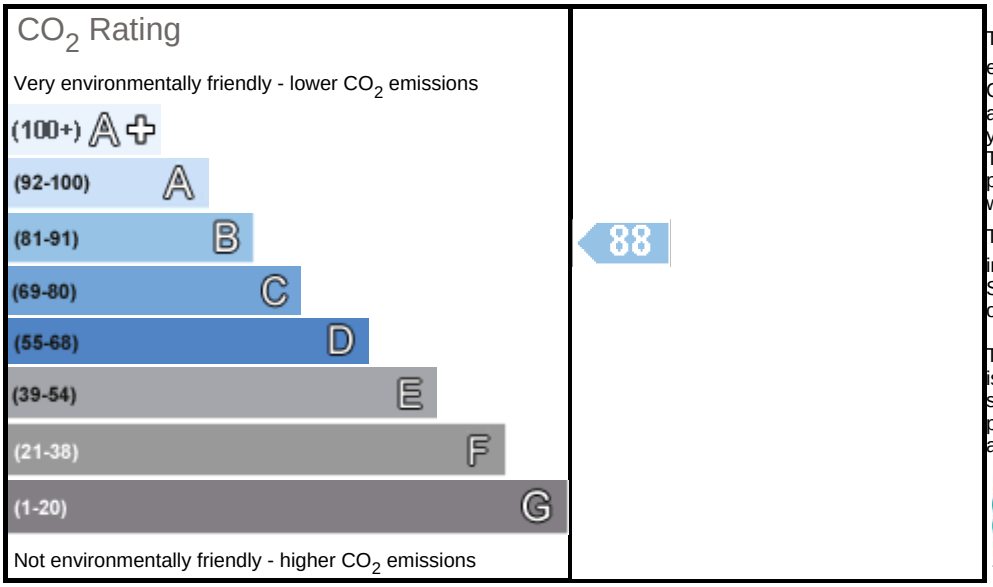
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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.

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Communities and Local Government

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EPC Number:0078-5030-7379-5370-8274

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

27 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0091

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0091 **Score: 76**

What Your Code Star Rating Means

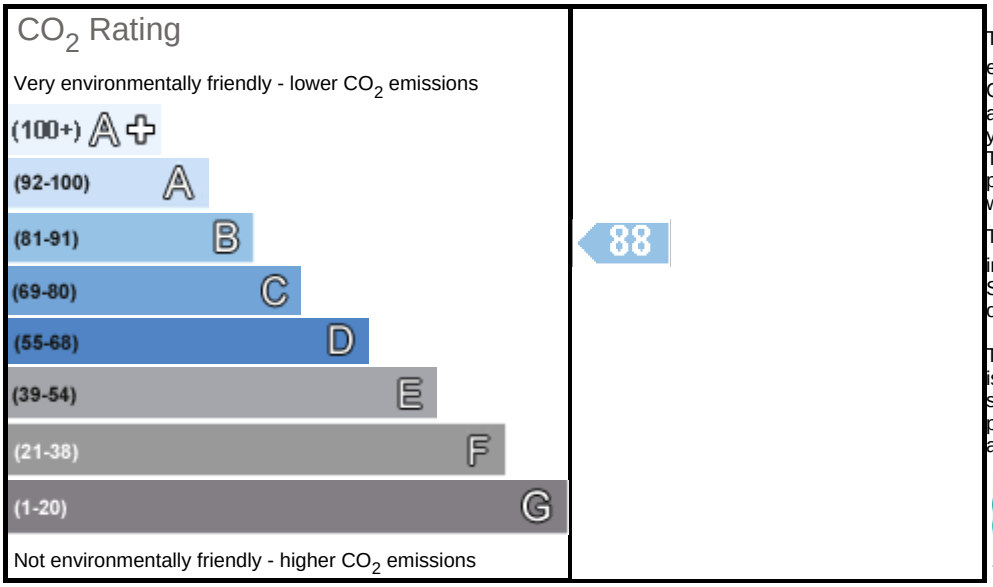
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	61		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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Communities and Local Government

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EPC Number:0118-1030-7371-5770-8264

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

29 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0092

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0092 **Score: 75**

What Your Code Star Rating Means

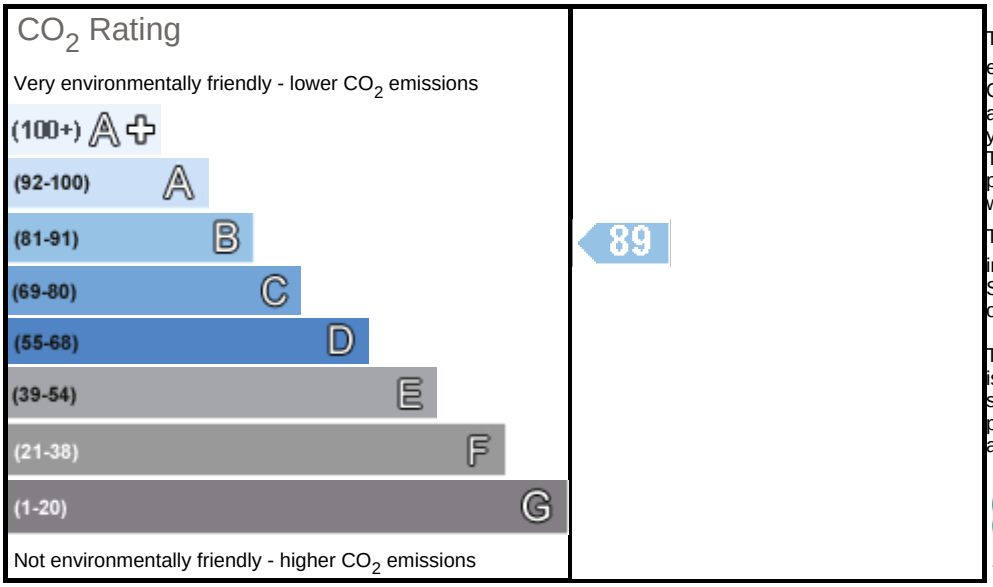
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.
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Communities and Local Government

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EPC Number:8740-7839-5360-1727-0202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

31 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 **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034029-PC-001-00-0093**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0093 **Score: 77**

What Your Code Star Rating Means

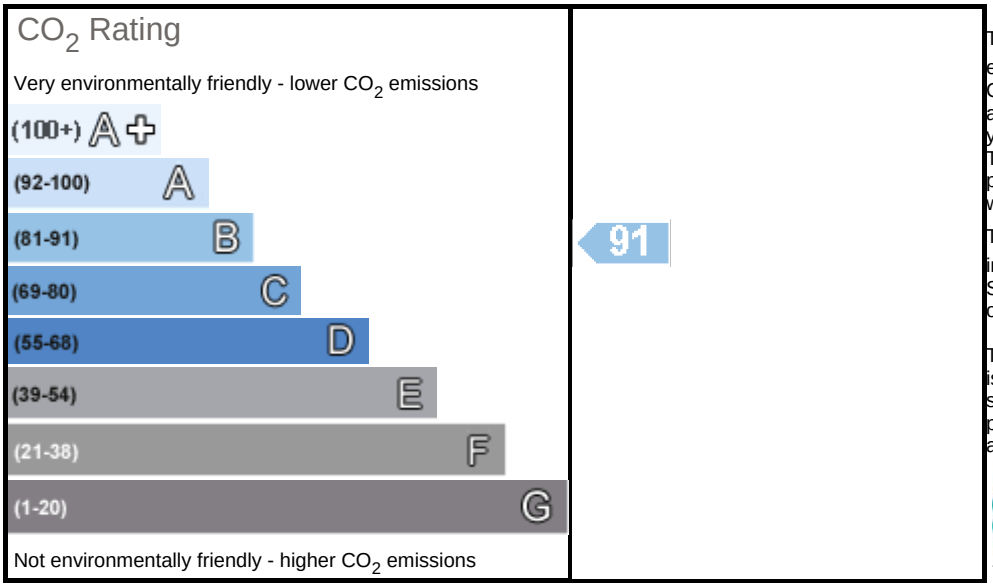
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.
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EPC Number:8710-7839-5360-9717-0206

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

33 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0094

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0094 **Score: 77**

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
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Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
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Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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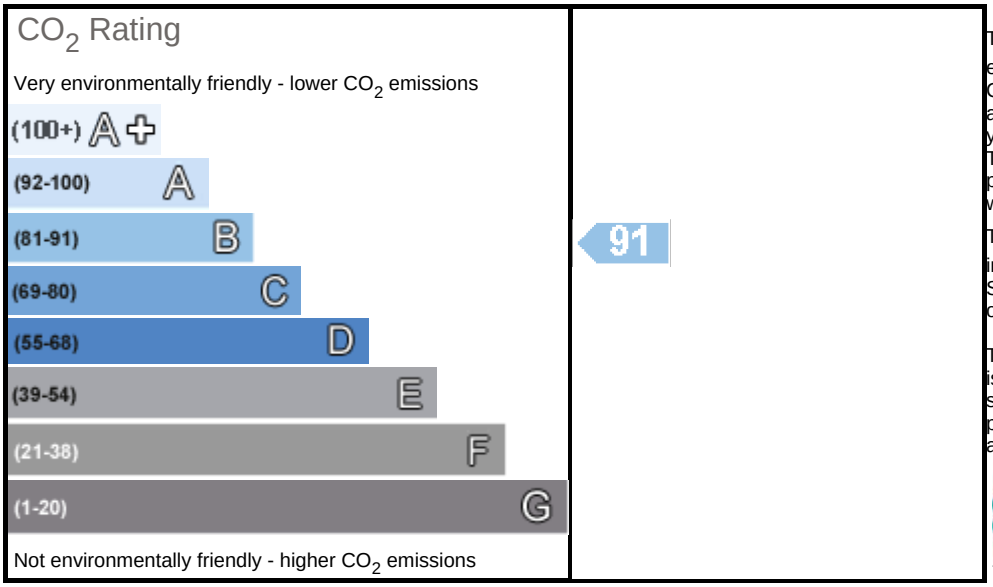

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EPC Number:8000-7839-5370-4727-0202

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

35 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0095

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0095 **Score: 77**

What Your Code Star Rating Means

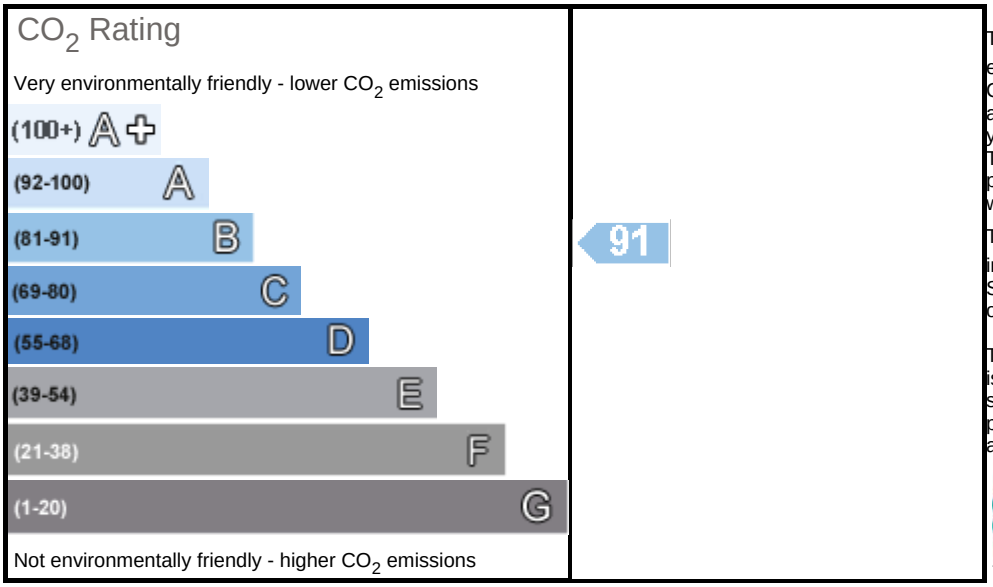
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:0057-3878-7366-2890-3075

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

37 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0096

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0096 **Score: 77**

What Your Code Star Rating Means

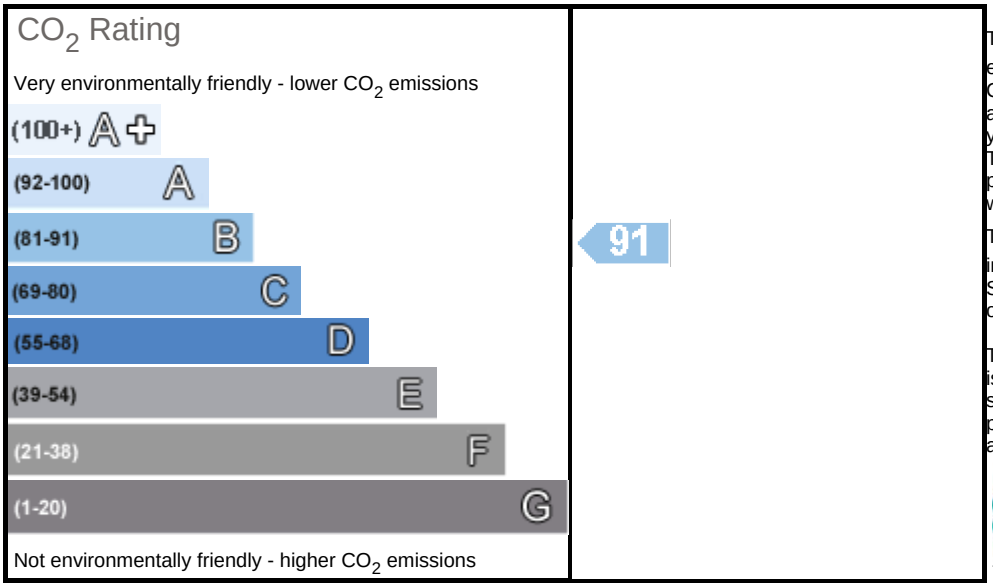
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:8004-3885-6732-6397-2603

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

39 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
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0097

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034029-PC-001-00-0097 **Score: 76**

What Your Code Star Rating Means

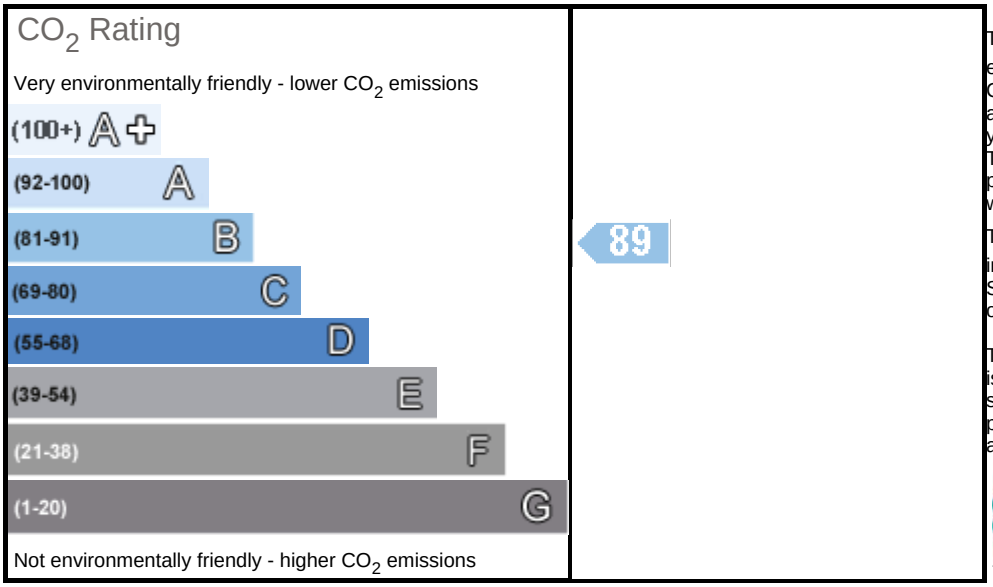
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	64		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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Communities and Local Government

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EPC Number:8420-7836-5370-1768-0292

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

12 Balsam Close,
Manchester,
Greater Manchester, M13 9UL

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0098

Date
04 November 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-00034029-PC-001-00-0098 **Score: 76**

What Your Code Star Rating Means

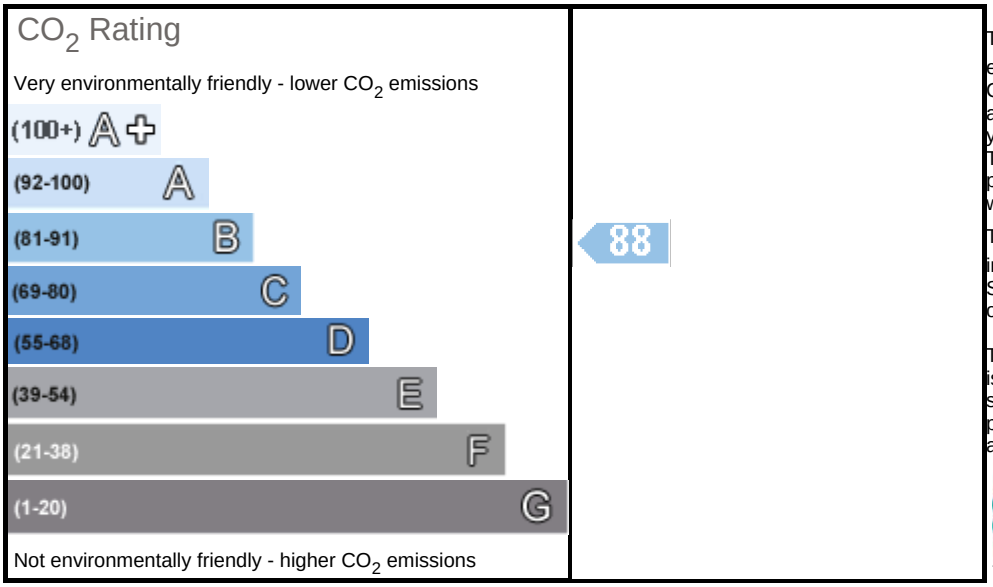
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government

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EPC Number:8801-3886-0932-1627-3503

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0099

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0099 **Score: 76**

What Your Code Star Rating Means

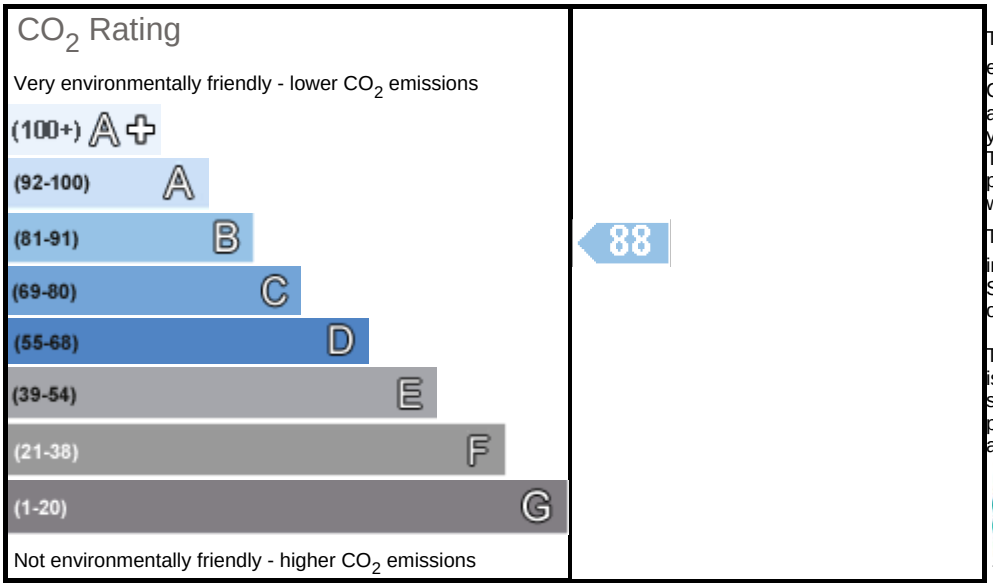
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	59		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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EPC Number:2188-5068-7325-6290-8264

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

ISSUED TO:

2 Daleford Road,
Manchester,
Greater Manchester, M13 9WA

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034029-PC-001-00-0100

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034029-PC-001-00-0100 **Score: 76**

What Your Code Star Rating Means

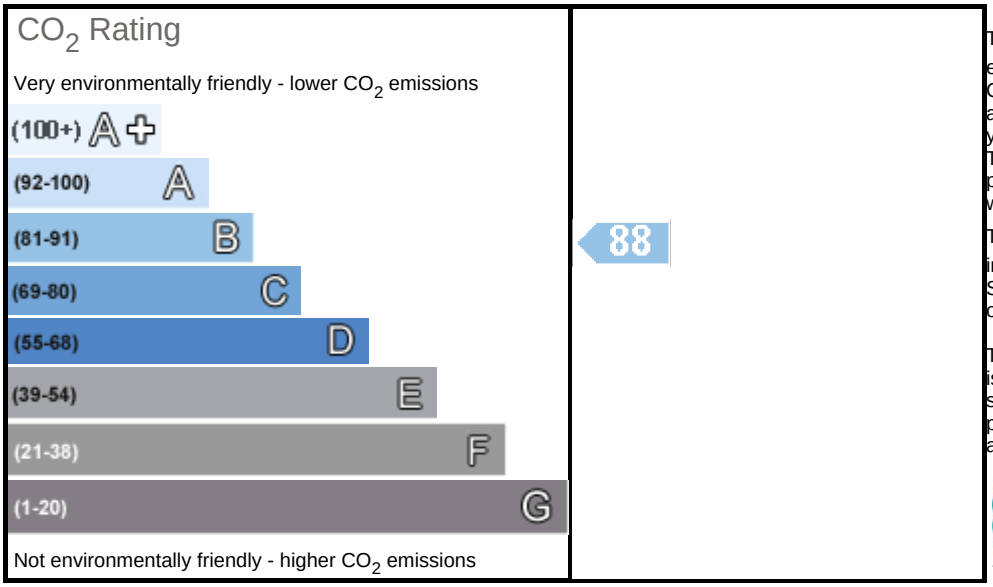
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	58		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government

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EPC Number:8090-7835-6620-7908-8226

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

48 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0001

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0001 **Score: 75**

What Your Code Star Rating Means

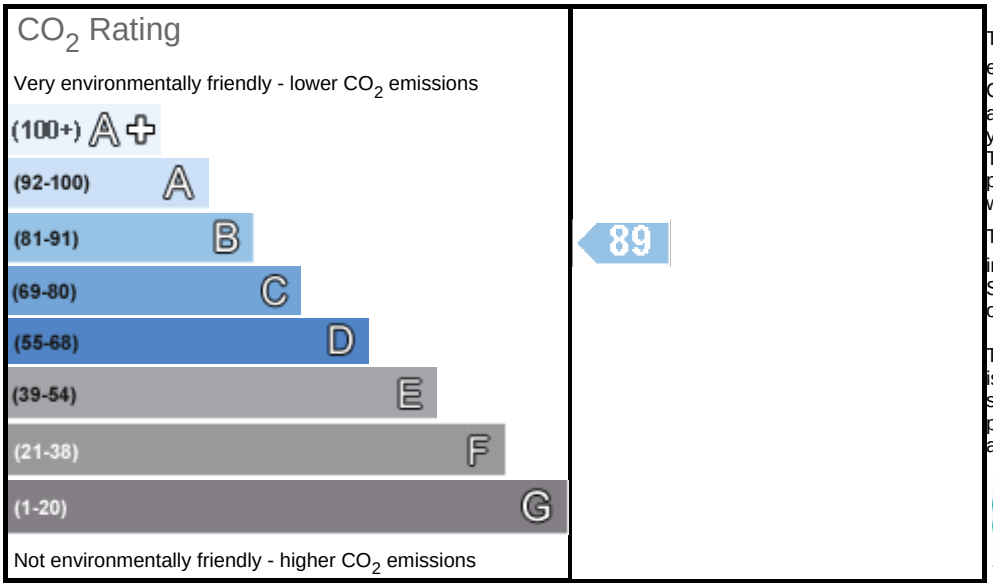
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.
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Communities and Local Government

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EPC Number:8403-7737-5990-6002-9926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

46 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0002

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0002 **Score: 73**

What Your Code Star Rating Means

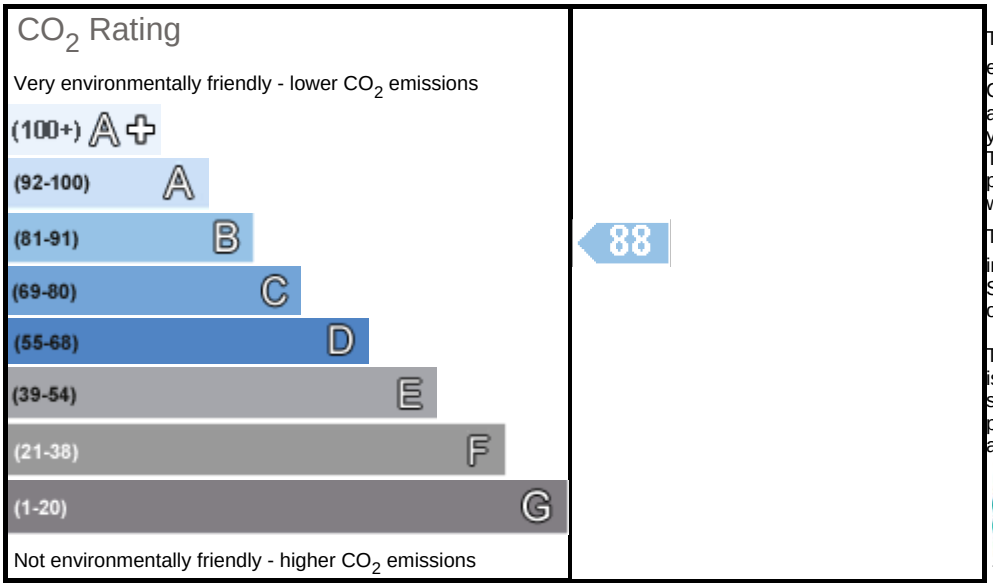
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:0158-3802-7979-9723-2955

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

44 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0003

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034028-PC-001-00-0003 **Score: 75**

What Your Code Star Rating Means

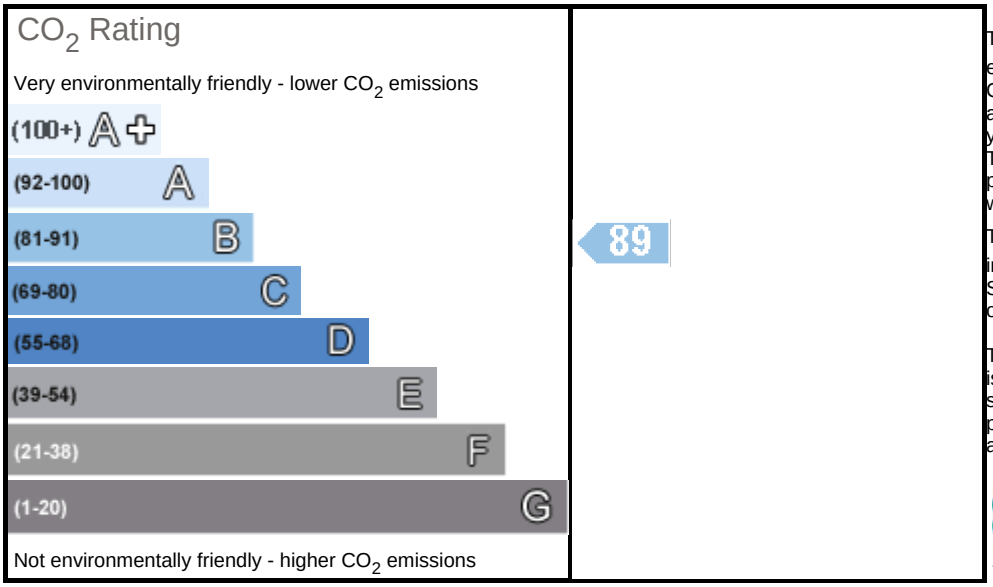
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government breglobal

EPC Number:8693-7837-5000-0002-0926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

42 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0004

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0004 **Score: 77**

What Your Code Star Rating Means

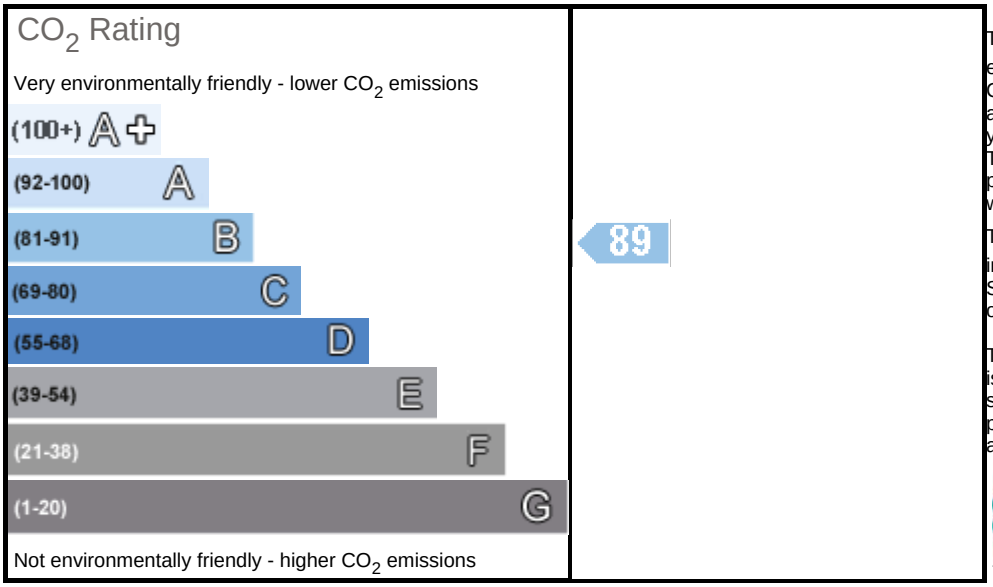
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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Communities and Local Government

breglobal

EPC Number:8503-7937-5770-8001-2926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

40 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0005

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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-00034028-PC-001-00-0005 **Score: 76**

What Your Code Star Rating Means

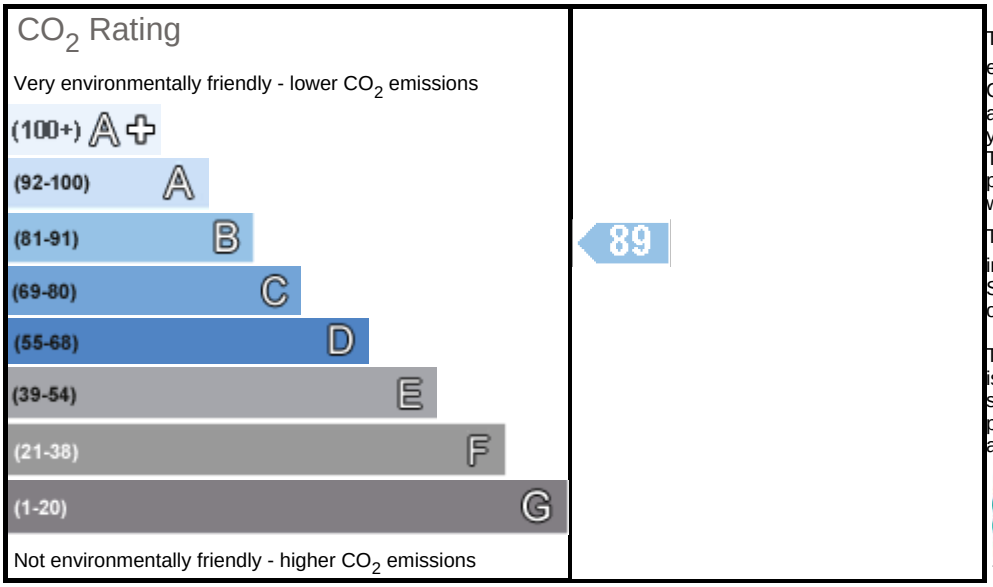
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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EPC Number:8113-7937-5780-0061-2922

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

38 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0006

Date
04 November 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-00034028-PC-001-00-0006 **Score: 76**

What Your Code Star Rating Means

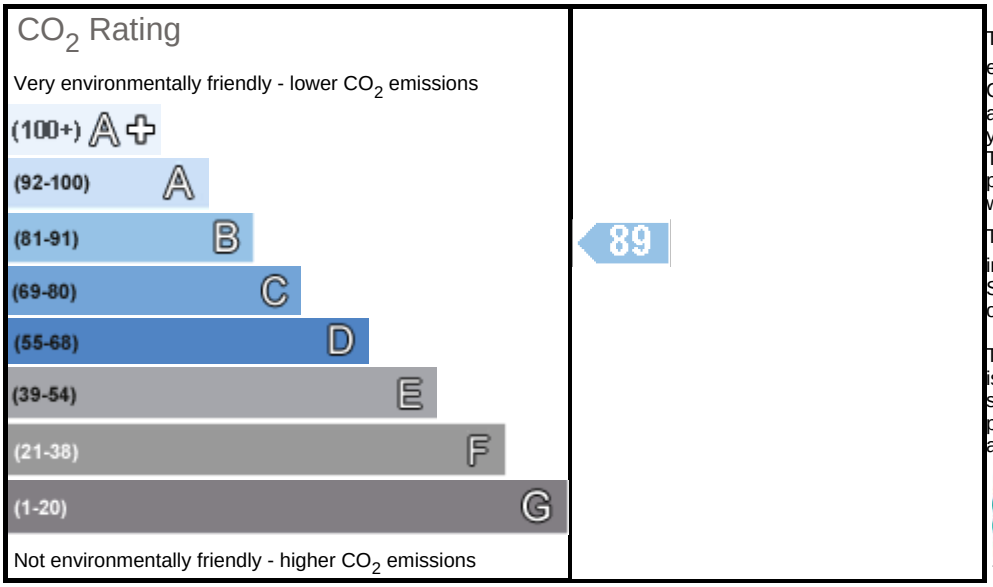
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government breglobal

EPC Number:8493-7937-5780-2071-2922

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

36 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0007

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0007 **Score: 77**

What Your Code Star Rating Means

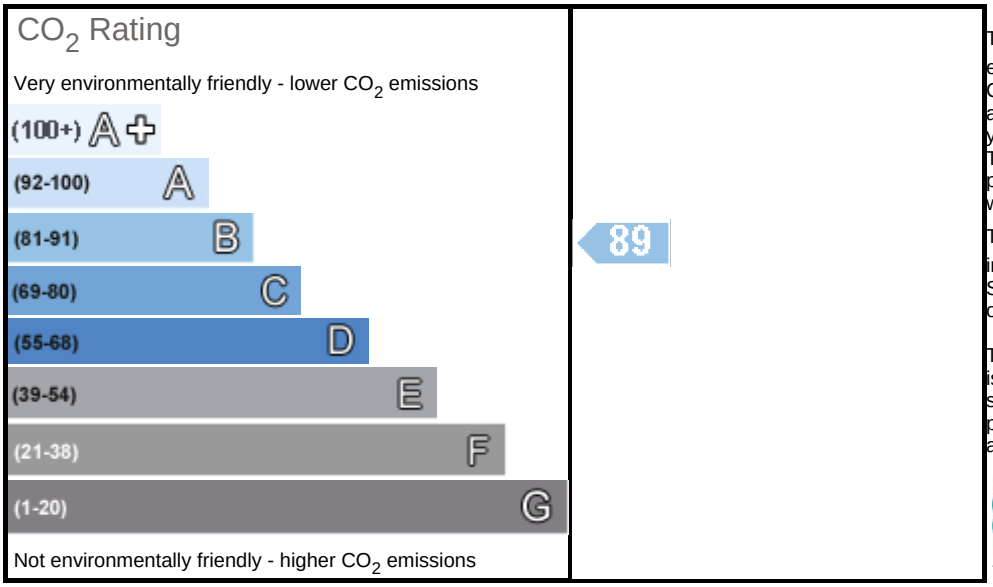
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government breglobal

EPC Number:8206-3915-8039-3727-4733

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

34 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0008

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0008 **Score: 76**

What Your Code Star Rating Means

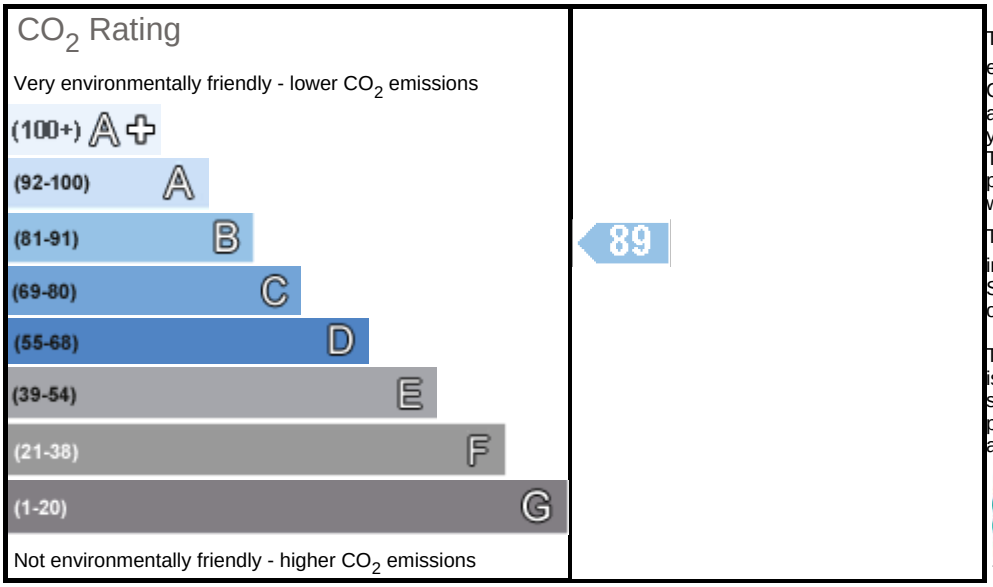
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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EPC Number:2018-7072-7397-5003-9924

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

32 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0009

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

THE CODE FOR SUSTAINABLE HOMES
CERTIFICATION MARK

Certificate Number: BRE-00034028-PC-001-00-0009 **Score: 77**

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	67		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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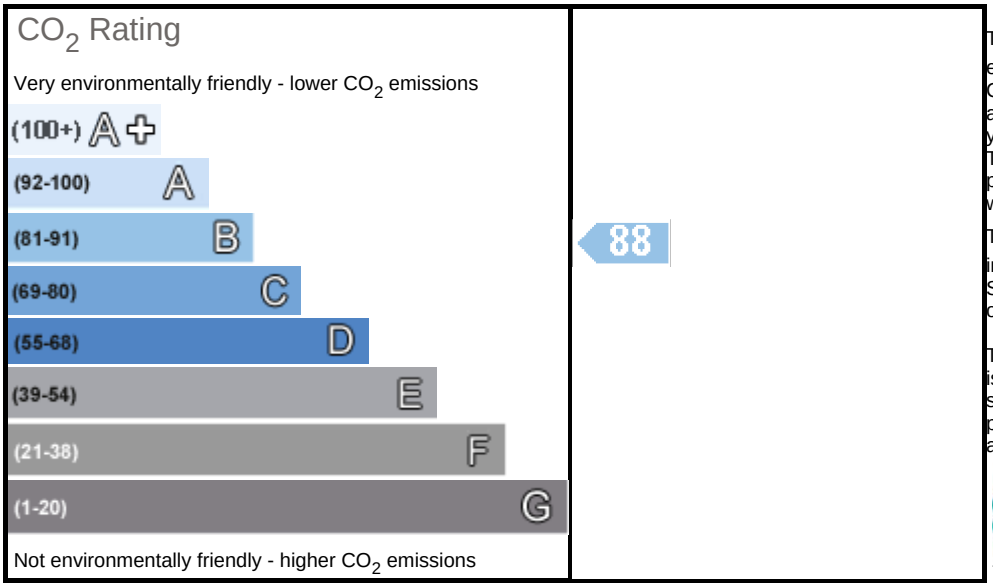

The CO_2 rating is a measure of a home's Carbon Dioxide (CO_2) emissions. This rating is shown on your Energy Performance Certificate as the Environmental Impact Rating. This Certificate is available from the seller, and also includes information on how you can improve the home's performance.
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Communities and Local Government

breglobal

EPC Number:0854-3801-7779-9923-7255

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

30 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0010

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0010 **Score: 75**

What Your Code Star Rating Means

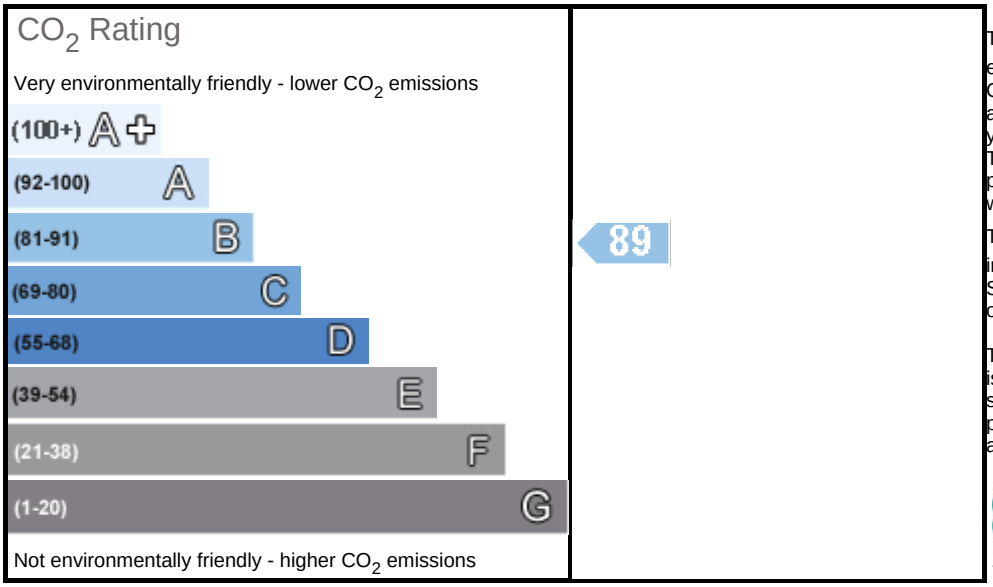
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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EPC Number:8176-7439-4369-9875-4996

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

28 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0011

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0011 **Score: 74**

What Your Code Star Rating Means

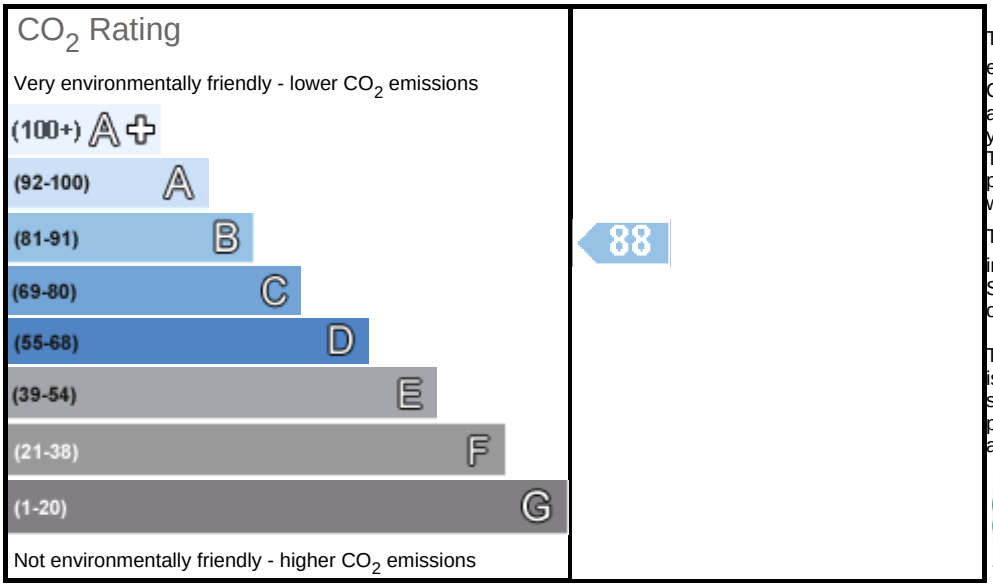
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
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



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 Sustainability Homes. Neither BRE Global nor the assessement organisation is responsible for the accuracy of this number.

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Communities and Local Government

breglobal

EPC Number:8016-7439-4379-1835-4992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

26 Grosvenor Street, Manchester, Greater Manchester, M1 7EW

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0012

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0012 **Score: 75**

What Your Code Star Rating Means

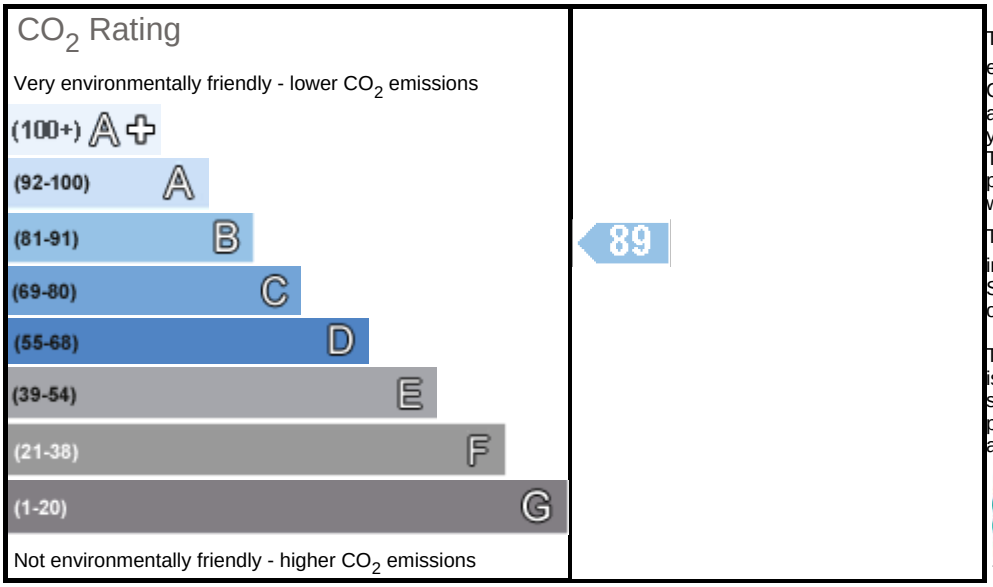
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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Communities and Local Government

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EPC Number:8826-7439-4379-3865-4992

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

9 Penfield Close,
Manchester,
Greater Manchester, M1 7JL

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0013

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0013 **Score: 75**

What Your Code Star Rating Means

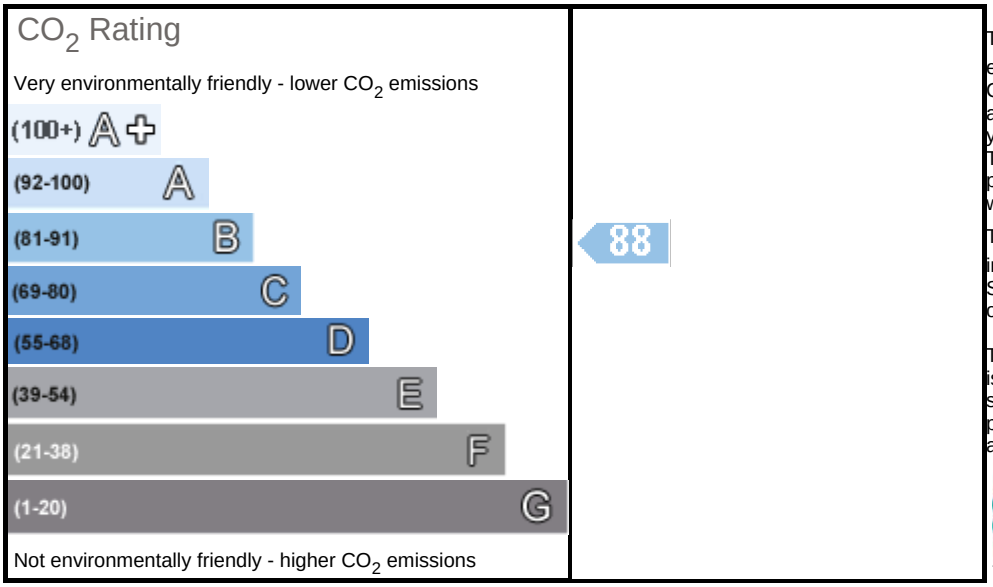
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	63		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government

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EPC Number:7898-5936-7370-4086-1924

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

11 Penfield Close,
Manchester,
Greater Manchester, M1 7JL

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0014

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0014 **Score: 75**

What Your Code Star Rating Means

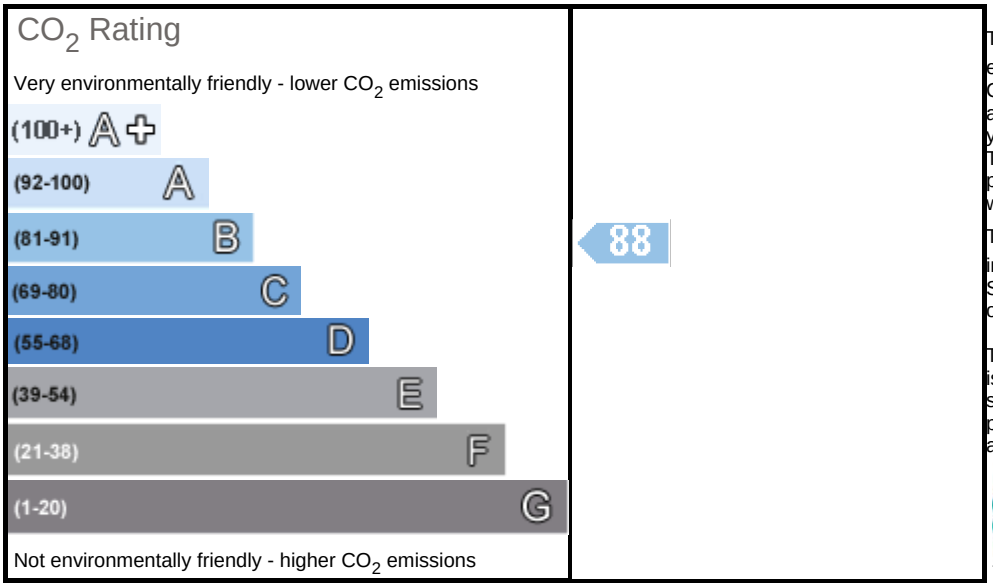
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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Communities and Local Government

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EPC Number:7198-0936-7370-4186-1964

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

13 Penfield Close,
Manchester,
Greater Manchester, M1 7JL

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor **Wayne Maw**	Assessor Organisation **AES Sustainability Consultants Ltd**
Client **S4B Manchester**	Developer **Galliford Try Partnerships North**
Architect **Buttress Architects**	Certificate Number **BRE-00034028-PC-001-00-0015**
Date **04 November 2024**	Signed for and on behalf of BRE Global Ltd

This certificate remains the property of BRE Global Ltd and is issued subject to terms and conditions. It is produced from data supplied by the licensed Code assessor (a certified competent person under Scheme Document SD123). To check the authenticity of this certificate, please contact BRE Global Ltd.

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0015 **Score: 75**

What Your Code Star Rating Means

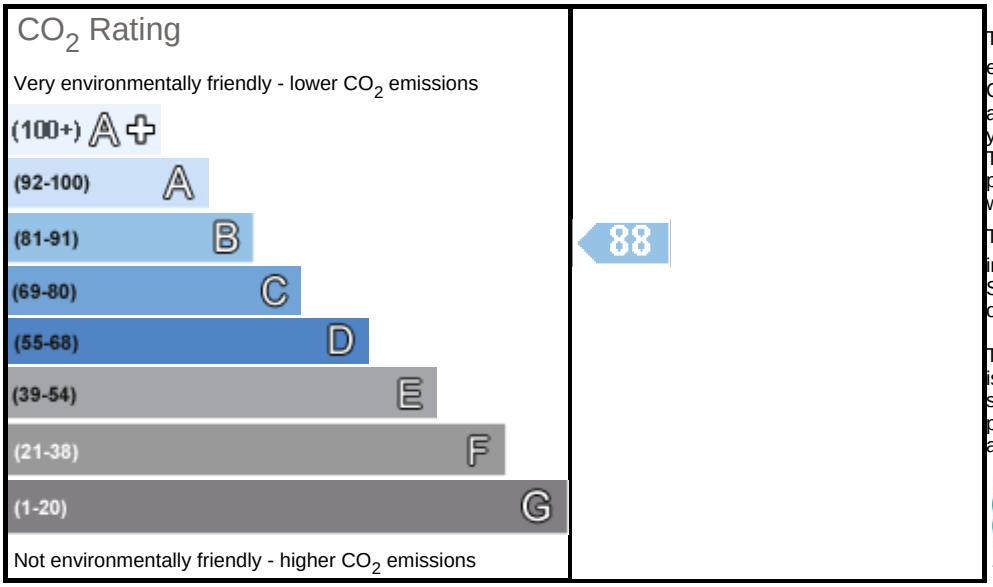
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

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 (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	62		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.
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EPC Number:7698-8936-7370-4086-1984

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

6 Litcham Close,
Manchester,
Greater Manchester, M1 7FN

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0016

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0016 **Score: 76**

What Your Code Star Rating Means

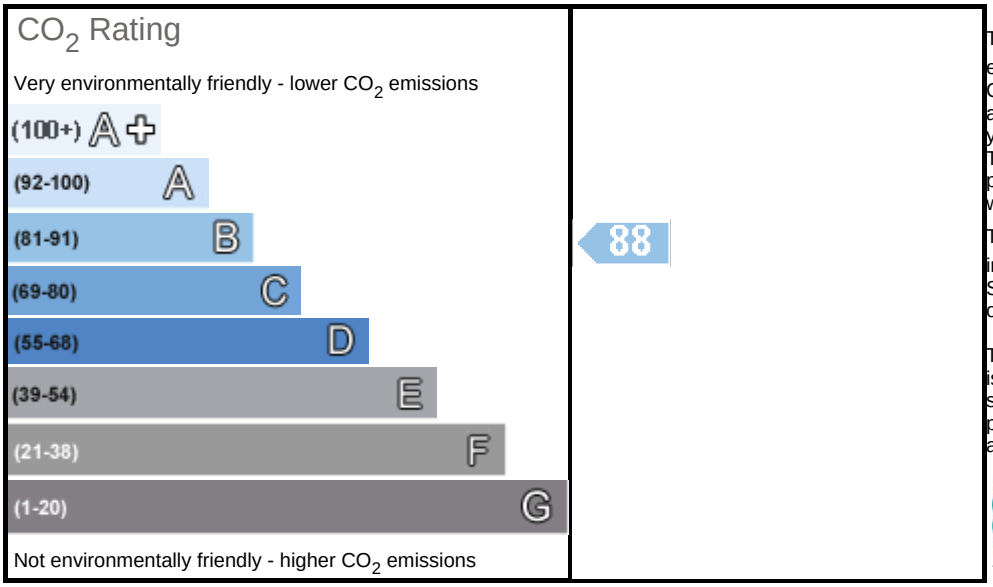
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	65		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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.

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EPC Number:0159-3819-7045-9323-1441

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

4 Litcham Close,
Manchester,
Greater Manchester, M1 7FN

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0017

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0017 **Score: 76**

What Your Code Star Rating Means

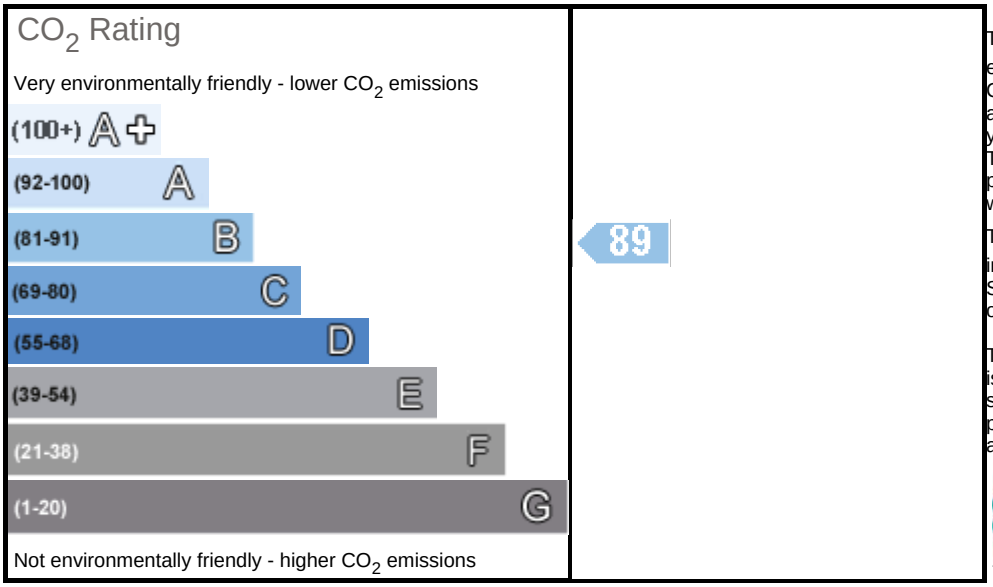
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	64		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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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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Communities and Local Government breglobal

EPC Number:8303-7334-5100-6119-4926

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

2 Litcham Close,
Manchester,
Greater Manchester, M1 7FN

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0018

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0018 **Score: 76**

What Your Code Star Rating Means

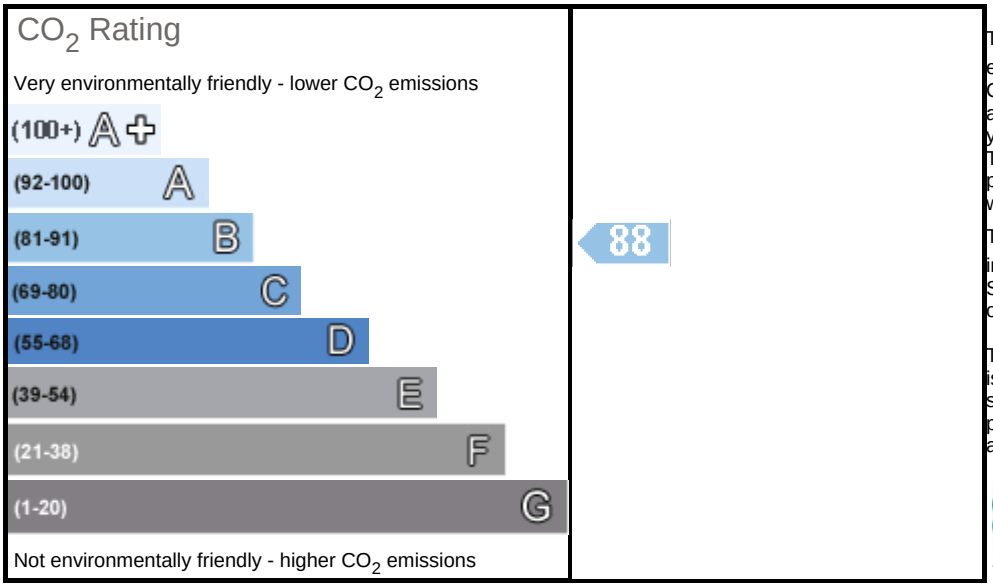
Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	66		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	87		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	91		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

Further detailed information regarding The Code for Sustainable Homes can be found at www.communities.gov.uk/thecode



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Communities and Local Government breglobal

EPC Number:0159-3819-7142-9323-8435

THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

ISSUED TO:

29 Penfield Close,
Manchester,
Greater Manchester, M1 7JL

The sustainability of this home has been independently assessed at the Post Construction Stage and has achieved a Code rating of 4 out of 6 stars under the November 2010 version.

Above Regulatory Standards

Current Best Practice

Highly Sustainable and Zero Carbon

The next page sets out how this home achieved its rating in the nine categories.

Licensed Assessor
Wayne Maw

Assessor Organisation
AES Sustainability Consultants Ltd

Client
S4B Manchester

Developer
Galliford Try Partnerships North

Architect
Buttress Architects

Certificate Number
BRE-00034028-PC-001-00-0019

Date
04 November 2024

Signed for and on behalf of BRE Global Ltd

Communities and Local Government

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THE CODE FOR SUSTAINABLE HOMES

FINAL CERTIFICATE

(Issued at the Post Construction Stage)

Certificate Number: BRE-00034028-PC-001-00-0019 **Score: 75**

What Your Code Star Rating Means

Combined Score	36-47	48-56	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

How this home scored

Category		Percentage of Category Score attained (10 20 30 40 50 60 70 80 90 100)	What is covered in the category
Energy	58		Energy efficiency and CO_2 saving measures
Water	66		Internal and external water saving measures
Materials	95		The sourcing and environmental impact of materials used to build the home
Surface Water Run-off	25		Measures to reduce the risk of flooding and surface water run-off which can pollute rivers
Waste	100		Storage for recyclable waste and compost, and care taken to reduce, reuse and recycle construction materials
Pollution	100		The use of insulation materials and heating systems that do not add to global warming
Health & Wellbeing	100		Provision of good daylight quality, sound insulation, private space, accessibility, and adaptability
Management	100		A Home User Guide, designing in security, and reducing the impact of construction
Ecology	66		Protection and enhancement of the ecology of the area and efficient use of building land

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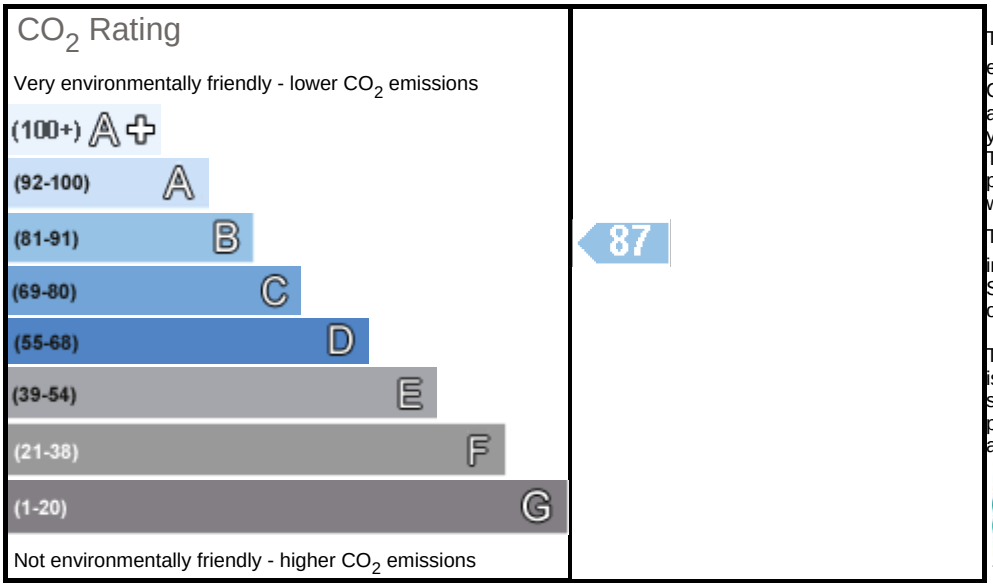

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Communities and Local Government

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EPC Number:8695-6194-8839-8377-8063