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# Energy performance certificate (EPC)

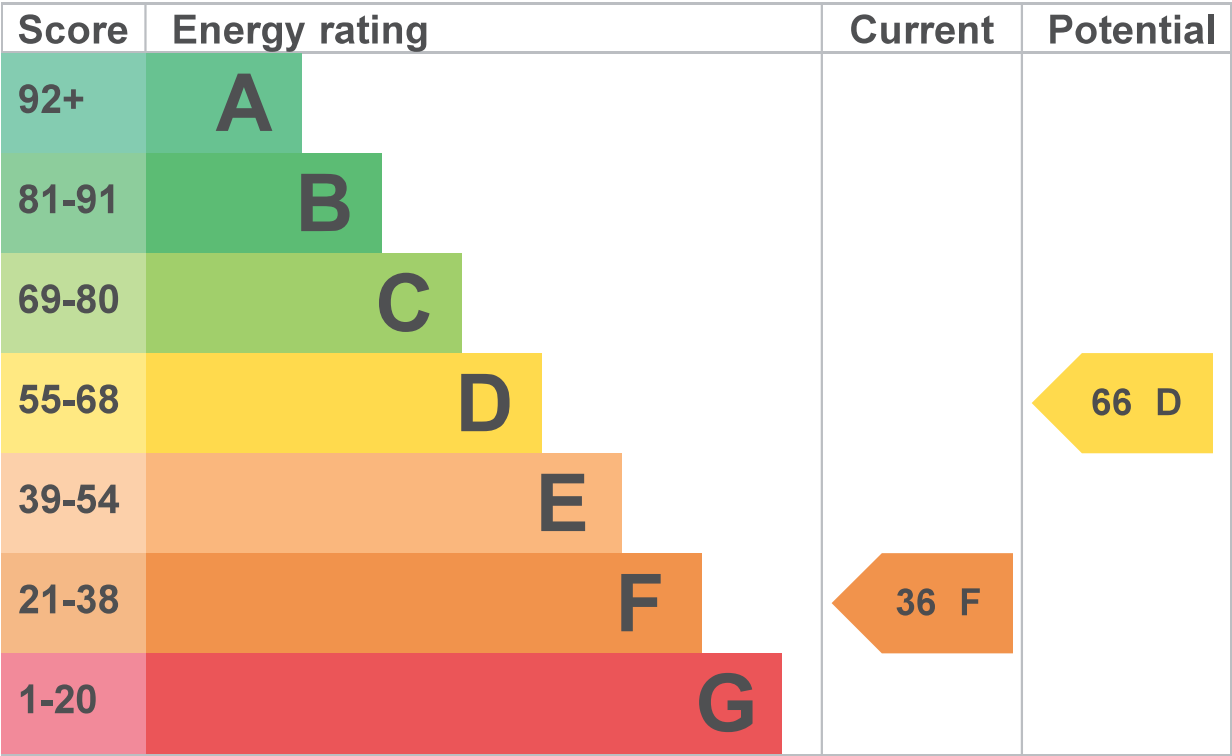
35 St. Annes Crescent NEWTOWNABBEY BT36 5JZ	Energy rating <b>F</b>	Valid until: 27 May 2035
		Certificate number: 1000-1889-0422-6525-3553

Property type	Semi-detached house
Total floor area	83 square metres

## Energy rating and score

This property’s energy rating is F. It has the potential to be D.

[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 Northern Ireland:

- 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	Cavity wall, filled cavity	Average
Roof	Pitched, 75 mm loft insulation	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 395 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,960 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 £895 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.

## Impact on the environment

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

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 produces	6 tonnes of CO2
This property produces	8.3 tonnes of CO2
This property's potential production	4.2 tonnes of CO2

You could improve this property's CO2 emissions by 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 at the property may use different amounts of energy.

# Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
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Typical yearly saving	£69
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Potential rating after completing step 1	38 F
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## Step 2: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
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Typical yearly saving	£227
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Potential rating after completing steps 1 and 2	47 E
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## Step 3: Low energy lighting

Typical installation cost	£40
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Typical yearly saving	£57
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Potential rating after completing steps 1 to 3	48 E
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## Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
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Typical yearly saving	£27
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**Potential rating after completing  
steps 1 to 4**

**49 E**

## Step 5: Heating controls (room thermostat and TRVs)

**Typical installation cost**

£350 - £450

**Typical yearly saving**

£228

**Potential rating after completing  
steps 1 to 5**

**57 D**

## Step 6: Floor insulation (suspended floor)

**Typical installation cost**

£800 - £1,200

**Typical yearly saving**

£121

**Potential rating after completing  
steps 1 to 6**

**61 D**

## Step 7: Replace boiler with new condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£167

**Potential rating after completing  
steps 1 to 7**

**66 D**

## Step 8: Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£59

**Potential rating after completing  
steps 1 to 8**

**69 C**

## Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£50
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Potential rating after completing steps 1 to 9
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71 C
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## Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£417
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Potential rating after completing steps 1 to 10
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81 B
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## 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
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Richard Gallagher
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Telephone
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07530 113548
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Email
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<a href="mailto:rickygallagher@gmail.com">rickygallagher@gmail.com</a>
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### Contacting the accreditation scheme

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

Accreditation scheme
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Elmhurst Energy Systems Ltd
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Assessor's ID
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EES/017768
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**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## About this assessment

**Assessor's declaration**

No related party

**Date of assessment**

28 May 2025

**Date of certificate**

28 May 2025

**Type of assessment**▶ [RdSAP](#)

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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**OGI**

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