Energy performance certificate (EPC)				
Flat 5 Nevill Court Holloway Close SALISBURY SP4 7AZ	Energy rating	Valid until:	7 July 2035	
		Certificate number:	4635-0523-0500-0038-2206	
Property type Mid-floor flat				
Total floor area	57 square metres			

Rules on letting this property

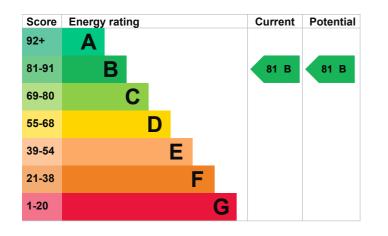
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 106 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had no smart meters when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£518 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could save £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 1,935 kWh per year for heating
- 2,276 kWh per year for hot water

Impact on the environment	This property produces	This property produces 1.1 tonnes of CO	
This property's environmental impact rating has the potential to be B.	B. It This property's potential production	1.1 tonnes of CO2	
Properties get a rating from A (best) to G (we how much carbon dioxide (CO2) they produ year.	,	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions	average occupancy and e	These ratings are based on assumptions about average occupancy and energy use. People living at	
An average household 6 tonnes produces	of CO2	erent amounts of energy.	

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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	Rosalie Woodhouse
Telephone	01189770690
Email	epc@nichecom.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/027176	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	8 July 2025
Date of certificate	8 July 2025
Type of assessment	RdSAP