Ministry of Housing, Communities & Local Government

Energy Performance of Buildings Certificates Statistical Release: Q4 2019: England and Wales

Energy Efficiency

Experimental Official Statistics Release

30th January 2020

England & Wales

- Since 2008, 20,987,000 Energy Performance Certificates (EPCs) have been lodged in England and Wales.

England

- From October to December 2019, 378,000 EPCs were lodged in England, an increase of 4% from the same quarter in 2018.
- There was an increase of 4% in the number of EPCs lodged for new dwellings in the last quarter, compared to the equivalent quarter in 2018, and a continuation of the upward trend in EPCs for new dwellings since 2014.
- In the 12 months to December 2019, 251,000 EPCs were lodged for new build dwellings, an increase of 5% on the previous year.
- From October to December 2019, 83% of new properties were given an A or B rating.

Wales

- From October to December 2019, 20,000 Energy Performance Certificates (EPCs) were lodged in Wales, an increase of 13% from the same quarter in 2018.
- There was an increase of 3% in the number of EPCs lodged for new dwellings in the last quarter, compared to the equivalent quarter in 2018.
- In the 12 months to December 2019, 9,000 EPCs were lodged for new build dwellings, an increase of 12% on the previous year.
- From October to December 2019, 88% of new properties were given an A or B rating.

Note to users: We are seeking to improve this quarterly release by linking to open data sources. We would welcome views on this at EPBStats@communities.gov.uk. Please see the Data Quality section for more details.

Due to rounding the figures for England and Wales separately do not add up to the total for England and Wales combined.

Responsible Statistician
Claire Smith
Statistical enquiries:
Office hours:
0303 444 2513
EPBStats@communities.gov.uk
Media Enquiries:
0303 444 1209
newsdesk@communities.gov.uk

Date of next publication:
30th April 2020

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 Registers ("the Registers") 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 here: https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates. 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 newly 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.

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. DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

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 and DECs lodged on the Registers. 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.

Open Data

In addition to this statistical release, MHCLG release record level EPC data on Open Data Communities (https://epc.opendatacommunities.org/).

Future developments

In the future, we would like to produce this statistical release using the data published on Open Data Communities. We are currently investigating the impact of this. If the impact is minimal we will aim to produce a full statistical release using open data from either April 2020 or July 2020.

Aligning this statistical release with the open data will mean that the time series will start later than it currently does (Q4 2008 rather than Q1 2008). An initial assessment of the earlier data shows that there were a number of inconsistencies which led to implausibly high CO_2 emission rates and heating costs. Removing these data would ensure the statistics were based on more reliable data and the comparisons made are more robust. We would welcome any comments on this: EPBStats@communities.gov.uk

England & Wales

In the quarter October to December 2019, 398,000 EPCs were lodged on the Registers in England and Wales, an increase of 4% compared to the equivalent quarter in 2018 (Live Table NB1).

Since 2008, 20,987,000 EPCs have been lodged on the Registers in England and Wales, with domestic properties accounting for 96% (20,052,000). Of these, 2,149,000 EPCs (11% of the total domestic properties) covered new domestic properties (including new builds and conversions) (Live Table NB1 and A1).

There was an increase of 4% in the number of EPCs lodged for **new** dwellings in the last quarter, compared to the equivalent quarter in 2018. (Live Table NB1). In the year to December 2019, 260,000 EPCs for new dwellings were lodged, up 6% on the previous year.

England

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

Cumulative totals for EPCs and DECs

From October to December 2019, 378,000 EPCs were lodged on the Registers covering all properties (domestic and non-domestic) in England. This represents an increase of 4% compared with the same quarter in 2018 (Live Table A1).

Since 2008, in England 19,914,000 EPCs have been lodged on the Registers, with domestic properties accounting for 96% of the total (19,022,000). Of these domestic properties, 2,064,000 EPCs (11% of the total) covered **new** domestic properties (including new builds and conversions) (Live Table NB1 and A1).

A total of 891,000 EPCs covering non-domestic properties and a total of 368,000 DECs have been lodged on the Registers since 2008 (Live table A and DEC1).

EPCs for domestic properties

From October to December 2019, 357,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in England. This represents an increase of 4% on the same quarter last year, when there were 344,000 domestic lodgements (Live Table D1).

In the 12 months to December 2019, in England, 1,501,000 domestic EPCs were lodged, an increase of 14% 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 October to December 2019, 289,000 EPCs for **existing** dwellings were lodged on the Register in England, while 68,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use). Both were a 4% increase compared to the same quarter last year (Live Table EB1).

In the year to December 2019, 1,251,000 EPCs for **existing** dwellings were lodged, while 251,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 5% on the previous year, and the largest annual total since the statistical record began. This increase continues the long-term upward trend in EPCs for new dwellings since 2014 (Live Tables EB1 and NB1).

Table 1: Numbers of EPCs for new and existing dwellings, England, October to December 2019

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2018	Number	As proportion of total	Change since the equivalent quarter 2018	Number
England	68,000	19%	4%	289,000	81%	4%	357,000

Source: Live Tables D1, EB1 and NB1

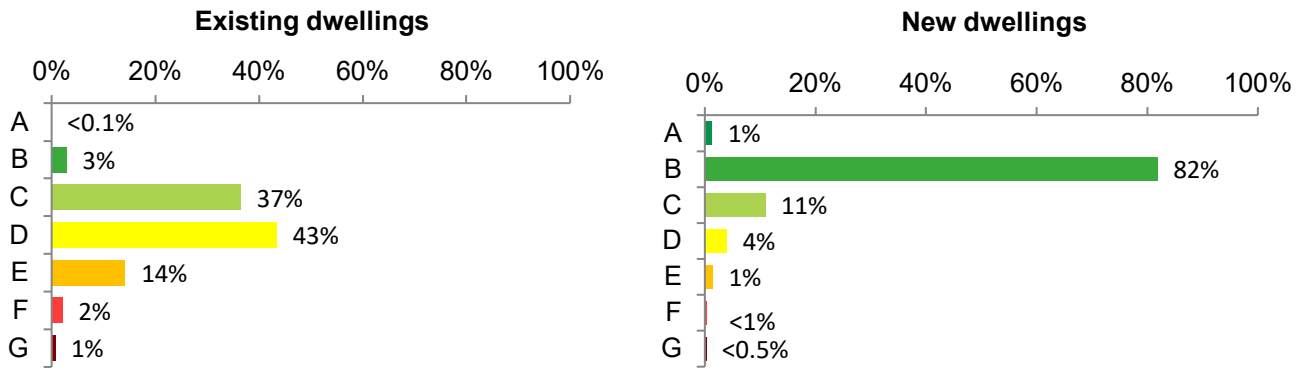
EPCs for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and an Environmental Impact Rating (EIR) based on CO_2 emissions. Both measures are estimated from the characteristics of the property. The numerical ratings are then banded A to G, with A being the most energy efficient and G the least. In general, the higher the EER or EIR rating, the lower the fuel bills and CO_2 emissions are likely to be.

For both the EER and the EIR, the greatest 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).

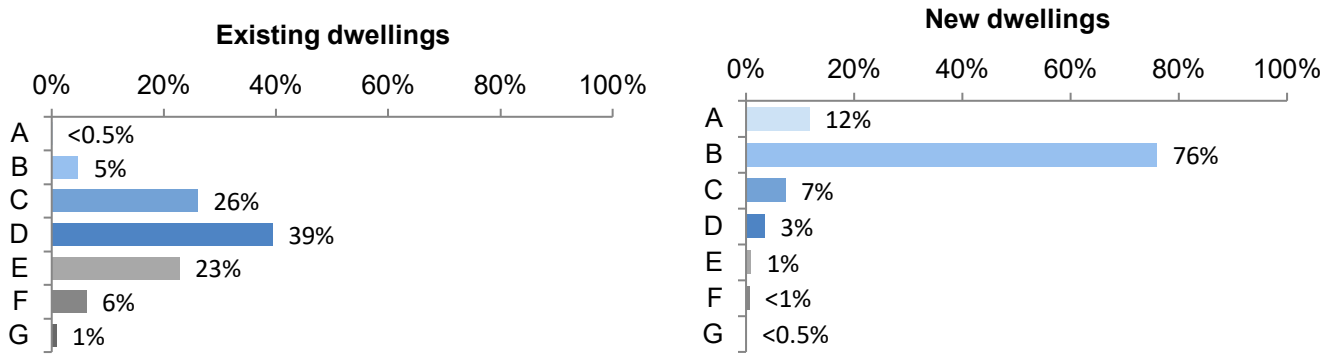
In England, from October to December 2019, 80% of **existing** dwellings were given a C or D EER, whereas only 15% of **new** dwellings did. The majority of **new** properties were given an A or B EER rating, 83%, only 3% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

Figure 1: Energy efficiency ratings (EER): existing and new domestic properties, England, October to December 2019



Source: Live Tables EB1 and NB1
Note: Percentage changes have been calculated using unrounded figures. Due to rounding, individual figures may not match those quoted in the text

Figure 2: Environmental impact ratings (EIR): existing and new domestic properties, England, October to December 2019



Source: Table EB2 and NB2
Note: Percentage changes have been calculated using unrounded figures. Due to rounding, 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, CO_2 emissions and energy costs for existing and new domestic properties, England, October to December 2019						
Property type	**Energy use (kWh/m2 per annum)**	**CO_2 Emissions (tonnes per annum)**	**Lighting costs (£ per annum)**	**Heating costs (£ per annum)**	**Hot Water costs (£ per annum)**	**Floor area (m2)**
Existing:						
Houses	264	4.53	90	778	135	98
Flats	280	2.49	60	412	146	55
All existing dwellings	**273**	**3.71**	**78**	**633**	**139**	**80**
New:						
Houses	87	1.65	76	293	92	112
Flats	126	1.20	51	225	138	62
All new dwellings	**104**	**1.47**	**65**	**267**	**112**	**91**
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 types of property, a smaller proportion of EPCs were for bungalows and maisonettes (Table 3).

Table 3: Dwelling types for existing and new domestic properties, England, October to December 2019					
Property type	**Houses**	**Flats**	**Bungalow**	**Maisonettes**	**Total**
Existing	53%	36%	8%	3%	289,000
New	55%	41%	3%	1%	68,000
Source: Live Tables EB7 and NB7 Note: Proportions do not sum to 100 due to rounding					

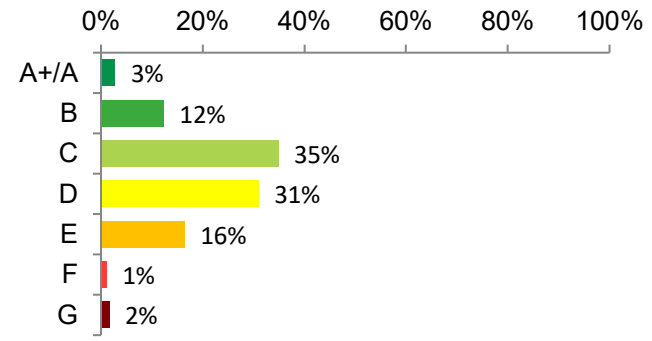
EPCs for non-domestic properties

From October to December 2019, 22,000 EPCs were lodged for non-domestic properties, a 3% increase compared with the corresponding quarter in 2018.

In the year ending December 2019, 89,000 non-domestic EPCs were lodged, an increase of 2% 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 up to December 2019 were given a C or D rating. An A+, A or B rating were given to 15% of properties (Live Table A).

Figure 3: Energy performance asset ratings – non-domestic properties, England, October to December 2019



Source: Live Table A

Display Energy Certificates (DECs)

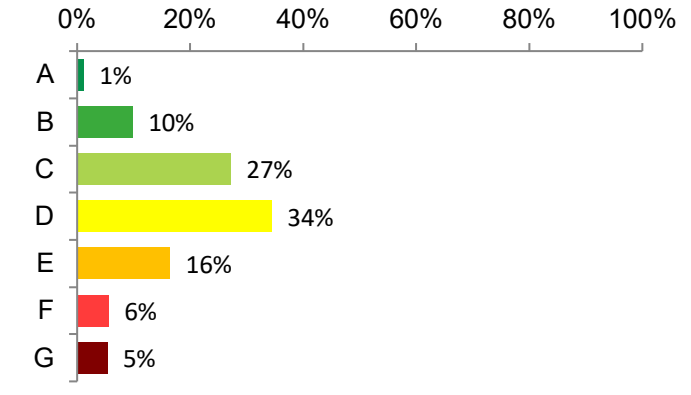
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From October to December 2019, 10,000 DECs were lodged in England, an increase of 7% compared with the corresponding quarter in 2018 (Live Table DEC1).

In the year ending December 2019, 33,000 DECs were lodged in England, representing a decrease of 0.1% 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 4 were in band D.

Figure 4: Energy Performance Operational Ratings: Display Energy Certificates, England, October to December 2019



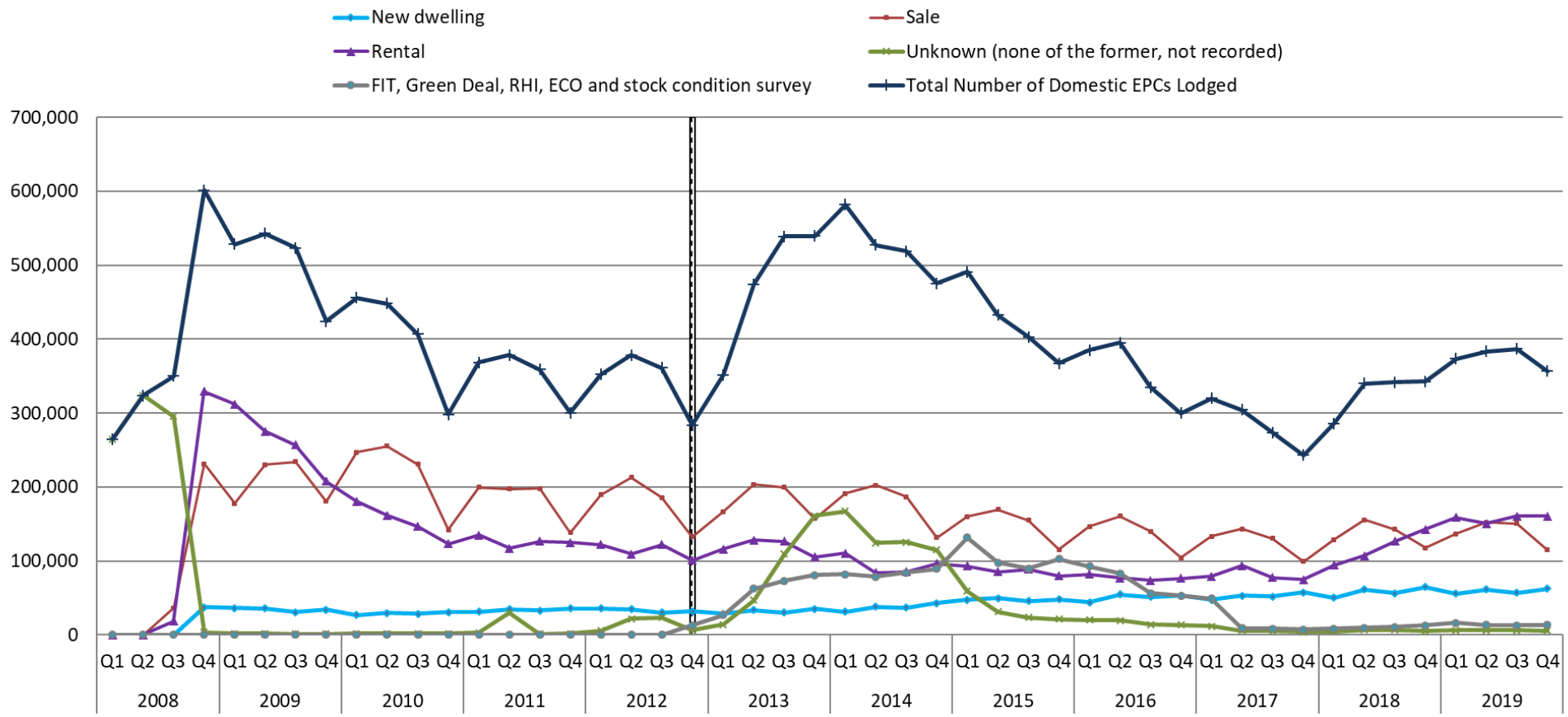
Source: Live Table DEC1

Transaction types for domestic dwellings

Figure 5 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being lodged, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together, as are lodgements for energy efficiency programmes and stock condition surveys.

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. 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 2008 to end of December 2019, 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. They were also not recorded for part of 2008.

Wales

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

Cumulative totals for EPCs and DECs

From October to December 2019, 20,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic) in Wales. This represents an increase of 13% compared with the same quarter in 2018 (Live Table A1).

Since 2008, in Wales 1,074,000 EPCs have been lodged on the Registers, with domestic properties (including new properties) accounting for 96% of the total (1,030,000). Of these domestic properties, 86,000 EPCs (8% of the total) covered **new** domestic properties (including new builds and conversions) (Live Table NB1 and A1).

A total of 44,000 EPCs covering non-domestic properties and a total of 23,000 DECs have been lodged on the Registers since 2008 (Live table A and DEC1).

EPCs for domestic properties

From October to December 2019, 19,000 EPCs were lodged on the Register covering all domestic properties (sales, lets and new dwellings). This represents an increase of 14% on the same quarter last year, when there were 17,000 lodgements (Live Table D1).

In the 12 months to December 2019, in Wales, 84,000 domestic EPCs were lodged, an increase of 27% 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 October to December 2019, 16,000 EPCs for **existing** dwellings were lodged on the Register in Wales, an increase of 15% compared to the same quarter last year (Live Table EB1).

In the same quarter, 3,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), an increase of 3% compared to the equivalent quarter in 2018.

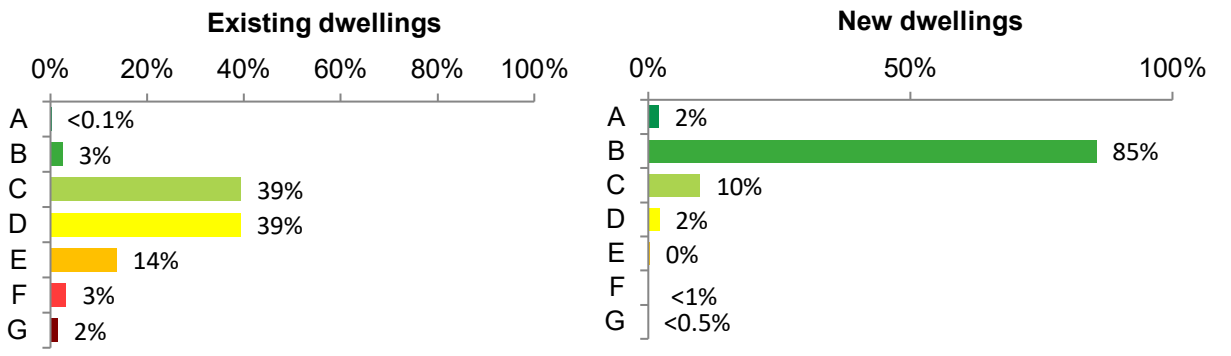
In the year to December 2019, 75,000 EPCs for **existing** dwellings were lodged on the Register in Wales up 29%, while 9,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 12% on the previous year. (Live Tables EB1and NB1).

Table 4: Numbers of EPCs for new and existing dwellings, Wales, October to December 2019							
Country	**New dwellings**			**Existing dwellings**			**All dwelling totals**
	Number	As proportion of total	Change since the equivalent quarter 2018	Number	As propor-tion of total	Change since the equivalent quarter 2018	Number
Wales	3,000	13%	3%	16,000	87%	15%	19,000
Source: Live Tables D1, EB1 and NB1							

For both the EER and EIR the greatest proportion of lodgements for **existing** domestic properties in Wales are in band D (Figures 6 and 7).

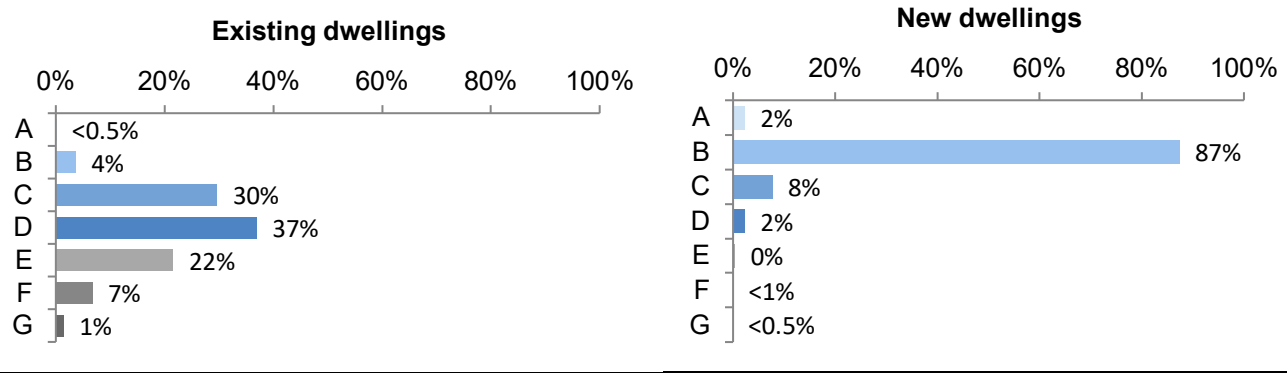
From October to December 2019, the greatest proportion of lodgements for **existing** dwellings in Wales were in band C or D (79%). **New** properties in Wales tended to be more energy efficient, with the majority in band B (85%) compared to just 12% with a C or D rating (Live Tables EB1 and NB1, Figures 7 and 8).

Figure 6: Energy efficiency ratings (EER): existing and new domestic properties, Wales, October to December 2019



Source: Live Tables EB1 and NB1
Note: Percentage changes have been calculated using unrounded figures. Due to rounding, individual figures may not match those quoted in the text

Figure 7: Environmental impact ratings (EIR): existing and new domestic properties, Wales, October to December 2019



Source: Table EB2 and NB2
Note: Percentage changes have been calculated using unrounded figures. Due to rounding, 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, CO_2 emissions and energy costs for existing and new domestic properties, Wales, October to December 2019

Property type	Energy use (kWh/m2 per annum)	CO_2 Emissions (tonnes per annum)	Lighting costs (£ per annum)	Heating costs (£ per annum)	Hot Water costs (£ per annum)	Floor area (m2)
Existing:						
Houses	264	4.59	89	801	135	97
Flats	265	2.42	58	415	138	55
All existing dwellings	**268**	**4.02**	**80**	**698**	**136**	**85**
New:						
Houses	88	1.62	74	288	93	106
Flats	116	1.13	50	203	98	57
All new dwellings	**96**	**1.51**	**68**	**271**	**95**	**93**

Source: Live Tables EB7 and NB7

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

Table 6: Dwelling types for existing and new domestic properties, Wales, October to December 2019					
Property type	**Houses**	**Flats**	**Bungalow**	**Maisonettes**	**Total**
Existing	65%	23%	11%	2%	16,000
New	71%	24%	4%	1%	3,000
Source: Live Tables EB7 and NB7					

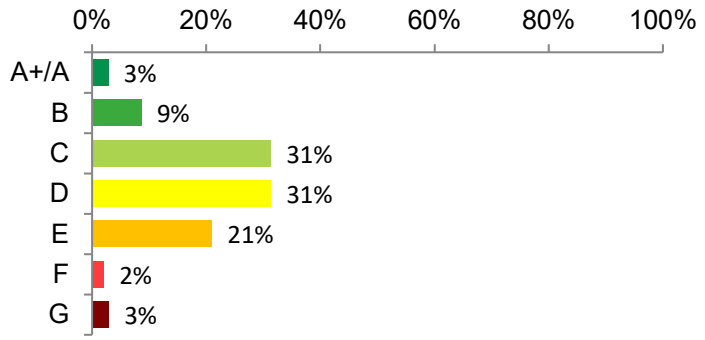
EPCs for non-domestic properties

During October to December 2019, 1,000 EPCs were lodged for non-domestic properties in Wales, an increase of 5% compared with the corresponding quarter in 2018.

In the year ending December 2019, 4,000 non-domestic EPCs were lodged, an increase of 9% 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 October to December 2019, almost two thirds (63%) of certificates lodged in Wales were given a C or D rating. An A+, A or B rating were given to 12% (Live Table A).

Figure 8: Energy performance asset ratings – non-domestic properties, Wales, October to December 2019



Source: Live Table A

Display Energy Certificates (DECs)

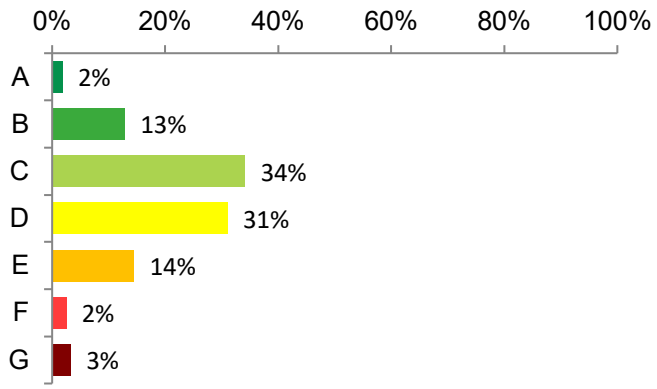
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From October to December 2019, 484 DECs were lodged, an increase of 3% compared with the corresponding quarter in 2018.

In year ending December 2019, 2,000 DECs were lodged in Wales, representing a increase of 4% 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 C (34%) and D (31%).

Figure 9: Energy Performance Operational Ratings: Display Energy Certificates, Wales, October to December 2019



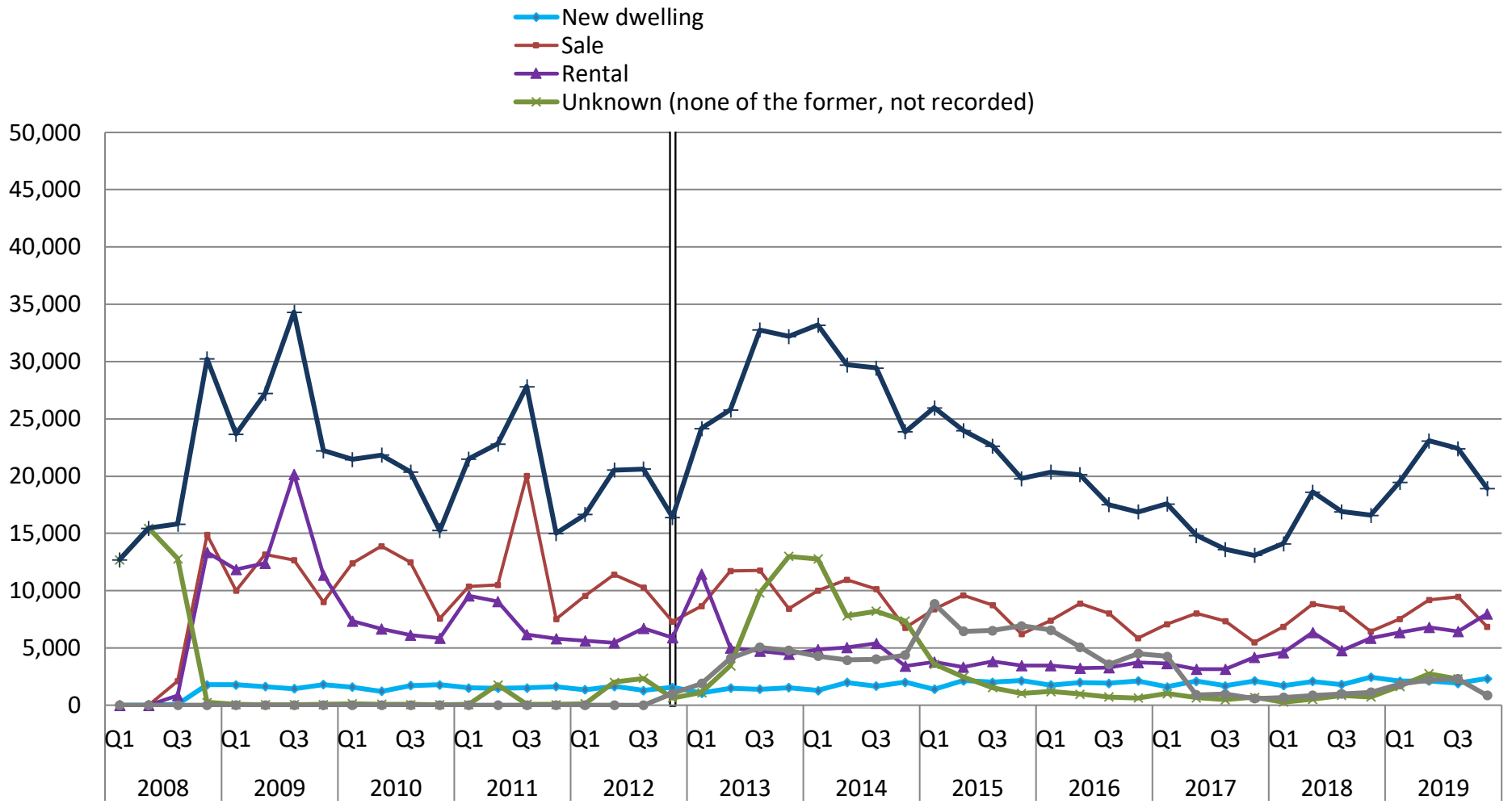
Source: Live Table DEC1

Transaction types for domestic dwellings

Figure 10 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being lodged, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together, as are lodgements for energy efficiency programmes and stock condition surveys.

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. It also shows how the total number of EPCs was 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 2008 to end of December 2019, 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. They were also not recorded for part of 2008.

Accompanying tables

Note to users: We have reduced the number of tables published this quarter to reduce burden on our suppliers. If a table has been removed which is required, please contact : 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.

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

Table B: Number of Non-Domestic Energy Performance Certificates lodged on the Register, by **Property Group** - 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

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: https://www.gov.uk/guidance/energy-performance-of-buildings-certificates-notes-and-definitions

Technical notes

Data collection
Data lodged on the 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 over 1,000 square metres also date back to 2008. The floor area size threshold was changed to include buildings over 500 square metres in January 2013. In October 2015 the floor area size threshold was lowered to include buildings over 250 square metres.

Coverage
The Registers do not hold data for every domestic and non-domestic building or every building occupied by public authorities in England and Wales. Buildings only require an EPC when, sold, let or constructed. If a building has been occupied by the same person or company since the regulations came into effect then there's no requirement to have an EPC. DEC are only required where a building is frequently visited and over 250 square meters. Not all public buildings would meet those criteria. 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 January 2008 and December 2019 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(s), either by means of new build or by conversion of an existing building (for example, subdivision of an existing building into flats or change of use of an office), the 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 as the only or main residence. EPCs for park homes have been lodged on the domestic Register since December 2014.

Multiple certificates
The statistical counts in the tables cover all valid EPCs and DECs (i.e. only those lodged on the 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 are 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 in these high-level statistics.

Data quality

These are experimental official statistics drawn from data which have been lodged on the 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 have been publishing these statistics since 2014 because we believe them to be of immediate value and we welcome feedback from interested parties to aid their development.

These statistics are in the development stage as we are exploring ways of linking to property level EPC data currently published on our open data communities website. We hope to have completed testing of this option by April 2020, but will wait for another quarter release to ensure the data are robust before deciding whether to remove the experimental label. This process is aimed at producing more accurate statistics. Advantages include: avoiding variation between tables drawn down at different times; data providers would only have to supply one dataset rather than two; aligning two departmental publications.

In accordance with the regulations, the Ministry of Housing, Communities and Local Government and Landmark Information Group cannot alter data which has been lodged on the Registers.

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

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 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_2 emission rates. In addition, statistics for domestic and non-domestic buildings and for DECs may include anomalies which affect total useful floor area figures.

In April 2012, a revised set of Scheme Operating Requirements came into effect setting rules for the operation of Energy Assessor Accreditation Schemes, which included quality assurance audits for EPCs. This resulted in an improvement in the quality of data lodged on the Registers from mid-2012 onwards. Users are asked to consider this when interpreting figures prior to that period.

Statistics from October to December 2014 onwards includes statistics for EPC lodged for properties defined as Park homes.

Assessment of data quality

In 2015 the UK Statistics Authority (UKSA) published a regulatory standard for the quality assurance of administrative data. To assess the quality of the data provided for this release the department has followed that standard.

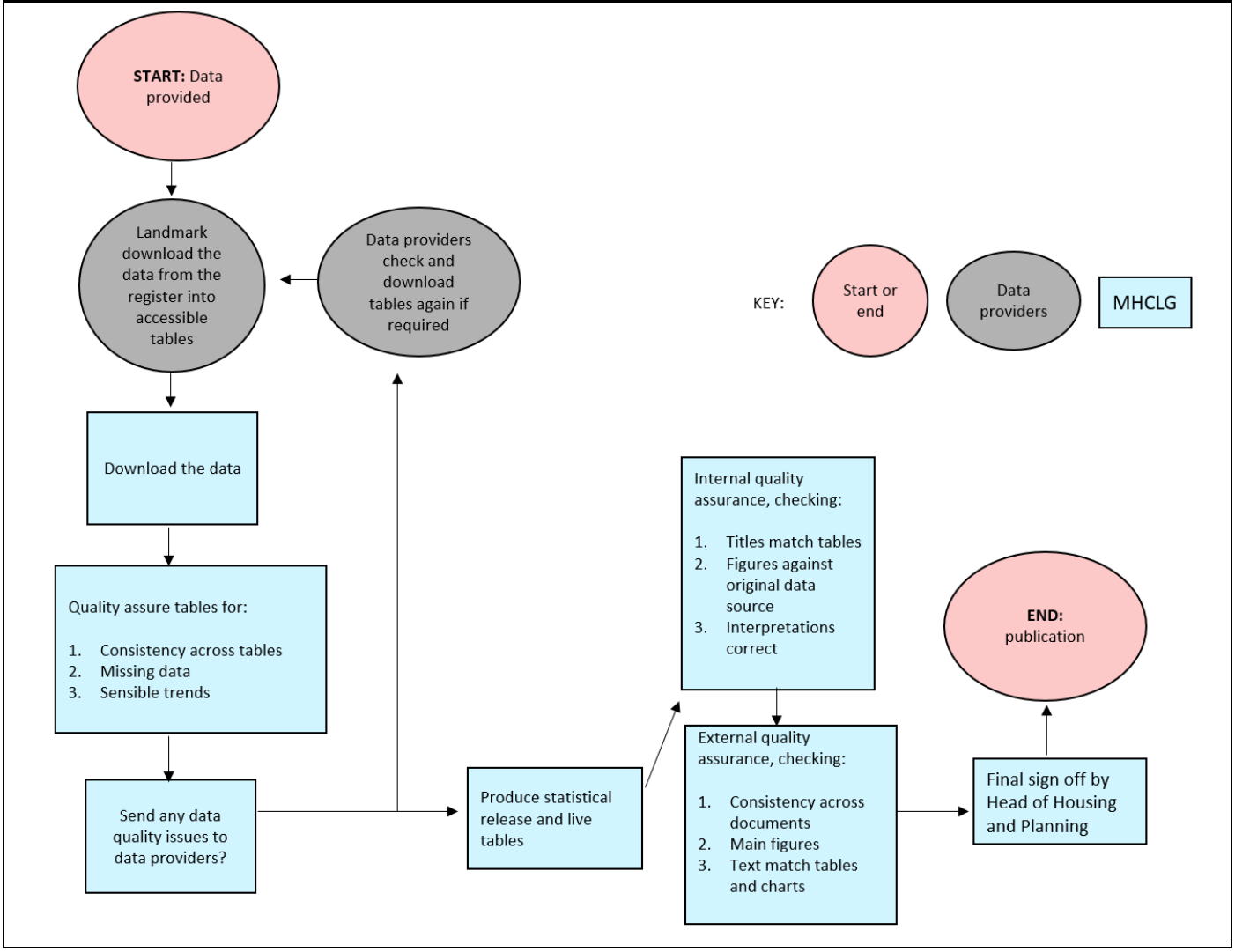
The standard is supported with an Administrative Data Quality Assurance Toolkit which provides useful guidance on the practices that can be adopted to assure the quality of the data they utilise.

The Energy Performance of Building Certificates statistical release is produced by MHCLG based on data provided by Landmark Information Group. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

Risk/Profile Matrix Statistical Series	Administrative Source	Data Quality Concern	Public Interest	Matrix Classification
Energy Performance of Buildings Certificates Statistical Release: England and Wales	Landmark Information Group	Medium	High	Medium Risk [A2]

The publication of Energy Performance of Building Certificates can be considered high profile, as there is significant mainstream political interest and media attention. These statistics show EPCs for domestic and non-domestic buildings when sold, let or constructed and DECs for public authority buildings. The data quality concern is considered a medium concern given that the data is not checked following download by the suppliers. However, this concern is mitigated by the statistician responsible for this publication, who performs further detailed validations and sense checks consistency across tables. A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 11 below.

Figure 11: Quality Assurance Flow Diagram



Revisions policy

This policy has been developed in accordance with the UK Statistics Authority's *Code of Practice for Statistics* and the Department's own Revisions Policy (found at https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy).
That policy covers two types of revision:

Non-scheduled revisions
Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled revisions
MHCLG and Landmark do not alter the source data for these releases. The next quarterly release will include new certificates and any changes to existing ones (e.g. cancellations).

Uses of the data

The Energy Performance of Buildings Certificates statistical series is an important part of the evidence base which informs the development and evaluation of housing, energy and climate change policy by central and local government. An EPC is required for all properties when constructed, sold or let and this data source provides the most comprehensive evidence of energy efficiency and property attributes in buildings, which is widely used by housing market and energy analysts, environmental modellers, forecasters and decision makers, for example in the construction industry. They are used by the media in reports on the housing market, energy and climate change and by academics both in the UK and abroad. The statistics are also used for market research by a wide range of other businesses.

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. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here: https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users

Notes

1-These experimental official statistics based on EPCs and DECs are estimates and are provisional and subject to revision.

2-Throughout this commentary the statistics on lodgements have been quoted to the nearest thousand. Percentage changes have been calculated using unrounded figures.

3-Sources are shown at the foot of individual accompanying tables and live tables.

4-Experimental 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 means to build in quality at an early stage.

5-Details of the Ministers and officials who receive pre-release access to this release up to 24 hours before publication can be found at: https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics

6-The next quarterly release will be published on 30th January 2020 and will provide lodgement statistics up to the end of the third quarter of 2019.

Devolved administration statistics

The requirement on domestic and non-domestic properties to have an EPC on construction, sale or let and for buildings occupied by public authorities to have a DEC are devolved matters in Scotland and Northern Ireland. Further information can be found on Devolved Administration websites:

Scottish Government:
https://www.gov.scot/publications/energy-performance-certificates-introduction/

Department of Finance, Northern Ireland:
https://www.finance-ni.gov.uk/topics/building-regulations-and-energy-efficiency-buildings/energy-performance-buildings

Enquiries

Media enquiries:

Office hours: 0303 444 1209

Email: newsdesk@communities.gov.uk

Public enquiries and Responsible Statistician:
Claire Smith

Email: EPBStats@communities.gov.uk

Information on forthcoming Official Statistics is available via the “gov.uk” Release Calendar:
https://www.gov.uk/government/statistics/announcements

Information about statistics at MHCLG is available via the Department’s website:
https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics

This document/publication is also available on our website at www.gov.uk/mhclg

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

Ministry of Housing, 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/mhclg

January 2020