Manchester Goes Green - Airport Significantly Reduces Energy Usage & City Centre Properties Follow Suit

Thursday 12 January, 2017

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• Manchester airport becomes first carbon neutral airport in the UK

• From 1st April 2018 it is unlawful to rent a property with poor energy efficiency rating
• Mason Street uses low-carbon tech to be one of the city's most energy-efficient properties (Surrenden Invest)

After a decade of striving to significantly reduce its energy usage and investing more than £7.5 million in efficiency projects, Manchester airport has become the first carbon neutral airport in the UK.

By installing more than 25,000 low energy LED lights throughout the airport, including the first on any UK runway, and saving the same amount of energy as used by 10,000 homes each year, Manchester airport has been awarded carbon neutral status (Level 3+), certified by the independent carbon management programme Airport Carbon Accreditation.

Ken O'Toole, CEO of Manchester Airport commented, “At Manchester Airport we are committed to being one of the leading European airports when it comes to environmental management. As an organisation we recognise that climate change is an important global challenge. This achievement demonstrates the lengths we go to ensuring we balance our role as economic generator, alongside caring for the environment.”

And now this sentiment of protecting the local environment through energy efficiency is emerging as essential within the UK property market, and more importantly to its investors. New legislation, due to take effect from 1st April 2018, will make it unlawful to rent a property with a poor energy efficiency rating.

With properties currently graded from A to G, any property rented out in the private rental sector will require a minimum energy performance rating of E on an Energy Performance Certificate (EPC). However, there are opportunities arising within Manchester city centre that provide energy efficient solutions to investors, making the impending legislation a redundant worry.

Property consultancy **Surrenden Invest's** most recent development in the heart of Manchester**, Mason Street,** uses modern low-carbon technology to ensure the building is one of the city's most energy-efficient.

Jonathan Stephens, Managing Director of **Surrenden Invest**, comments,

“This expected change to legislation for buy-to-let landlords will cause savvy investors to seek out opportunities that already meet the new requirements, a future-proof investment. With a Band A energy efficiency rating, Mason Street is win-win, allowing investors to benefit in terms of enhanced rental yield and a “future-proof” investment and ultimately its residents to profit from significantly lower running costs.”

Located in the historic New Cross neighbourhood and just a short walk from the Northern Quarter, **Mason Street** will provide a new lease of life for one of Manchester's heritage buildings as it is transformed into luxury, contemporary living spaces.

This modern, low-carbon property will host 10 high end apartments from £170,000, with a 2 year guaranteed net rental return of 6%.

For more information, visit www.surrendeninvest.com or contact Surrenden Invest on 0203 3726 499.

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