



Department for
Communities and
Local Government

Energy Performance of Buildings Certificates: Statistics Release Q1 2008 to Q3 2014 England and Wales

- This statistical release presents experimental official statistics drawn from the data which have been lodged on the Energy Performance of Buildings (EPB) Registers for England and Wales. The statistics have been produced from Energy Performance Certificates (EPCs) issued for domestic and non-domestic buildings, and Display Energy Certificates (DECs) issued for buildings occupied by public authorities.
- Data lodged on the EPB Registers record information about the certificates issued for buildings which have been newly constructed, sold or let since 2008. Data lodged in relation to buildings occupied by public authorities with more than 1000m² of useful floor space also date back to 2008. These statistics do not, therefore, represent the entire building stock across England and Wales.
- Data lodged on the EPB Registers will also include buildings for which multiple EPCs or DECs have been issued since 2008 as well as buildings for which only a single certificate has been issued.
- The data are presented as experimental official statistics because they are still subject to evaluation and testing. The statistics are still work in progress and consequently they may not meet rigorous quality standards. They have been released because they have been judged to be of immediate value to interested parties and to encourage user feedback.

Energy Efficiency *Experimental Official Statistics Release*

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Summary

Statistics for the latest complete quarter ending September 2014 (Q3 2014)

All Properties

A total of 568,000 EPCs were lodged on the Registers during the quarter - a decrease of 4 per cent compared to the same quarter in 2013. They covered a total floor area of 64,284,300 square metres - a 1 per cent decrease compared to the same quarter in 2013.

Domestic properties accounted for 97 per cent of these Certificates during the quarter - a category which includes dwellings such as houses (67 per cent) of Certificates lodged), flats (18 per cent), bungalows (10 per cent) and maisonettes (2 per cent). Non-domestic buildings accounted for the remaining 3 per cent of EPCs lodged during the quarter.

All Dwellings

A total of 551,100 EPCs covering domestic buildings were lodged on the EPC Register during the quarter – a decrease of 4 per cent compared to the same quarter in 2013. They covered a total floor area of 51,723,100 square metres. This amounts to a 1 per cent increase compared to the same quarter in 2013.

The following table compares some average values of dwellings for which EPCs were lodged during this quarter and dwellings for which EPCs were lodged during the same quarter in 2013.

Table 1 – All Dwellings

Year/Period Lodged	Floor area (m²)	Energy use (kWh/m² p/a)	CO₂ emissions (tonnes p/a)	Lighting costs (£ p/a)	Heating costs (£ p/a)	Hot water costs (£ p/a)
Q3 2013	88.64	252.04	4.15	74	713	139
Q3 2014	93.84	250.63	4.39	79	823	151

Rated on their fuel costs, 7 per cent of domestic buildings for which EPCs were lodged on the Registers during this quarter were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 67 per cent were awarded a Rating of C or D and the remaining 25 per cent were awarded a Rating of E, F or G (the lowest).

Rated on their CO₂ emissions, 9 per cent of domestic buildings for which EPCs were lodged on the Registers during this quarter were awarded an Environmental Impact Rating of either A (the highest) or B. A further 55 per cent were awarded a Rating of C or D and the remaining 36 per cent were awarded a Rating of E, F or G (the lowest).

New Dwellings (New Builds, Conversions, Changes-of-Use)

A total of 38,900 EPCs issued for new domestic buildings were lodged on the Register during the quarter. This amounts to a 18 per cent increase compared to the same quarter in 2013. The buildings for which these certificates were issued covered a total floor area of 3,666,800 square metres. This amounts to an 18 per cent increase compared to the same quarter in 2013. New domestic buildings accounted for 7 per cent of all EPCs lodged on the Registers for domestic buildings during the quarter.

The following table compares some average values of new dwellings for which EPCs were lodged during this quarter and new dwellings for which EPCs were lodged during the same quarter in 2013.

Table 2 – New dwellings

Lodged	Floor area (m²)	Energy use (kWh/m² p/a)	CO₂ emissions (tonnes p/a)	Lighting costs (£ p/a)	Heating costs (£ p/a)	Hot water costs (£ p/a)
Q3 2013	93.75	98.60	1.63	59	317	97
Q3 2014	94.07	101.44	1.60	59	308	106

Rated on their fuel costs, 73 per cent of new domestic buildings for which EPCs were lodged on the Registers during this quarter were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 26 per cent were awarded a Rating of C or D and the remaining 1 per cent were awarded a Rating of E, F or G (the lowest).

Rated on their CO₂ emissions, 81per cent of new domestic buildings for which EPCs were lodged on the Registers during this quarter were awarded an Environmental Impact Rating of either A (the highest) or B. A further 18 per cent were awarded a Rating of C or D and the remaining 1 per cent were awarded a Rating of E, F or G (the lowest).

Non-domestic buildings

A total of 16,900 EPCs issued for non-domestic buildings were lodged on the Registers during the quarter. This amounts to a decrease of 9 per cent compared to the same quarter in 2013. The buildings covered a total floor area of 12,561,200 square metres. This amounts to a 8 per cent decrease compared to the same quarter in 2013.

Eleven per cent of non-domestic buildings were given an Energy Performance Asset Rating of either A+ (the highest), A or B; 55 per cent were given a Rating of C or D; and the remaining 34 per cent were awarded a Rating of E, F or G (the lowest).

Statistics for the 12 month period ending September 2014

All buildings

A total of 2,376,300 EPCs were lodged on the Registers during the 12 month period ending September 2014 ('the 12 month period'). This amounts to a 30 per cent increase compared to the previous 12 month period ending September 2013 ('the previous 12 month period').

Domestic buildings accounted for 97 per cent of EPCs lodged during the 12 month period. This is a category which includes dwellings such as houses (69 per cent of EPCs lodged), flats (20 per cent), bungalows (9 per cent) and maisonettes (2 per cent).

Non-domestic buildings accounted for the remaining 3 per cent of EPCs lodged during the 12 month period.

All dwellings

A total of 2,303,900 EPCs issued for domestic buildings were lodged on the Registers during the 12 month period. This amounts to a 32 per cent increase compared to the previous 12 month period.

Rated on their fuel costs, 7 per cent of domestic buildings for which EPCs were lodged on the Registers during this 12 month period were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 69 per cent were awarded a Rating of C or D and the remaining 25 per cent were awarded a Rating of E, F or G (the lowest).

Rated on their CO₂ emissions, 8 per cent of domestic buildings for which EPCs were lodged on the Registers during this 12 month period were awarded an Environmental Impact Rating of either A (the highest) or B. A further 56 per cent were awarded a Rating of C or D and the remaining 36 per cent were awarded a Rating of E, F or G (the lowest).

New dwellings (new builds, conversions, changes-of-use)

A total of 153,900 EPCs issued for new domestic buildings were lodged on the Registers during the 12 month period. This amounts to a 16 per cent increase compared to the previous 12 month period.

New domestic buildings accounted for 7 per cent of all EPCs lodged on the Registers for domestic buildings during the 12 month period.

Rated on their fuel costs, 73 per cent of new domestic buildings for which EPCs were lodged on the Registers during this 12 month period were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 26 per cent were awarded a Rating of C or D and the remaining 1 per cent were awarded a Rating of E, F or G (the lowest).

Rated on their CO₂ emissions, 83 per cent of new domestic buildings for which EPCs were lodged

on the Registers during this 12 month period were awarded an Environmental Impact Rating of either A (the highest) or B. A further 16 per cent were awarded a Rating of C or D and the remaining 1 per cent were awarded a Rating of E, F or G (the lowest).

Non-domestic buildings

A total of 72,400 EPCs issued for non-domestic buildings were lodged on the Registers during the 12 month period. This amounts to a decrease of 12 per cent compared to the previous 12 month period.

Cumulative statistics for the period beginning Q1 2008 and ending September 2014

All buildings

A total of 12,658,900 EPCs have been lodged on the Registers since the beginning of 2008. Domestic buildings accounted for 96 per cent of EPCs lodged. This is a category which includes dwellings such as houses (59.2 per cent of EPCs lodged), flats (26 per cent), bungalows (8 per cent) and maisonettes (3 per cent). Non-domestic buildings accounted for the remaining 4 per cent of EPCs lodged.

All dwellings

A total of 12,135,300 EPCs issued for domestic buildings have been lodged on the Registers since 2008.

New dwellings (new builds, conversions, changes-of-use)

A total of 968,900 EPCs issued for new domestic buildings have been lodged on the Registers since the beginning of 2008.

New domestic buildings accounted for 8 per cent of all EPCs lodged on the Registers for domestic buildings since the beginning of 2008.

Non-domestic buildings

A total of 523,600 EPCs issued for non-domestic buildings have been lodged on the Registers since the beginning of 2008.

Lodgement of Display Energy Certificates (DECs)

Statistics for the latest complete quarter ending September 2014

A total of 9,100 DECs were lodged on the Registers during the quarter. This amounts to a 13 per cent increase compared to the same quarter in 2013.

Six per cent of buildings for which DECs were lodged on the Registers were awarded an Energy Performance Operational Rating of either A (the highest) or B; 60 per cent were awarded a Rating of C or D; and the remaining 34 per cent were awarded a rating of E, F or G (the lowest).

The following table compares some average values of buildings for which DECs were lodged during this quarter and buildings for which DECs were lodged during the same quarter in 2013.

Lodged	Floor area (m ²)	Energy use (kWh/m ² p/a)		CO ₂ emissions (tonnes p/a)	
		Heating	Electricity	Heating	Electricity
Q3 2013	3,207.7	165.7	72.4	118.3	168.3
Q3 2014	3,149.4	152.1	70.4	99.8	150.0

Statistics for the 12 month period ending September 2014

A total of 38,990 DECs were lodged on the Registers during 12 month period ending September 2014. This amounts to a 5 per cent increase compared to the previous 12 month period ending September 2013.

Six per cent of buildings for which DECs were lodged on the Registers were awarded an Energy Performance Operational Rating of either A (the highest) or B; 58 per cent were awarded a Rating of C or D; and the remaining 36 per cent were awarded a rating of E, F or G (the lowest).

Cumulative statistics for the period beginning Q1 2008 and ending September 2014

A total of 203,500 DECs have been lodged on the Registers since the beginning of 2008.

Accompanying tables

Accompanying tables are available to download alongside this release. These are:

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

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

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

Table D3 – Domestic Energy Performance Certificates for All Dwellings: 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 – Domestic Energy Performance Certificates for all Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, by Type of Transaction – in each Year/Quarter – up to and including 30th September 2012

Table D4b – Domestic Energy Performance Certificates for all Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, by Type of Transaction – in each Year/Quarter – from including 30th September to latest quarter

Table D5 – Domestic Energy Performance Certificates for All Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, by Type of Property, by Energy Efficiency Rating – in each Year/Quarter

Table D6 – Domestic Energy Performance Certificates for All Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, by type of Property, by Environmental Impact Rating – in each Year/Quarter

Table D7 – Domestic Energy Performance Certificates for All Dwellings: Number of Domestic 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

Table LA1 – Domestic Energy Performance Certificates for All Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, in each Local Authority, by Energy Efficiency Rating – in each Year/Quarter

Table LA2 – Domestic Energy Performance Certificates for All Dwellings: Number of Domestic Energy Performance Certificates lodged on the Register, in each Local Authority, by Environmental Impact Rating – in each Year/Quarter

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

Table NB2 – Domestic Energy Performance Certificates for New Dwellings: Number of New Dwelling Energy Performance Certificate lodged on the Register, by Environmental Impact Rating – in each Year/Quarter

Table NB3 – Domestic Energy Performance Certificates for New Dwellings: Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs of New Dwellings assessed - in each Year/Quarter

Table NB4 – Domestic Energy Performance Certificates for New Dwellings: Number of New Dwelling Energy Performance Certificates lodged on the Register, and Total Floor Area, by type of Property – in each Year/Quarter

Table NB5 – Domestic Energy Performance Certificates for New Dwellings: Number off New Dwelling Energy Performance Certificates lodged on the Register by type of Property, and Energy Efficiency Rating – in each Year/Quarter

Table NB7 – Domestic Energy Performance Certificates for New Dwellings: Number of New Dwelling 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 – Non Domestic Energy Performance Certificates for all Properties: Number of Non-Domestic Energy Performance Certificates lodged on the Register by Energy Performance Asset Rating - in each Year/Quarter

Table B – Non Domestic Energy Performance Certificates for All Properties: Number of Non-Domestic Energy Performance Certificates lodged on the Register by Property Group - in each Year/Quarter

DECs

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

Table DEC2 – Display Energy Certificates: 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/collections/energy-performance-of-buildings-certificates>

Technical notes, definitions and user engagement

Definitions

For full details on how the requirements of the Energy Performance of Buildings Directive are applied to domestic and non-domestic buildings and buildings occupied by public authorities, users should consult the Energy Performance Certificates guidance collection on GOV.UK:

<http://www.gov.uk/government/publications/improving-the-energy-efficiency-of-our-buildings>

A consolidated glossary of all the terms used in the EPB Reports can be accessed on GOV.UK:

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

The following explanations are provided to support users' interpretation of these statistics:

Coverage

This statistical release provides information about certificates currently lodged on the Registers for domestic and non-domestic buildings newly constructed, sold or let and for buildings occupied by public authorities since 2008. However the Registers do not hold data for every domestic and non-domestic building or every building occupied by public authorities in England and Wales. These statistics should, therefore, not be interpreted as a true representation of the whole of the building stock in England and Wales, 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 Q1 2008 and Q3 2014 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 Q4 2014. These have been included for reference purposes; however users should treat these as strictly provisional. The Q3 2014 figures will change in subsequent quarterly publications as more EPCs and DECAs are lodged on the EPB Registers.

New build vs new dwellings

If works are carried out to create a new building or new buildings, 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.

Multiple certificates

The statistical counts in the tables cover all valid EPCs and DECAs (i.e. only those lodged on the EPB Registers 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. Depending on the size of the building, a new DEC may be issued annually. Data is kept on the Registers for 20 years; therefore, more than one EPC or DEC may be stored over a number of years for one building. While it is possible to identify the most recent certificate at property level, this duplication is not distinguishable from high-level statistics.

Technical notes on data quality

These are experimental official statistics series drawn from data which have been lodged on the EPB Registers. Experimental official statistics are by definition still subject to evaluation and testing, and may not meet the same rigorous quality standards as official statistics generally. In spite of any data quality variances which may exist, we are publishing these statistics because we believe them to be of immediate value and we welcome feedback from interested parties to aid development of the statistics.

Originally, Energy Assessor Accreditation Schemes had the option of lodging the underlying data used to produce the certificate in addition to the PDF document of the final certificate itself. After September 2008, lodging the data became a mandatory requirement. Due to the technical difficulty involved in formatting PDFs into searchable data, the statistics do not include data lodged in the form of a PDF document only.

In May 2009, additional validation checks were introduced into the EPB Registers lodgement process to identify prescribed data quality issues. Before this period, statistics for domestic buildings may include anomalies which affect the quality of reported CO₂ emission rates. In addition, statistics for domestic and non-domestic buildings and for DECAs may include anomalies which affect total useful floor area figures.

On 1 April 2012, the first set of Scheme Operating Requirements came into effect for Domestic Energy Assessors, setting new rules for the operation of Energy Assessor Accreditation Schemes. One new requirement was to introduce quality assurance audit of EPCs. The result was a demonstrable improvement in the quality of data lodged on the EPB Registers from mid-2012 onwards. Users are asked to consider this when interpreting figures prior to that period.

These statistics are in the development stage and we are still refining the data search criteria we use. This process is aimed at producing more accurate statistics. During the production of this report the refinement process led to some totals from previous statistical reports being revised downwards. This resulted in a significantly lower number of total lodgements reported in 2013 'at the end of Q2 2014' when compared to the total number of lodgements 'at the end of Q1 2014'.

The Department for Communities and Local Government and Landmark Information Group cannot alter data which has been lodged on the EPB Registers.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Comments about the statistics or other statistical enquiries should be sent to ep-bstats@communities.gsi.gov.uk.

The Department's engagement strategy to meet the needs of statistics users can be accessed on GOV.UK:

<http://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

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Information on Official Statistics is available via the UK Statistics Authority website:

www.statistics.gov.uk/hub/browse-by-theme/index.html

Information about statistics at DCLG is available via the Department's website:

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

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