# **Energy performance certificate (EPC)**

53 Chatham Close SALISBURY SP1 3JR Energy rating

Valid until: 17 July 2035

Certificate number:

2402-1016-1220-1534-1990

Property type Mid-floor flat

Total floor area 56 square metres

## Rules on letting this property

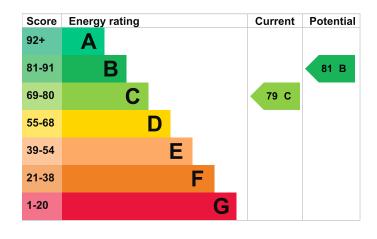
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

See how to improve this property's energy efficiency.



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	Air source heat pump, radiators, electric	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Below average lighting efficiency	Average
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Air source heat pump

#### Primary energy use

The primary energy use for this property per year is 71 kilowatt hours per square metre (kWh/m2).

#### **Smart meters**

This property had a smart meter for electricity 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

### How this affects your energy bills

An average household would need to spend £738 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 £47 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:

- 2,288 kWh per year for heating
- 2,049 kWh per year for hot water

<b>Impact</b>	on the	environr	nent

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household 6 tonnes of CO2 produces

This property produces 0.4 tonnes of CO

This property's potential 0.4 tonnes of CO
production 0.4 tonnes of CO

You could improve this property's CO2 emissions b making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living a the property may use different amounts of energy.

## Steps you could take to save energy

Step Typical installation cost Typical yearly saving

1. Heating controls (zone control)

£220 - £250

£4

### Advice on making energy saving improvements

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

## 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	Owen Baker
Telephone	07745393269
Email	owen.baker@renewecosolutions.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	ECMK	
Assessor's ID	ECMK306632	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	17 July 2025	
Date of certificate	18 July 2025	
Type of assessment	RdSAP	