Energy Performance of Buildings: technical guidance notes

**Coverage** - This statistical release provides information from certificates currently lodged on the Registers - that is, domestic, non-domestic and public authority buildings built, bought, or let since 2008. It includes new homes built in the last six years, as an EPC is a legal requirement for new builds, however, the registers do not hold data for every domestic, non-domestic and public building in England and Wales. These statistics should, therefore, not be interpreted as a true representation of the whole of the building stock, but viewed as part of a wider package of Government’s provision of information on the energy efficiency of buildings.

**Periodicity** - The release covers certificates lodged between 2008 – 2013, and breaks the data down for each specified calendar quarter (Q1=Jan-Mar, Q2=Apr-Jun, Q3=Jul-Sep, Q4=Oct-Dec) within each specified calendar year. The statistics tables also include partial figures for Q1 2014. These have been included for reference purposes, however users should treat these as strictly provisional. The Q1 2014 figures will change in subsequent quarterly publications as the EPB Registers are updated with new EPCs and DECs.

**New build vs new dwellings** - If works are carried out to create a new dwelling or dwellings, either by means of new build or by conversion of an existing building (for example, subdivision of an existing building into flats or conversion of, for example an office), the builder or person responsible for the construction must obtain an EPC once construction has been completed. This will also apply if a building is converted into fewer or more units designed for separate occupation and there are changes to the heating, hot water provision or air conditioning/ventilation services. This is a duty under Building Regulations.

**Multiple certificates** - The statistical counts in the tables cover all valid EPCs and DECs (i.e. only those ‘entered’ on the Register - where there are no doubts about their status) although individual buildings may have more than one certificate. EPCs are valid for up to 10 years and depending on the size of the property, a DEC may be renewed annually. As data is kept on the register for 20 years, more than one EPC or DEC may be stored over a number of years for one building. Whilst it is possible to identify the most recent certificate at property level, this duplication is not distinguishable from high-level statistics.