



Ministry of Housing,
Communities &
Local Government

Experimental Official Statistics Release

Housing, Energy Efficiency

Energy Performance of Buildings Certificates Statistical Release April to June 2021 England and Wales

In this release:

England and Wales

- In the quarter April to June 2021, 455,000 EPCs were lodged on the Register in England and Wales, a 93% increase compared to the same quarter 2020 (when COVID-19 restrictions impacted on the number of EPC assessments carried out and lodged).

England

- In April to June 2021, 410,000 domestic EPCs were lodged on the Register, an increase of 95% on the same quarter 2020.
- The number of EPCs for new dwellings (59,000), increased by 104% while the number of existing domestic EPCs increased by 93% (350,000) compared to the same quarter last year.
- In the 12 months to June 2021, 251,000 EPCs were lodged for new build dwellings, an increase of 16% on the previous year.
- From April to June 2021, 85% of new properties were given an A or B rating.

Wales

- In April to June 2021, 23,000 domestic EPCs were lodged in Wales, an increase of 44% from the same quarter in 2020.
- The number of domestic EPCs lodged for new dwellings increased by 98% to 2,000, compared to the equivalent quarter in 2020.
- In the 12 months to June 2021, 9,000 domestic EPCs were lodged for new build dwellings an increase by 17% on the previous year, while 79,000 EPCs were lodged for existing dwellings, also an increase of 10%.
- From April to June 2021, 86% of new properties were given an A or B rating.

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Date of next release: 28 October 2021

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Introduction

This statistical release presents Experimental Official Statistics based on Energy Performance Certificates (EPCs) issued for domestic and non-domestic buildings and Display Energy Certificates (DECs) issued for buildings occupied by public authorities. The certificates are lodged on the Energy Performance of Buildings Register (The Register) for England and Wales.

Throughout the release the figures have been split into England only and Wales only figures. If England and Wales combined figures are required they are available in the [live tables](#) published alongside this release. Throughout the report, numbers have been rounded to the nearest thousand. Percentage changes have been calculated using unrounded figures. Due to rounding, individual figures may not add up to the total.

Energy Performance Certificates

An Energy Performance Certificate (EPC) indicates the energy efficiency of a building. The assessments are banded from A to G, where A (or A+ for non-domestic properties) is the most efficient in terms of likely fuel costs and carbon dioxide emissions. An EPC is required when a building is constructed, sold or let. The purpose of an EPC is to show prospective tenants or buyers the energy efficiency of the property. The requirement for EPCs was introduced in phases and fully implemented for domestic properties by autumn 2008. EPCs are valid for 10 years.

Experimental Official Statistics

Experimental Official Statistics are defined in the Code of Practice for Statistics as “new official statistics undergoing evaluation”. They are published in order to involve users and stakeholders in

their development and as a means to build in quality at an early stage.

These statistics are based on information from EPCs lodged on the Register. This administrative data is subject to continuing quality investigation and improvement (see Technical Notes on Data Quality). They have been released because they have been judged to be of immediate value to interested parties and to encourage user feedback.

Display Energy Certificates

Larger properties occupied by public authorities and frequently visited by the public must display a Display Energy Certificate (DEC) in a prominent place. DEC's show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

Changes to this release

For full details on changes to the release since Q4 2020, please refer to the [technical note](#).

How the data should be used



- ✓ To evaluate trends in the energy performance of buildings in England and Wales that have had an Energy Performance Certificate (EPC)
- ✓ To assess changes in the number of EPCs between the same quarters across years e.g. Q2 2020 and Q2 2019
- ✓ To use as an early indication of new housing supply
- x To count the total building stock in England and Wales. The register does not hold data for every building, only those with an EPC
- x To compare across quarters within a year. The data have a seasonal pattern and should only be compared between the same quarters across years e.g. Q4 2020 and Q4 2019
- x The data are aggregated and will not comment on individual buildings

These quarterly statistics refer to the period of April to June 2021 (Quarter 2) when government guidelines in England and Wales and restrictions to slow the spread of COVID-19 were easing compared to Quarter 2 in 2020 when restrictions were fully in place.

England and Wales

In the quarter April to June 2021, 455,000 EPCs were lodged on the Register in England and Wales, a 93% increase from quarter 2 in 2020 (Live Table A1).

In April to June 2021, the total number of EPCs lodged for **new** dwellings in England and Wales more than doubled (103%) to 62,000, compared to the equivalent quarter in 2020 (Live Table NB1). There was an 89% increase (370,000) for **existing** dwellings EPCs lodged for that quarter (Live Table EB1).

England

This section presents statistics on the number of EPCs in England only.

Cumulative totals for EPCs and DECs

In April to June 2021, 431,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic) in England. This represents an increase of 96% compared with the same quarter in 2020 (Live Table A1).

In England a total of 22,000 EPCs covering non-domestic properties and a total of 8,000 DECs have been lodged on the Register for Quarter 2 2021 (Live table A and DEC1).

EPCs for domestic properties

From April to June 2021, 410,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in England. This represents an increase of 95% on the same quarter 2020, when there were 211,000 domestic lodgements (Live Table D1).

In the 12 months to June 2021, in England, 1,630,000 domestic EPCs were lodged, an increase of 22% on the previous 12 months (Live Table D1).

Existing and new domestic properties

The majority of domestic EPCs were for the sale or let of existing properties. From April to June 2021, 350,000 EPCs for **existing** dwellings were lodged on the Register in England, an increase of 93%, while 59,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), a 104% increase on the same quarter 2020 (Live Table EB1 and NB1).

In the year to June 2021, 1,378,000 EPCs for **existing** dwellings were lodged on the register in England, up 23%, while 251,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 16% on the previous year (Live Tables EB1 and NB1).

Table 1: Number of EPCs for new and existing dwellings, England, April to June 2021

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2020	Number	As proportion of total	Change since the equivalent quarter 2020	Number
England	59,000	15%	104%	350,000	85%	93%	410,000

Source: Live Tables, D1, EB1 and NB1

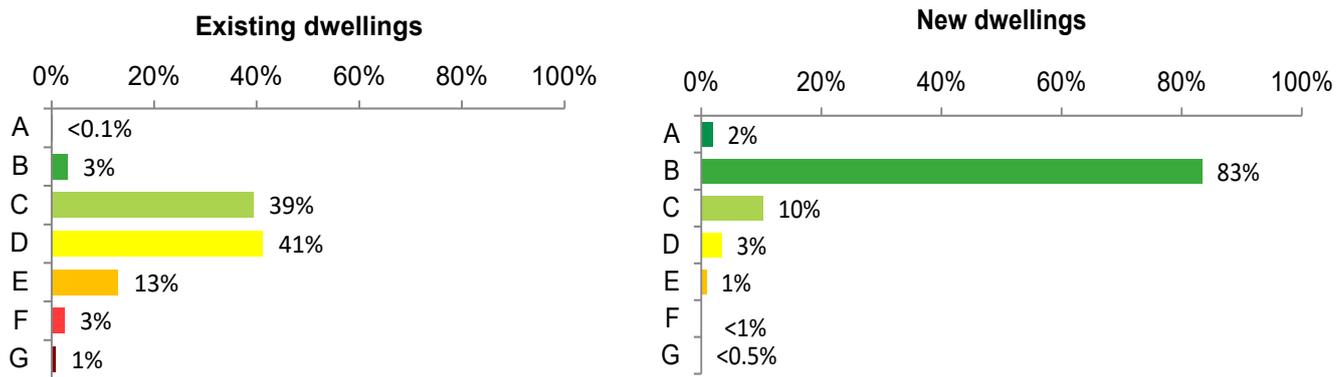
Energy efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and although no longer shown on the certificate, an Environmental Impact Rating (EIR) based on CO₂ emissions. Both measures are estimated from the characteristics of the property. The numerical ratings are then banded A to G, with A being the most energy efficient and G the least. In general, the higher the EER or EIR rating, the lower the fuel bills and CO₂ emissions are likely to be.

For both the EER and the EIR, the largest proportion of lodgements for **existing** domestic properties in England were in band D. **New** properties in England tended to be more energy efficient, with the majority in band B (Figures 1 and 2).

In England, from April to June 2021, 81% of **existing** dwellings were given a C or D EER, whereas only 14% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 85%; only 3% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

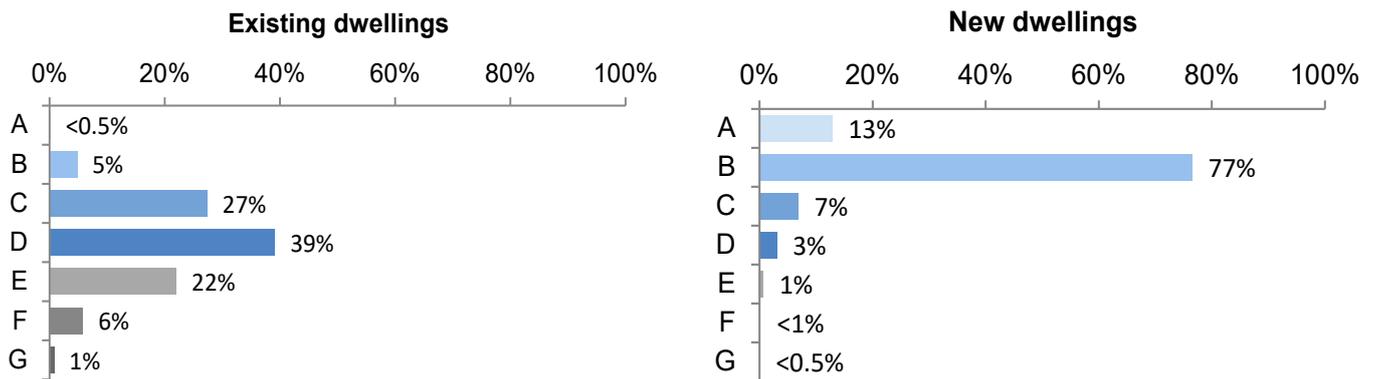
Figure 1: Energy efficiency ratings (EER): existing and new domestic properties, England, April to June 2021



Source: Live Tables EB1 and NB1

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Figure 2: Environmental impact ratings (EIR): existing and new domestic properties, England, April to June 2021



Source: Live Tables EB2 and NB2

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

The average values for a range of energy performance indicators for existing and new domestic properties in England are shown in Table 2. New properties tend to be more energy efficient. Flats tend to produce fewer emissions and have lower lighting and heating costs than houses even though flats have a higher energy use per square metre.

Table 2: Mean floor area, energy use, CO₂ emissions and energy costs for existing and new domestic properties, England, April to June 2021

Property type	Energy use (kWh/m ² per annum)	CO ₂ Emissions (tonnes per annum)	Lighting costs (£ per annum)	Heating costs (£ per annum)	Hot Water costs (£ per annum)	Floor area (m ²)
Existing:						
Houses	256	5	93	802	136	103
Flats	269	2	61	416	152	56
<i>All existing dwellings</i>	264	4	82	667	141	85
New:						
Houses	85	2	81	298	91	112
Flats	111	1	55	223	132	64
<i>All new dwellings</i>	96	1	71	271	108	92

Source: Live Tables EB7 and NB7

A higher percentage of EPCs were produced for new build flats, when compared to EPCs for existing flats. For both existing and new properties, a smaller proportion of EPCs were for bungalows and maisonettes (Table 3).

Table 3: Dwelling types for existing and new domestic properties, England, April to June 2021

Property type	Houses	Flats	Bungalows	Maisonettes	Total
Existing	58%	31%	8%	3%	350,000
New	57%	39%	3%	1%	59,000

Source: Live Tables EB7 and NB7

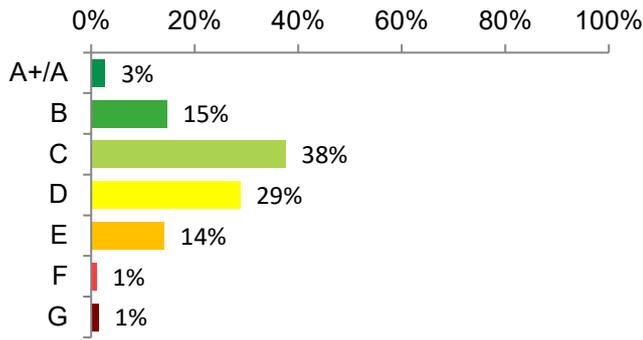
EPCs for non-domestic properties

A non-domestic property is a building that is not a dwelling, such as retail units and offices. From April to June 2021, 22,000 EPCs were lodged for non-domestic properties, a large increase of 142% compared with the corresponding quarter in 2020.

In the year ending June 2021, 79,000 non-domestic EPCs were lodged, an increase of 12% on the number lodged during the previous year (Live Table A).

The distribution by EPC band is shown in Figure 3. Non-domestic buildings have an additional A+ band but numbers are too small to report. Two thirds (66%) of certificates lodged in England from April to June 2021 were given a C or D rating. An A+, A or B rating were given to 17% of properties (Live Table A).

Figure 3: Energy performance asset ratings for non-domestic properties, England, April to June 2021



Source: Live Table A

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Display Energy Certificates (DECs)

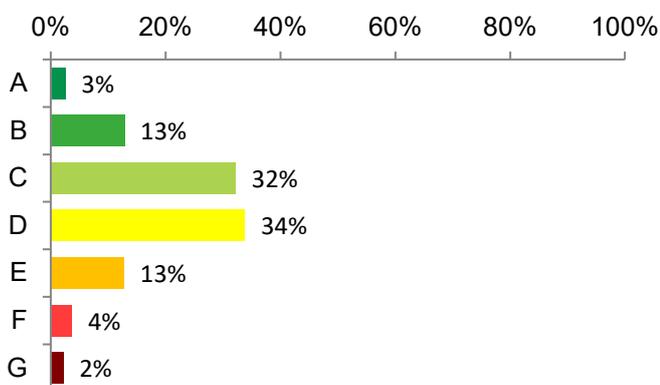
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From April to June 2021, 8,000 DECs were lodged in England, an increase of 43% compared with the corresponding quarter in 2020 (Live Table DEC1).

In the year ending June 2021, 32,000 DECs were lodged in England, representing an increase of 5% compared with the previous year (Live Table DEC1).

The distribution of DECs by Energy Performance Operational Ratings is shown in Figure 4. The highest proportion of DECs (34%) in quarter 2 were in band D.

Figure 4: Energy Performance Operational Ratings: Display Energy Certificates, England April to June 2021



Source: Live Table DEC1

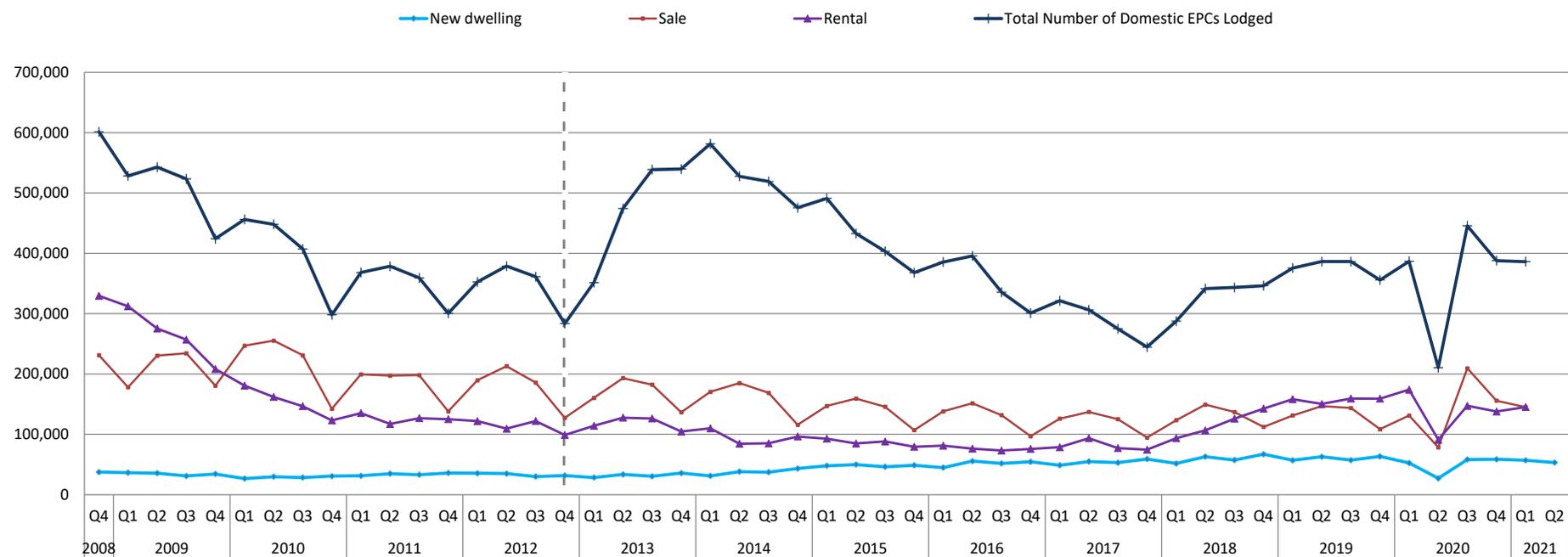
Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Transaction types for domestic dwellings

Figure 3 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being produced, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together.

The chart shows fluctuations in different transaction types based on the total number of EPCs lodged. For example, there is a seasonal pattern with fewer home sales at Christmas, which can be seen in the number of EPC lodgements. This seasonality affects the total for EPCs, particularly up to the end of 2012. At the end of 2012 the recast of EU Directive also lead to changes to the Energy Performance of Buildings regulations (the regulations). It also shows how the total number of EPCs were influenced by lodgements made for energy efficiency programmes and similar schemes, as well as lodgements for other reasons, particularly in 2013, 2014 and 2015.

Figure 5: Number of domestic EPCs lodged from October 2008 to end of June 2021, by transaction type, England



Source: Live Table D4a and D4b. The categories collected changed in 2012, leading to a break in the chart indicated by the line.

Wales

This section presents statistics on the number of EPCs in Wales only.

Cumulative totals for EPCs and DEC1s

In April to June 2021, 24,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic) in Wales. This represents an increase of 48% compared with the same quarter in 2020 (Live Table A1).

In Wales a total of 1,100 EPCs covering non-domestic properties and a total of 300 DEC1s have been lodged on the Register for Quarter 2 2021 (Live table A and DEC1).

EPCs for domestic properties

From April to June 2021, 23,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in Wales. This represents an increase of 44% on the same quarter 2020, when there were 16,000 domestic lodgements (Live Table D1).

In the 12 months to June 2021, in Wales, 88,000 domestic EPCs were lodged an increase of 10% on the previous 12 months (Live Table D1).

Existing and new domestic properties

The majority of domestic EPCs were for the sale or let of existing properties. From April to June 2021, 20,000 EPCs for **existing** dwellings were lodged on the Register in Wales, an increase of 40%, while 2,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), a 98% increase on the same quarter 2020 (Live Table EB1 and NB1).

In the 12 months to June 2021, 79,000 EPCs for **existing** dwellings were lodged on the register in Wales, up 10%, while 9,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 17% on the previous year (Live Tables EB1 and NB1).

Table 4: Number of EPCs for new and existing dwellings, Wales, April to June 2021

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2020	Number	As proportion of total	Change since the equivalent quarter 2020	Number
Wales	2,000	10%	98%	20,000	90%	40%	23,000

Source: Live Tables, D1, EB1 and NB1

Note: New dwellings and existing dwellings may not add up to all dwellings due to rounding

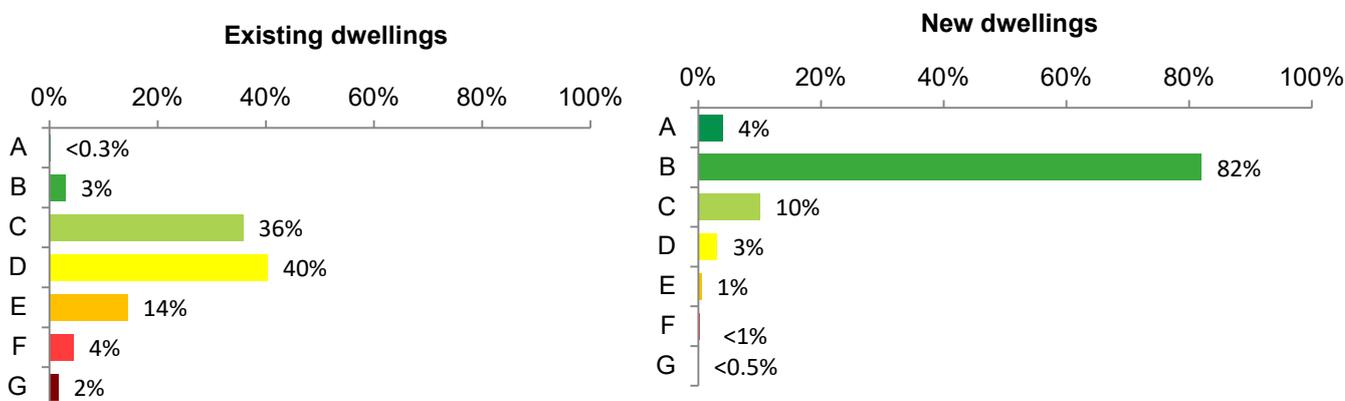
Energy efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and although no longer shown on the certificate, an Environmental Impact Rating (EIR) based on CO₂ emissions. Both measures are estimated from the characteristics of the property. The numerical ratings are then banded A to G, with A being the most energy efficient and G the least. In general, the higher the EER or EIR rating, the lower the fuel bills and CO₂ emissions are likely to be.

For both the EER and the EIR, the largest proportion of lodgements for **existing** domestic properties in Wales were in band D. **New** properties in Wales tended to be more energy efficient, with the majority in band B (Figures 4 and 5).

In Wales, from April to June 2021, 76% of **existing** dwellings were given a C or D EER, whereas only 13% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 86%; only 3% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

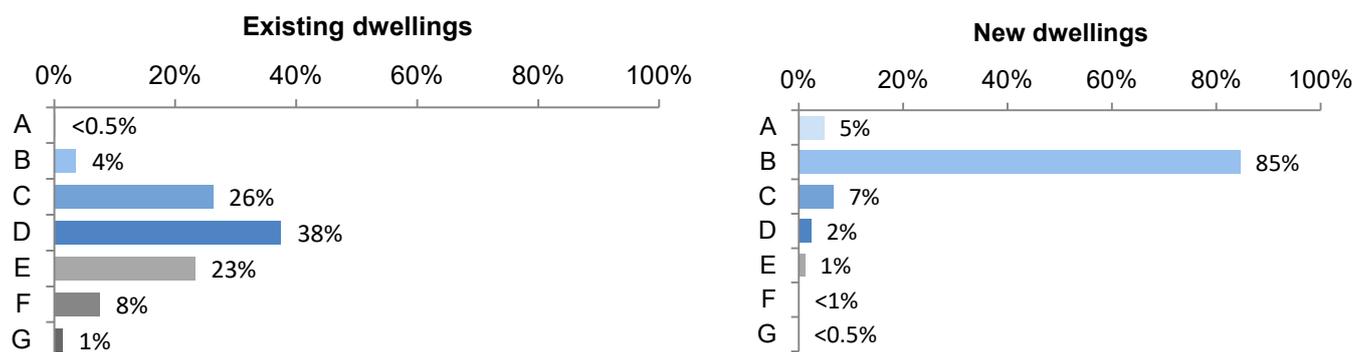
Figure 6: Energy efficiency ratings (EER): existing and new domestic properties, Wales, April to June 2021



Source: Live Tables EB1 and NB1

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Figure 7: Environmental impact ratings (EIR): existing and new domestic properties, Wales, April to June 2021



Source: Live Tables EB2 and NB2

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

The average values for a range of energy performance indicators for existing and new domestic properties in Wales are shown in Table 5. New properties tend to be more energy efficient. Flats tend to produce fewer emissions and have lower lighting and heating costs than houses even though flats have a higher energy use per square metre.

Table 5: Mean floor area, energy use, CO₂ emissions and energy costs for existing and new domestic properties, Wales, April to June 2021

Property type	Energy use (kWh/m ² per annum)	CO ₂ Emissions (Tonnes per annum)	Lighting costs (£ per annum)	Heating costs (£ per annum)	Hot Water costs (£ per annum)	Floor area (m ²)
Existing:						
Houses	262	5	94	856	144	102
Flats	258	2	61	428	138	57
<i>All existing dwellings</i>	263	4	87	770	144	91
New:						
Houses	85	2	81	320	103	111
Flats	131	1	53	271	127	57
<i>All new dwellings</i>	96	2	74	311	110	99

Source: Live Tables EB7 and NB7

A higher percentage of EPCs were produced for new build flats, when compared to EPCs for existing flats. For both existing and new properties, a smaller proportion of EPCs were for bungalows and maisonettes (Table 6).

Table 6: Dwelling types for existing and new domestic properties, Wales, April to June 2021

Property type	Houses	Flats	Bungalow	Maisonettes	Total
Existing	70%	17%	11%	1%	20,000
New	74%	20%	6%	1%	2,000

Source: Live Tables EB7 and NB7

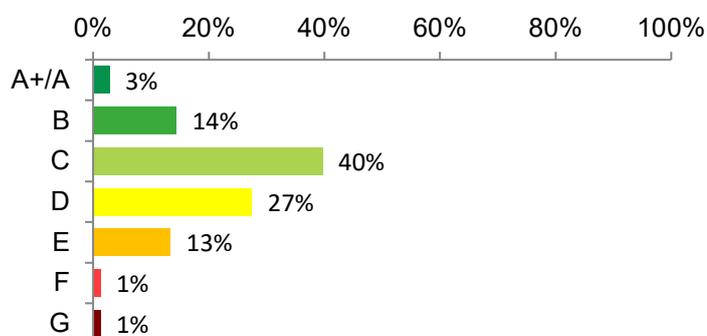
EPCs for non-domestic properties

During April to June 2021, lodgements for non-domestic properties in Wales increased to 1,000 (up by 246%) compared to the corresponding quarter in 2020 when government guidelines in both England and Wales, and restrictions put in place to slow the spread of COVID-19, would have likely reduced the number of EPCs generated and lodged by assessors.

In the year ending June 2021, 4,000 non-domestic EPCs were lodged, an increase of 24% on the number lodged during the previous year (Live Table A).

The distribution by EPC band is shown in Figure 8. Non-domestic buildings have an additional A+ band but numbers are too small to report. From April to June 2021, 67% of certificates lodged in Wales were given a C or D rating. An A+, A or B rating were given to 17% (Live Table A).

Figure 8: Energy performance asset ratings – non- domestic properties, Wales, April to June 2021



Source: Live Table A

Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Display Energy Certificates (DECs)

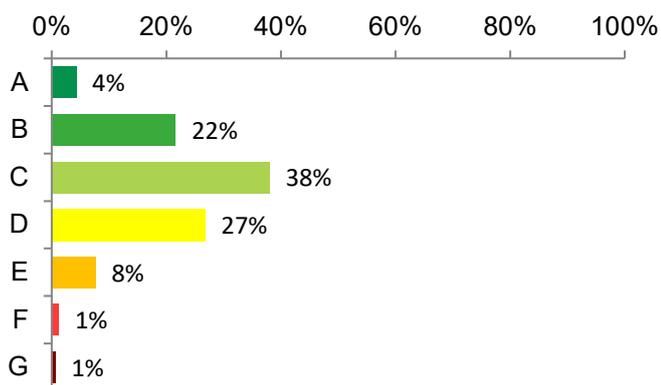
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From April to June 2021, 300 DECs were lodged, a decrease of 47% compared with the corresponding quarter in 2020.

In year ending June 2021, 1,600 DECs were lodged in Wales, representing a decrease of 27% compared with the previous year (Live Table DEC1).

The distribution of DECs by Energy Performance Operational Ratings is shown in Figure 9. The highest proportions were in bands B (22%), C (38%) and D (27%).

Figure 9: Energy Performance Operational Ratings: Display Energy Certificates, Wales, April to June 2021



Source: Live Table DEC1

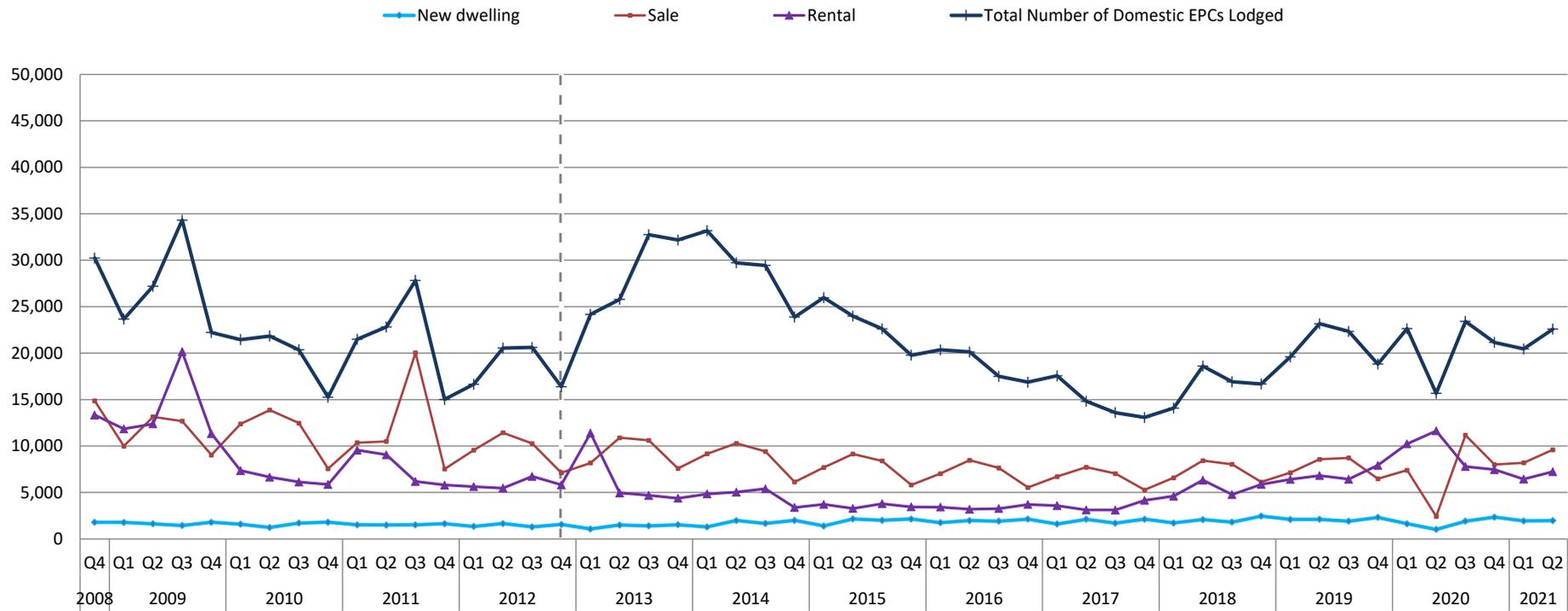
Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Transaction types for domestic dwellings

Figure 6 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being produced, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together.

The chart shows fluctuations in different transaction types based on the total number of EPCs lodged. For example, there is a seasonal pattern with fewer home sales at Christmas, which can be seen in the number of EPC lodgements. This seasonality affects the total for EPCs, particularly up to the end of 2012. At the end of 2012 the recast of EU Directive also led to changes to the regulations. It also shows how the total number of EPCs were influenced by lodgements made for energy efficiency programmes and similar schemes, as well as lodgements for other reasons, particularly in 2013, 2014 and 2015.

Figure 10: Number of domestic EPCs lodged from October 2008 to end of June 2021, by transaction type, Wales



Source: Live Table D4a and D4b. The categories collected changed in 2012, leading to a break in the chart indicated by the line.

Accompanying tables

Note to users: Based on feedback we have made some changes to the live tables to make them more accessible to our users and more consistent with other MHCLG live tables. We would be keen to hear your thoughts or comments on these: EPBStats@communities.gov.uk.

EPCs – All Properties (non-domestic and domestic)

Table A1: Number of Energy Performance Certificates lodged on the Register and Total Floor Area, by **Type of Property** – in each Year/Quarter.

EPCs – All Domestic Properties

Table D1: Number of Domestic Energy Performance Certificates lodged on the Register, by **Energy Efficiency Rating** – in each Year/Quarter.

Table D2: Number of Domestic Energy Performance Certificates lodged on the Register, by **Environmental Impact Rating** – in each Year/Quarter.

Table D3: Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs of Dwellings assessed and lodged on the Register - in each Year/Quarter.

Table D4a: Number of Domestic Energy Performance Certificates lodged on the Register by, **Type of Transaction** – in each Year/Quarter – up to and including 30 March 2012.

Table D4b: Number of Domestic Energy Performance Certificates lodged on the Register, by **Type of Transaction** – in each Year/Quarter – from 30 March 2012 to latest quarter.

EPCs – All Existing Domestic Properties

Table EB1: Number of Existing Domestic Properties Energy Performance Certificates lodged on the Register, by **Energy Efficiency Rating** – in each Year/Quarter.

Table EB2: Number of Existing Domestic Properties Energy Performance Certificate lodged on the Register, by **Environmental Impact Rating** – in each Year/Quarter.

Table EB3: Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs of Existing Dwellings assessed - in each Year/Quarter.

Table EB4: Number of Existing Domestic Properties Energy Performance Certificates lodged on the Register and Total Floor Area, by **Type of Property** – in each Year/Quarter.

Table EB7: Number of Existing Domestic Properties Energy Performance Certificates lodged on the Register, by **Type of Property and Average Energy Use, Carbon Dioxide Emissions and Fuel Costs** per dwelling – in each Year/Quarter.

EPCs – All New Domestic Properties

Table NB1: Number of New Domestic Properties Energy Performance Certificates lodged on the Register, by **Energy Efficiency Rating** – in each Year/Quarter.

Table NB2: Number of New Domestic Properties Energy Performance Certificate lodged on the Register, by **Environmental Impact Rating** – in each Year/Quarter.

Table NB3: **Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs** of New Dwellings assessed - in each Year/Quarter.

Table NB4: Number of New Domestic Properties Energy Performance Certificates lodged on the Register and Total Floor Area, by **Type of Property** – in each Year/Quarter.

Table NB7: Number of New Domestic Properties Energy Performance Certificates lodged on the Register, by **Type of Property, and Average Energy Use, Carbon Dioxide Emissions and Fuel Costs** per dwelling – in each Year/Quarter.

EPCs – Non-Domestic Properties

Table A: Number of Non-Domestic Energy Performance Certificates lodged on the Register, by **Energy Performance Asset Rating** - in each Year/Quarter.

DECs – Display Energy Certificates

Table DEC1: Number of Display Energy Certificates lodged on the Register, by Local Authority and **Energy Performance Operational Rating** - in each Year/Quarter.

Table DEC2: **Annual Energy Use and Carbon Dioxide Emissions** of Buildings Assessed – in each Year/Quarter.

These tables can be accessed at:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates>

Previous MHCLG statistical releases are available at:

<https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>

Open data

These data will be available at the end of May at address level in fully open data formats at Open Data Communities: <https://epc.opendatacommunities.org/>

Links to related statistics

[Housing supply: indicators of new supply](#)

Quarterly figures on EPCs lodged for new dwellings have followed a similar trend to quarterly new build dwelling completions since 2009-10. The number of new dwelling EPCs lodged are higher than quarterly new build completions as they comprise of new build dwellings plus dwelling conversions (for example a house into flats) and change of use of an existing building (for example a shop into a house or a barn conversion).

[English Housing Survey](#)

The English Housing survey is a continuous nation survey commissioned by the Ministry of Housing, Communities and Local Government (MHCLG). It collects information about people's housing circumstances and the condition and energy efficiency of housing in England. It can be used for understanding the energy efficiency of the whole stock as well as the household characteristics of the people living in the homes.

Technical notes

Please see the accompanying technical notes document published alongside this release for further details.

Information on Official Statistics is available via the [UK Statistics Authority website](#)

Information about statistics at MHCLG is available via the [MHCLG website](#)



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