



Department for  
Communities and  
Local Government

# Energy Performance of Buildings Certificates: Statistics Release Q1 2008 to Q2 2015 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 1000m<sup>2</sup> 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*

31 July 2015

Summary	2
Accompanying tables	14
Technical Notes	17
Enquiries	19

### **Responsible Official:**

Katherine Higley

### **Statistical Enquiries:**

Office hours:

Mon – Thurs: 7.30am – 5pm

0303 444 1793

[epbstats@communities.gsi.gov.uk](mailto:epbstats@communities.gsi.gov.uk)

### **Media Enquiries:**

0303 444 1201

[press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

### **Date of next publication:**

30 October 2015

# Summary

## Statistics for the latest complete quarter ending June 2015 (Q2 2015)

### All Properties

A total of 475,829 Energy Performance Certificates covering all buildings were lodged on the EPB Registers during the quarter – a decrease of 18 per cent compared to the same quarter in 2014. They covered a total floor area of 56,431,736 m<sup>2</sup> – a decrease of 16 per cent compared to the same quarter in 2014.

### All Dwellings

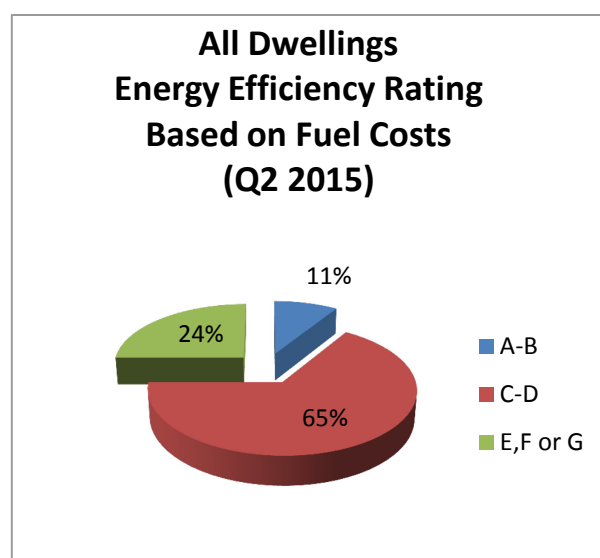
A total of 459,419 EPCs covering domestic buildings were lodged on the Domestic Register during the quarter – a decrease of 16 per cent compared to the same quarter in 2014. They covered a total floor area of 43,009,360 m<sup>2</sup> - 18 per cent decrease compared to the same quarter in 2014.

The following table compares some average values for dwellings for which EPCs were lodged during this quarter and dwellings for which EPCs were lodged during the same quarter in 2014.

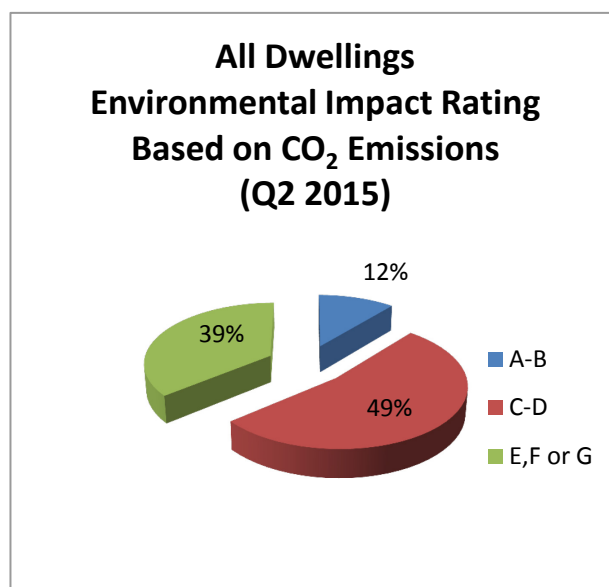
**Table 1 – All Dwellings (average values)**

Year/Period Lodged	Floor area (m <sup>2</sup> )	Energy use (kWh/m <sup>2</sup> p/a)	CO <sub>2</sub> emissions (tonnes p/a)	Lighting costs (£ p/a)	Heating costs (£ p/a)	Hot water costs (£ p/a)
Q2 2014	94	249	4.31	80	783	144
Q2 2015	94	271	4.45	82	796	151

Rated on their fuel costs, 11 per cent of domestic properties for which EPCs were lodged on the Register during this quarter were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 65 per cent were awarded a Rating of C or D and the remaining 24 per cent were awarded a Rating of E, F or G (the lowest).



Rated on their CO<sub>2</sub> emissions, 12 per cent of domestic properties for which EPCs were lodged on the Register during this quarter were awarded an Environmental Impact Rating of either A (the highest) or B. A further 49 per cent were awarded a Rating of C or D and the remaining 39 per cent were awarded a Rating of E, F or G (the lowest).



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

A total of 52,557 EPCs covering new dwellings (new domestic properties) were lodged on the Domestic Register during the quarter. This amounts to a 28 per cent increase compared to the same quarter in 2014. The buildings for which these certificates were issued covered a total floor area of 4,846,068 m<sup>2</sup>. This amounts to a 25 per cent increase compared to the same quarter in 2014.

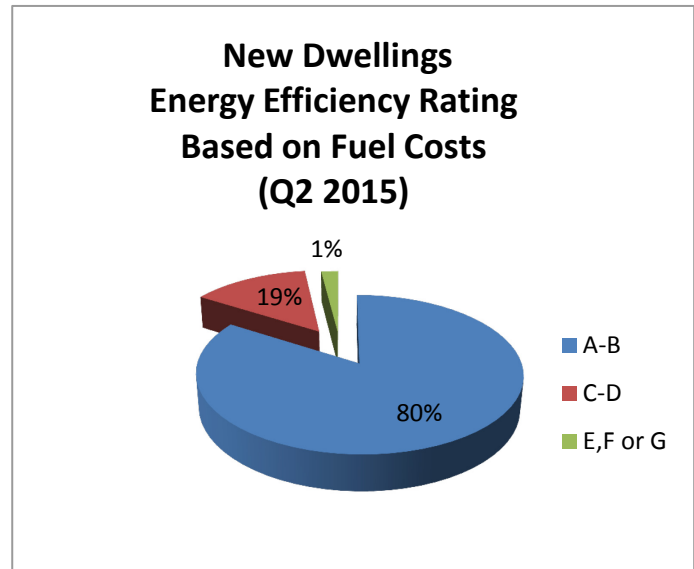
New dwellings accounted for 11 per cent of all domestic EPCs lodged on the Register during the quarter.

The following table compares some average values for new dwellings for which EPCs were lodged during this quarter compared with those lodged during the same quarter in 2014.

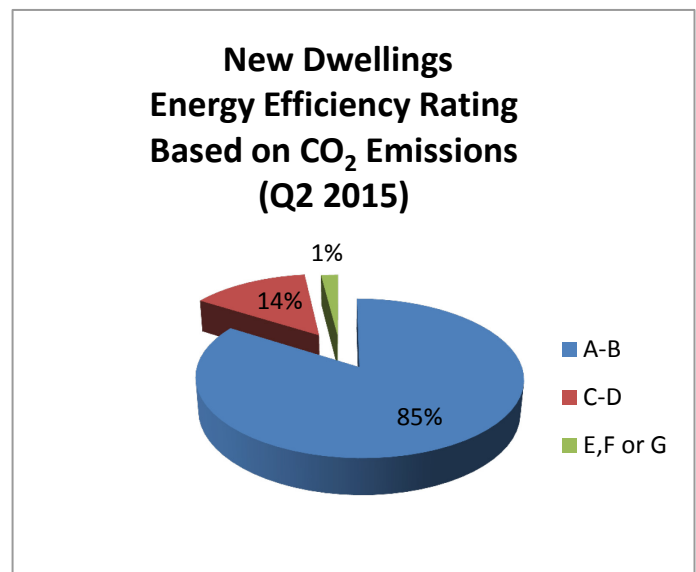
**Table 2 – New dwellings (average values)**

Lodged	Floor area (m <sup>2</sup> )	Energy use (kWh/m <sup>2</sup> p/a)	CO <sub>2</sub> emissions (tonnes p/a)	Lighting costs (£ p/a)	Heating costs (£ p/a)	Hot water costs (£ p/a)
Q1 2014	94	103	1.61	59	300	100
Q1 2015	92	101	1.50	58	291	107

Rated on their fuel costs, 80 per cent of new dwellings for which EPCs were lodged on the Register during this quarter were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 19 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).



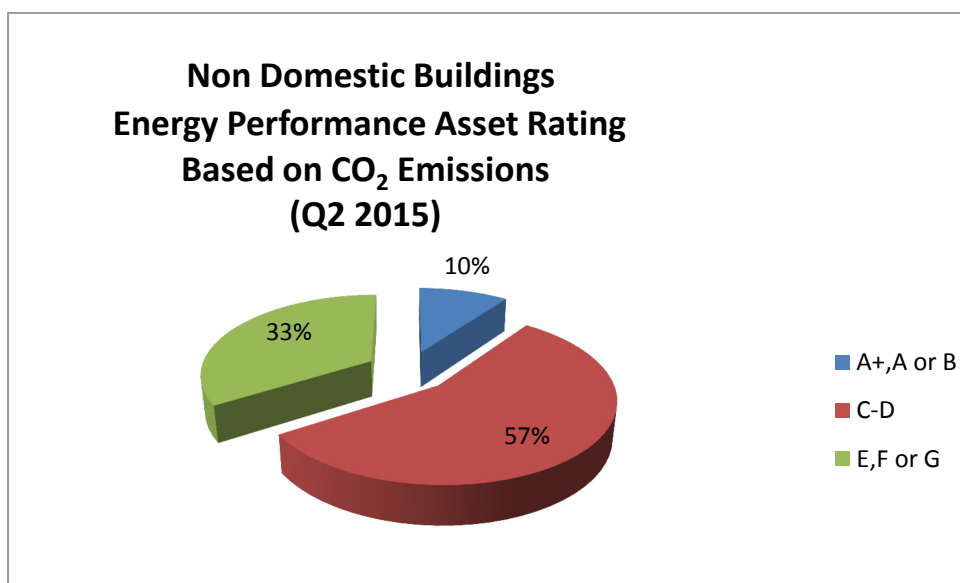
Rated on their CO<sub>2</sub> emissions, 85 per cent of new dwellings for which EPCs were lodged on the Register during this quarter were awarded an Environmental Impact Rating of either A (the highest) or B. A further 14 per cent were awarded a Rating of C or D. Less than 1 per cent were awarded a Rating of E, F or G (the lowest).



## Non-domestic buildings

A total of 16,416 EPCs covering non-domestic properties were lodged on the Non-Domestic Register during the quarter. This amounts to a decrease of 11 per cent compared to the same quarter in 2014. The buildings covered a total floor area of 13,424,400 m<sup>2</sup>. This amounts to a 10 per cent decrease compared to the same quarter in 2014.

Ten per cent of non-domestic properties were given an Energy Performance Asset Rating of either A+ (the highest), A or B. A further 57 per cent were given a Rating of C or D and the remaining 33 per cent were awarded a Rating of E, F or G (the lowest).

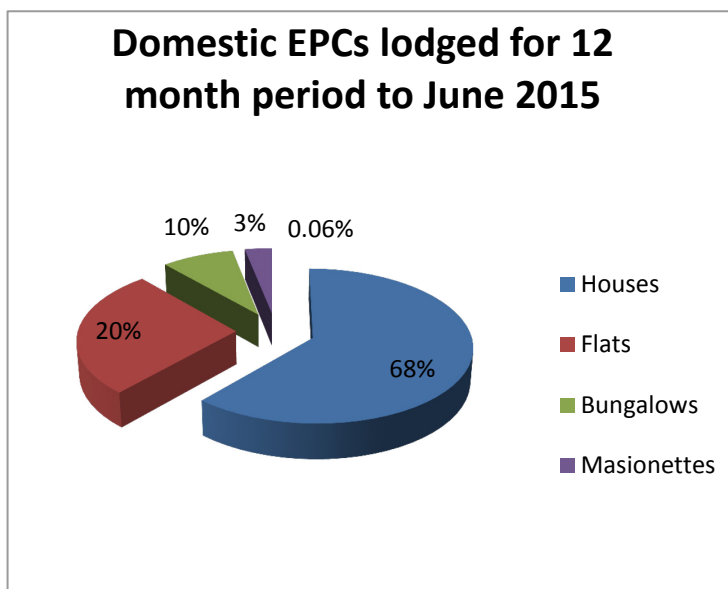


## Statistics for the 12 month period ending June 2015

### All Properties

A total of 2,098,772 EPCs were lodged on the EPB Registers during the 12 month period ending June 2015. This amounts to a 13 per cent decrease compared to the previous 12 month period ending June 2014.

Domestic properties accounted for 97 per cent of EPCs lodged during the 12 month period. This is a category which includes dwellings such as houses (68 per cent of domestic EPCs lodged), flats (19 per cent), bungalows (10 per cent) and maisonettes (2 per cent). Park Homes accounted for less than 1 per cent recorded as having an EPC during the period.

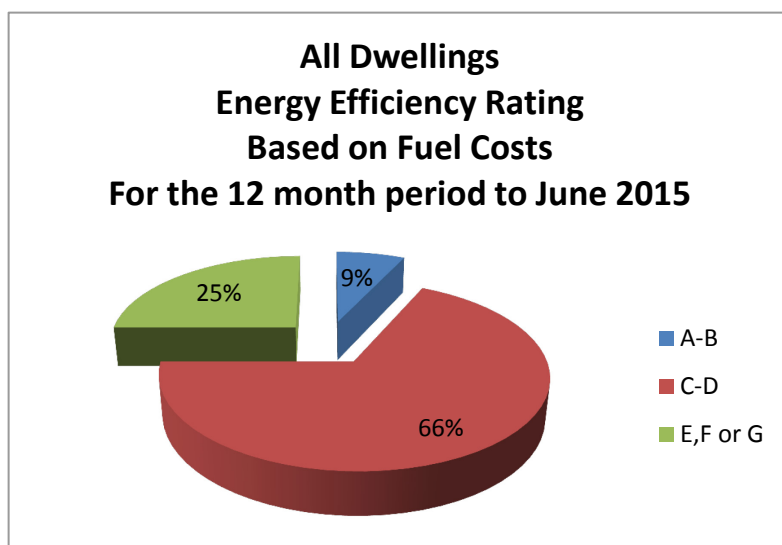


Non-domestic buildings accounted for the remaining 3 per cent of EPCs lodged during the 12 month period.

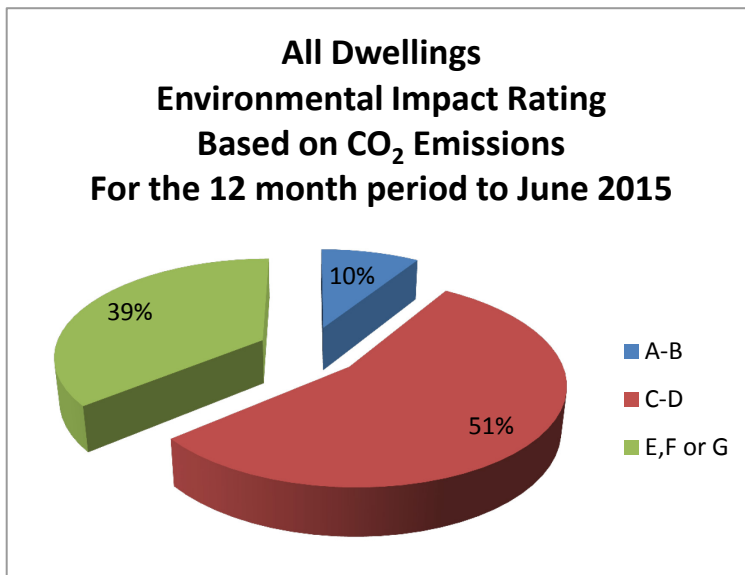
### All Dwellings

A total of 2,032,840 EPCs covering domestic properties were lodged on the Domestic Register during the 12 month period. This amounts to a 13 per cent decrease compared to the previous 12 month period.

Rated on their fuel costs, 9 per cent of domestic properties for which EPCs were lodged on the Register during this 12 month period were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 66 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 CO<sub>2</sub> emissions, 10 per cent of domestic properties for which EPCs were lodged on the Register during this 12 month period were awarded an Environmental Impact Rating of either A (the highest) or B. A further 51 per cent were awarded a Rating of C or D and the remaining 39 per cent were awarded a Rating of E, F or G (the lowest).

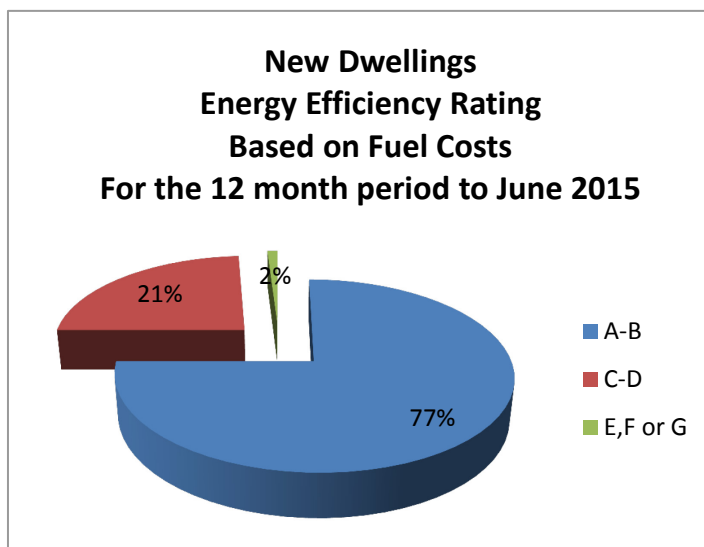


### **New dwellings (new builds, conversions, changes-of-use)**

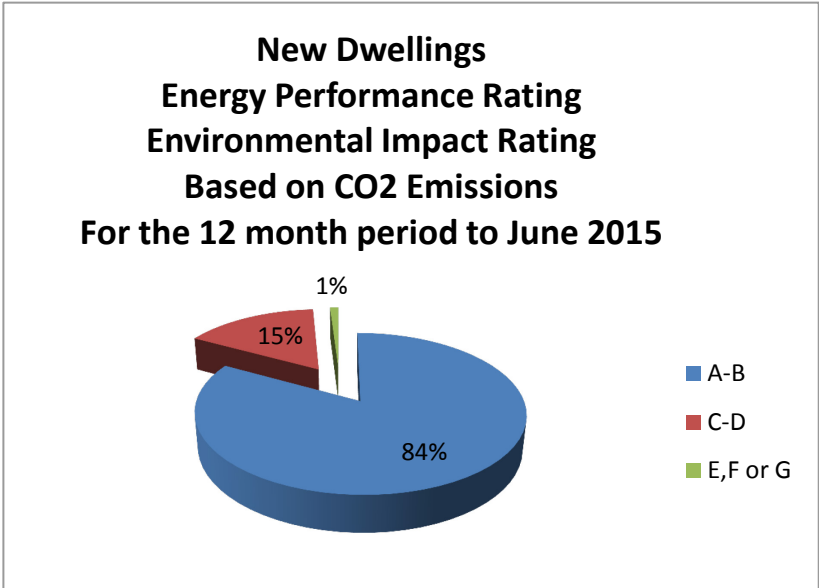
A total of 186,586 EPCs issued for new domestic properties were lodged on the Domestic Register during the 12 month period. This amounts to a 26 per cent increase compared to the previous 12 month period.

New dwellings accounted for 9 per cent of all domestic EPCs lodged on the Register during the 12 month period.

Rated on their fuel costs, 77 per cent of new dwellings for which EPCs were lodged on the Register during this 12 month period were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 21 per cent were awarded a Rating of C or D and the remaining 2 per cent were awarded a Rating of E, F or G (the lowest).



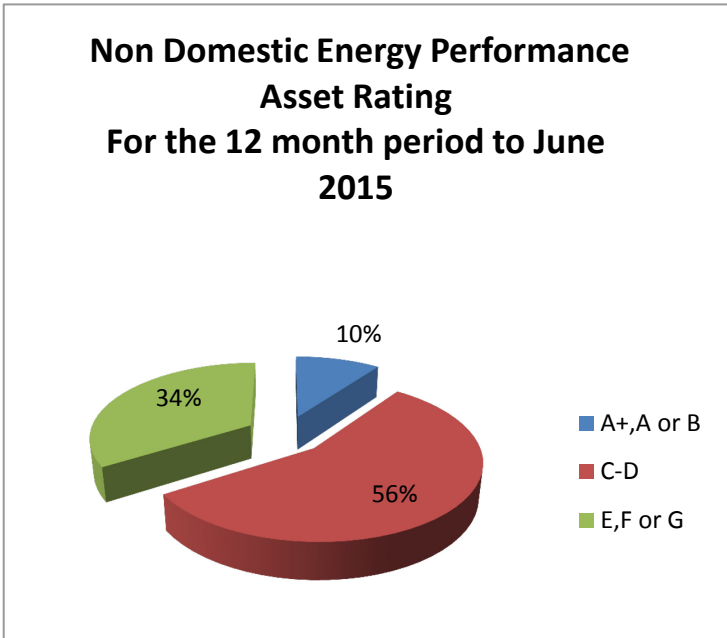
Rated on their CO<sub>2</sub> emissions, 84 per cent of new dwellings for which EPCs were lodged on the Register during this 12 month period were awarded an Environmental Impact Rating of either A (the highest) or B. A further 15 per cent were awarded a Rating of C or D and the remaining 1 per cent were awarded a Rating of E, F or G (the lowest).



**Non-domestic buildings**

A total of 65,941 EPCs covering non-domestic buildings were lodged on the Non-Domestic Register during the 12 month period to June 2015. This amounts to a decrease of 11 per cent compared to the previous 12 month period.

Ten per cent of non-domestic properties were given an Energy Performance Asset Rating of either A+ (the highest), A or B. A further 56 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).

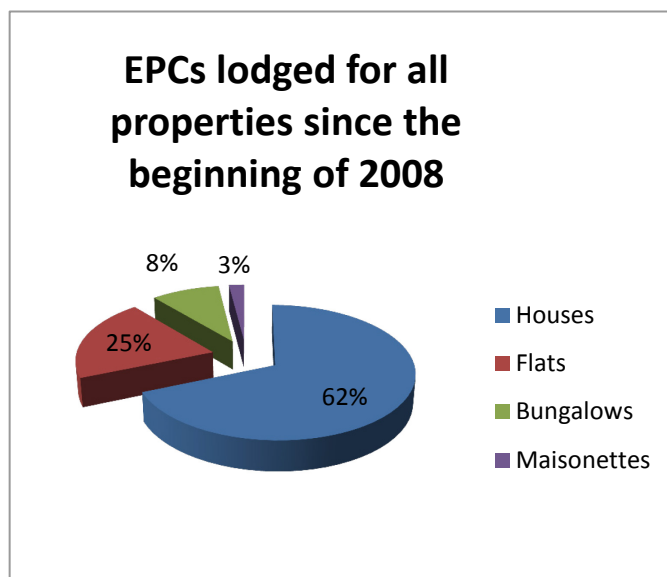




## Cumulative statistics for the period beginning Q1 2008 and ending June 2015

### All Properties

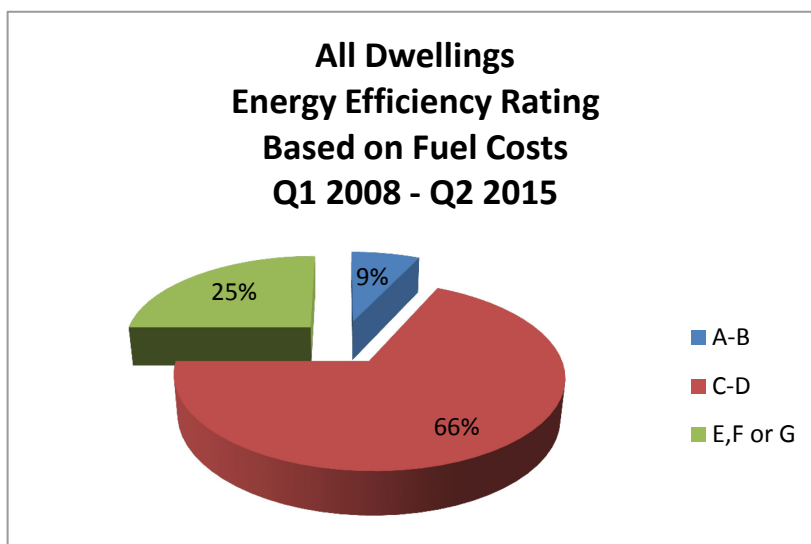
A total of 14,203,097 EPCs have been lodged on the EPB Registers since the beginning of 2008. Domestic properties accounted for 60 per cent of EPCs lodged. This category includes dwellings such as houses (62 per cent of EPCs lodged), flats (25 per cent), bungalows (8 per cent) and maisonettes (3 per cent). Park Homes accounted for less than 1 per cent. Non-domestic buildings accounted 4 per cent of the remaining EPCs lodged.



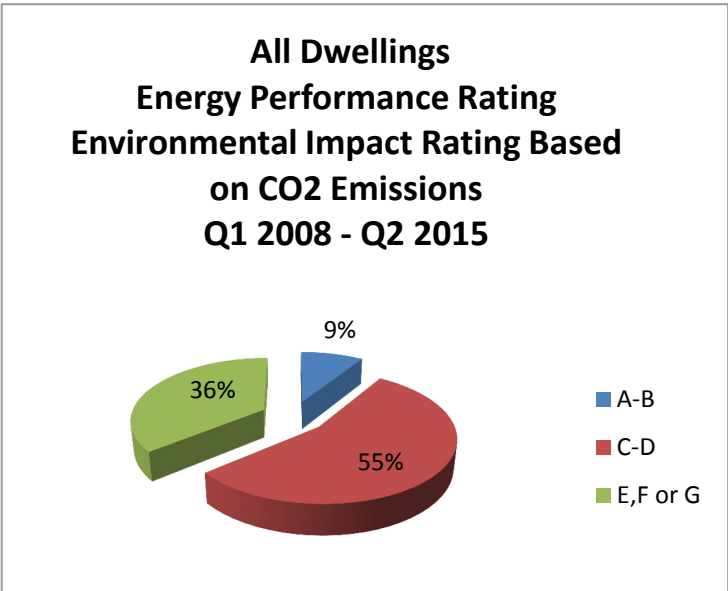
### All Dwellings

A total of 13,630,487 EPCs covering domestic buildings have been lodged on the Domestic Register since 2008.

Rated on fuel costs, nine per cent of dwellings were given an Energy Performance Asset Rating of either A (the highest), or B. A further 66 per cent were given a Rating of C or D and the remaining 25 per cent were awarded a Rating of E, F or G (the lowest).



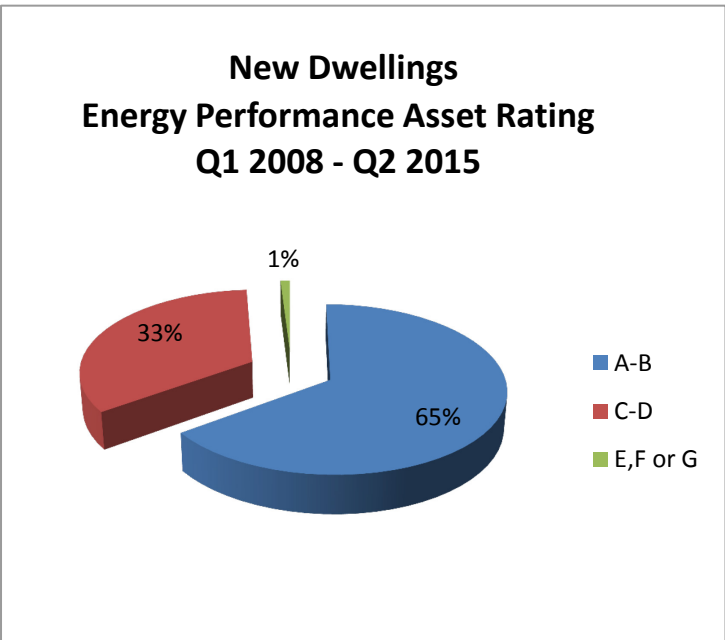
Based on CO<sub>2</sub> emissions, nine per cent of dwellings were given an Environmental Impact Rating of either A (the highest), or B. A further 55 per cent were given a Rating of C or D and the remaining 36 per cent were awarded a Rating of E, F or G (the lowest).



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

A total of 1,117,650 EPCs covering new dwellings have been lodged on the Domestic Register since the beginning of 2008. They have accounted for 8 per cent of all domestic EPCs lodged on the Register since the beginning of 2008.

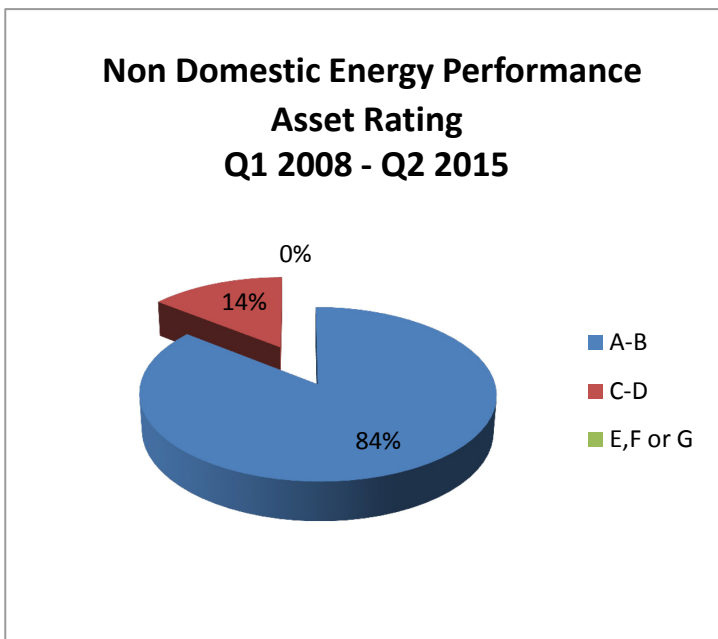
Rated on their fuel costs, 65 per cent of new dwellings for which EPCs were lodged on the Register during this period were awarded an Energy Efficiency Rating of either A (the highest) or B. A further 33 per cent were awarded a Rating of C or D and the remaining 1 per cent awarded a Rating of E, F or G (the lowest).



### **Non-domestic buildings**

A total of 572,619 EPCs covering non-domestic buildings have been lodged on the Non-Domestic Register since the beginning of 2008.

During this period, eight per cent of non-domestic properties were given an Energy Performance Asset Rating of either A+ (the highest), A or B. A further 57 per cent were given a Rating of C or D. The remaining 35 per cent were awarded a Rating of E, F or G (the lowest).

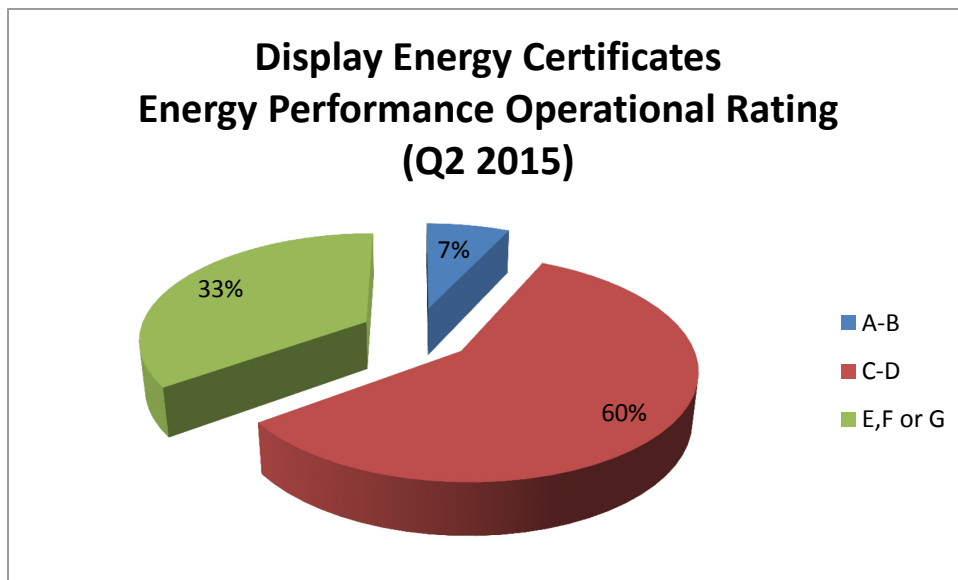


## Lodgement of Display Energy Certificates (DECs)

### Statistics for the latest complete quarter ending June 2015

A total of 6,947 DECs were lodged on the Non-Domestic Register during the quarter. This amounts to a 17 per cent decrease compared to the same quarter in 2014.

Six per cent of DECs lodged on the Register were given an Energy Performance Operational Rating of either A+ (the highest) A or B. A further 60 per cent were awarded a rating of C or D. The remaining 33 per cent were awarded a rating of E, F or G (the lowest).



The following table compares some average values for buildings for which DECs were lodged during this quarter compared with those were lodged during the same quarter in 2014.

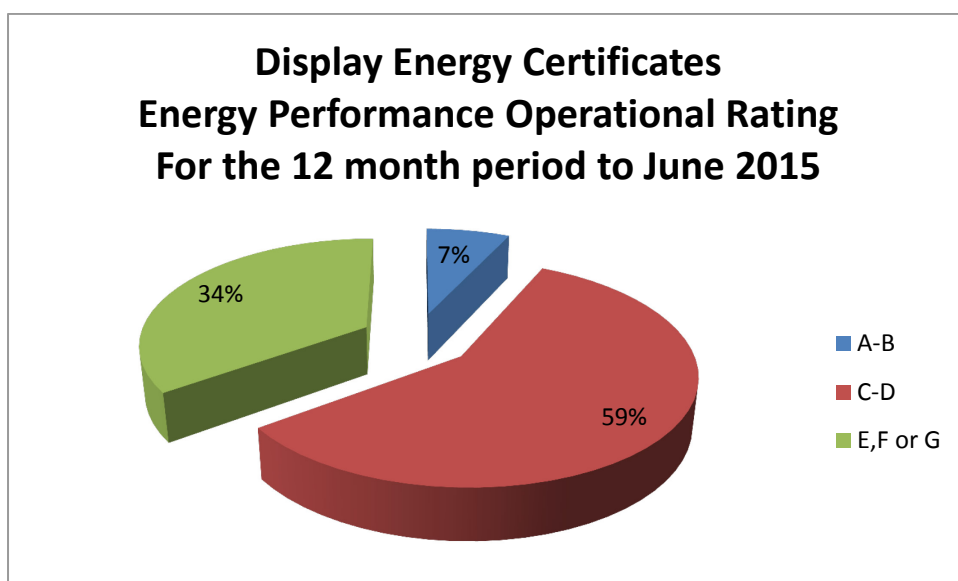
**Table 3 – DECs (average values)**

Lodged	Floor area (m <sup>2</sup> )	Energy use (kWh/m <sup>2</sup> p/a)		CO <sub>2</sub> emissions (tonnes p/a)	
		Heating	Electricity	Heating	Electricity
Q2 2014	3,170	158	72	112	159
Q2 2015	3,465	142	70	111	170

### **Statistics for the 12 month period ending June 2015**

A total of 35,798 DEC's were lodged on the Register during the 12 month period ending June 2015. This amounts to a 6 per cent decrease compared to the previous 12 month period ending June 2014.

During this period, seven per cent of DEC's lodged on the Register were given an Energy Performance Operational Rating of either A (the highest) or B. A further 59 per cent were awarded a Rating of C or D. The remaining 34 per cent were awarded a rating of E, F or G (the lowest).



### **Cumulative statistics for the period beginning Q1 2008 and ending March 2015**

A total of 230,193 DEC's have been lodged on the Register 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 30 September 2014

**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 30 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 related to energy performance of buildings certificates 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 since 2008 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 Q2 2015 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.

## ***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 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.

## ***Park Homes***

This category of property means a caravan within the meaning of Part 1 of the Caravan Sites and Control of Development Act 1960 which is situated on a relevant protected site and which is occupied by the occupier as their only or main residence. EPCs for park homes have been lodged



on the Energy Performance of Buildings register from December 2014.

### ***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.

Data used to produce these published tables is updated every 24 hours, and therefore can vary from day to day. To ensure consistency between the information detailed in separate tables, the tables published are produced on the same day. Exceptionally, data between tables may vary marginally if we are required to use tables drawn down on different days.

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 CO<sub>2</sub> 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.

Fourth quarter statistics from 2014 onwards includes statistics for EPC lodged for properties defined as Park Homes.

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.

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:

[epbstats@communities.gsi.gov.uk](mailto:epbstats@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>

# Enquiries

## Media enquiries:

Office hours: 0303 444 1157

0303 444 1159

Out of hours: 0303 444 1201

Email: [press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

## Public Enquiries and Responsible Official:

Katherine Higley, Energy Performance of Buildings Team Leader

Email: [EPBStats@communities.gsi.gov.uk](mailto:EPBStats@communities.gsi.gov.uk)

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

[www.statistics.gov.uk/hub/browse-by-theme/index.html](http://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](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)



© Crown copyright, 2015

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk).

This document/publication is also available on our website at [www.gov.uk/dclg](http://www.gov.uk/dclg)

If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

Department for Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: <https://twitter.com/CommunitiesUK>

July 2015

ISBN: 978-1-4098-4653-6

---

20 Energy Efficiency