

# Energy performance certificate (EPC)

GROUND, FIRST AND SECOND FLOORS Dickinson House Dickinson Street MANCHESTER M1 4LF	Energy rating <b>D</b>	Valid until: <b>21 May 2030</b>
		Certificate number: <b>0827-9556-5030-5400-5023</b>

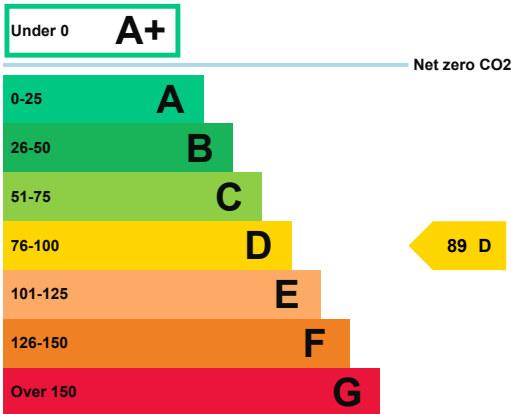
Property type	B1 Offices and Workshop businesses
Total floor area	494 square metres

## Rules on letting this property

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

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>30 B</b>
If typical of the existing stock	<b>87 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	69.71
Primary energy use (kWh/m <sup>2</sup> per year)	402

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0950-5248-0450-6502-5074\)](/energy-certificate/0950-5248-0450-6502-5074).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Russell Pridgeon
Telephone	0204 583 5240
Email	<a href="mailto:russell@cdsm.ltd">russell@cdsm.ltd</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA190284
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Clarendon DSM Limited
Employer address	<a href="http://www.clarendondsm.com">www.clarendondsm.com</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 May 2020
Date of certificate	22 May 2020