Ministry of Housing, Communities & Local Government

Experimental Official Statistics Release

Housing, Energy Efficiency

Energy Performance of Buildings Certificates Statistical Release October to December 2020 England and Wales: domestic dwellings

In this release:

England and Wales

- In the quarter October to December 2020, 414,000 domestic Energy Performance Certificates (EPCs) were lodged on the Register in England and Wales, an increase of 10% compared to the equivalent quarter in 2019.

England

- From October to December 2020, 392,000 domestic EPCs were lodged in England, an increase of 10% from the same quarter in 2019.
- The number of EPCs for new dwellings (67,000), decreased by 3% while the number of existing domestic EPCs increased by 13% (326,000) compared to the same quarter last year.
- In the 12 months to December 2020, 217,000 EPCs were lodged for new build dwellings, a decrease of 15% on the previous year.
- From October to December 2020, 84% of new properties were given an A or B rating.

Wales

- From October to December 2020, 21,000 domestic EPCs were lodged in Wales, an increase of 14% from the same quarter in 2019.
- The number of domestic EPCs lodged for new dwellings decreased by 1%, compared to the equivalent quarter in 2019.
- In the 12 months to December 2020, domestic EPCs were lodged for new build dwellings decreased by 16% while 75,000 EPCs were lodged for existing dwellings, an increase of 1%.
- From October to December 2020, 87% of new properties were given an A or B rating.

Release date: 1 April 2021

Date of next release: 29 April 2021

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Introduction

This statistical release and associated tables provide Experimental Official Statistics based on Energy Performance Certificates (EPCs) issued for **domestic buildings only**. The certificates are lodged on the Energy Performance of Buildings Register (EPB) for England and Wales.

Figures for Quarter 4 (October to December) might be revised further and published with the next scheduled release on 29 April 2021 along with non-domestic EPCs and Display Energy Certificates (DECs).

Quarter 3 (July to September 2020) of this statistical series was cancelled due to migration of the EPC data to the new in-house register (see the Change Note, published alongside this release, for further details). Data for quarter 3 will be published in the live tables alongside this release, however, this report will focus on quarter 4 (October to December 2020).

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

Energy Performance Certificates

An Energy Performance Certificate (EPC) indicates the energy efficiency of a building. The assessments are banded from A to G, where A 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.

Experimental Official Statistics

Experimental Official Statistics are defined in the Code of Practice for Statistics as “new official statistics undergoing evaluation”. They are published in order to involve users and stakeholders in their development and as a means to build in quality at an early stage.

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

Changes to this release

For full information on the changes to this release, please refer to the change note published alongside this release

How the data should be used

- ✓ To evaluate trends in the energy performance of buildings in England and Wales that have had an Energy Performance Certificate (EPC)
- ✓ To assess changes in the number of EPCs between the same quarters across years e.g. Q2 2020 and Q2 2019
- ✓ To use as an early indication of new housing supply

- x To count the total building stock in England and Wales. The register does not hold data for every building, only those with an EPC
- x To compare across quarters within a year. The data have a seasonal pattern and should only be compared between the same quarters across years e.g. Q4 2020 and Q4 2019
- x The data are aggregated and will not comment on individual buildings

These quarterly statistics refer to the period of October to December 2020 (Quarter 4) during which time government guidelines in both England and Wales and restrictions put in place to slow the spread of COVID-19 would have likely reduced the number of EPCs generated and lodged by assessors.

England and Wales: domestic properties

In the quarter October to December 2020, 414,000 **domestic** EPCs were lodged on the Register in England and Wales, an increase of 10% compared to the equivalent quarter in 2019 (Live Table D1).

In October to December 2020, there was a decrease of 4% in the total number of domestic EPCs lodged for **new** dwellings in England and Wales, compared to the equivalent quarter in 2019 (Live Table NB1). In contrast, there was a 14% increase in the number of existing EPCs lodged for that quarter (Live Table EB1).

This is maybe a result of the easing of national lockdown measures and the Stamp duty holiday encouraging people to move house.

England: domestic properties

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

EPCs for all domestic properties

From October to December 2020, 392,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in England. This represents an increase of 10% on the same quarter 2019, when there were 356,000 domestic lodgements (Live Table D1).

In the 12 months to December 2020, in England, 1,432,000 domestic EPCs were lodged a decrease of 5% 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 2020, 326,000 EPCs for **existing** dwellings were lodged on the Register in England, an increase of 13%, while 67,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), a 3% decrease on the same quarter 2019 (Live Table EB1 and NB1).

In the year to December 2020, 1,216,000 EPCs for **existing** dwellings were lodged on the register in England, down 3%, while 217,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) down 15% on the previous year (Live Tables EB1 and NB1).

Table 1: Number of EPCs for new and existing dwellings, England, October to December 2020

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2019	Number	As proportion of total	Change since the equivalent quarter 2019	Number
England	67,000	17%	-3%	326,000	83%	13%	392,000

Source: Live Tables, D1, EB1 and NB1

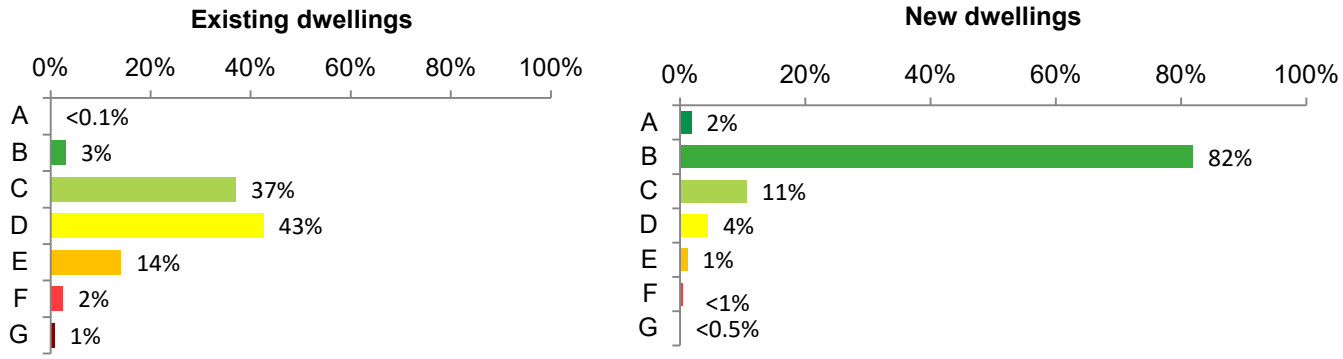
Energy Efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and 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 largest proportion of lodgements for **existing** domestic properties in England were in band D. **New** properties in England tended to be more energy efficient, with the majority in band B (Figures 1 and 2).

In England, from October to December 2020, 80% of **existing** dwellings were given a C or D EER, whereas only 15% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 84%; only 3% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

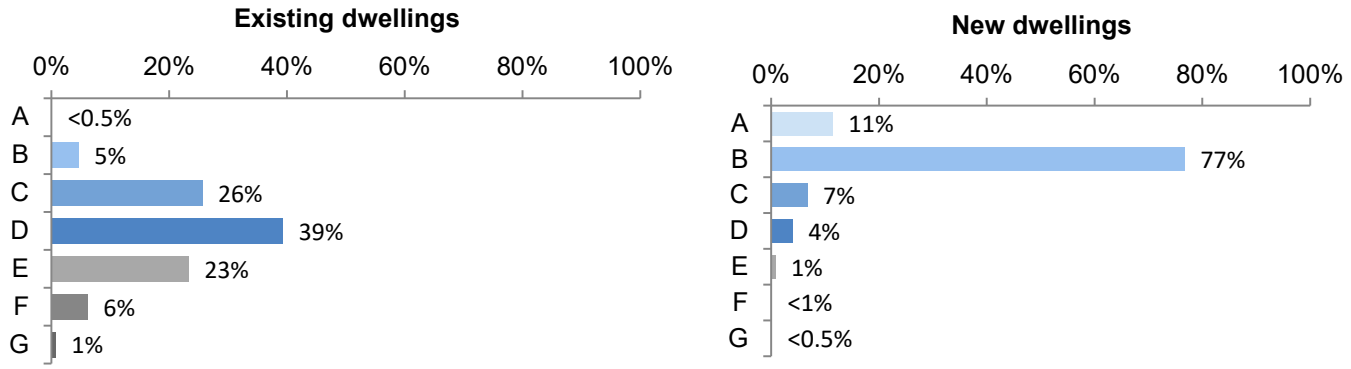
Figure 1: Energy efficiency ratings (EER): existing and new domestic properties, England, October to December 2020



Source: Live Tables EB1 and NB1

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

Figure 2: Environmental impact ratings (EIR): existing and new domestic properties, England, October to December 2020



Source: Live Tables EB2 and NB2

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

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

Table 2: Mean floor area, energy use, CO_2 emissions and energy costs for existing and new domestic properties, England, October to December 2020

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 (m^2)
Existing:						
Houses	258	5	95	820	138	103
Flats	277	2	62	422	153	56
All existing dwellings	**300**	**4**	**77**	**670**	**142**	**85**
New:						
Houses	85	2	81	304	95	114
Flats	124	1	54	241	144	62
All new dwellings	**109**	**2**	**68**	**310**	**124**	**94**

Source: Live Tables EB7 and NB7

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

Table 3: Dwelling types for existing and new domestic properties, England, October to December 2020

Property type	Houses	Flats	Bungalow	Maisonettes	Total
Existing	58%	31%	8%	3%	322,000
New	59%	37%	3%	1%	60,000

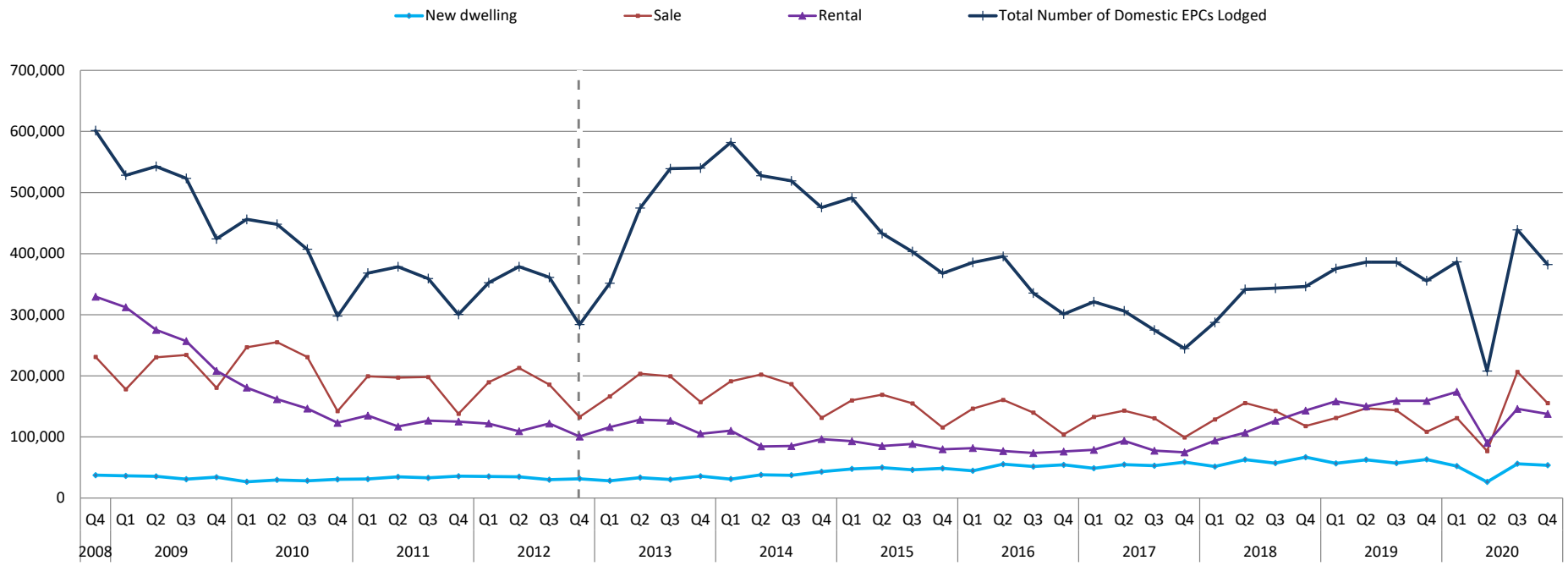
Source: Live Tables EB7 and NB7

Transaction types for domestic dwellings

Figure 3 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being produced, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together, 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. At the end of 2012 the recast of EU Directive also lead to changes to the EPB regulations. It also shows how the total number of EPCs were influenced by lodgements made for energy efficiency programmes and similar schemes, as well as lodgements for other reasons, particularly in 2013, 2014 and 2015.

Figure 3: Number of domestic EPCs lodged from 2008 to end of December 2020, 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: domestic properties

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

EPCs for all domestic properties

From October to December 2020, 21,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in Wales. This represents an increase of 14% on the same quarter 2019, when there were 19,000 domestic lodgements (Live Table D1).

In the 12 months to December 2020, in Wales, 83,000 domestic EPCs were lodged a decrease of 1% 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 2020, 19,000 EPCs for **existing** dwellings were lodged on the Register in Wales, an increase of 16%, while 3,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), a 1% decrease on the same quarter 2019 (Live Table EB1 and NB1).

In the year to December 2020, 75,000 EPCs for **existing** dwellings were lodged on the register in Wales, up 1%, while 8,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) down 16% on the previous year (Live Tables EB1 and NB1).

Table 4: Number of EPCs for new and existing dwellings, Wales, October to December 2020

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2019	Number	As proportion of total	Change since the equivalent quarter 2019	Number
Wales	3,000	12%	-1%	19,000	88%	16%	21,000

Source: Live Tables, D1, EB1 and NB1

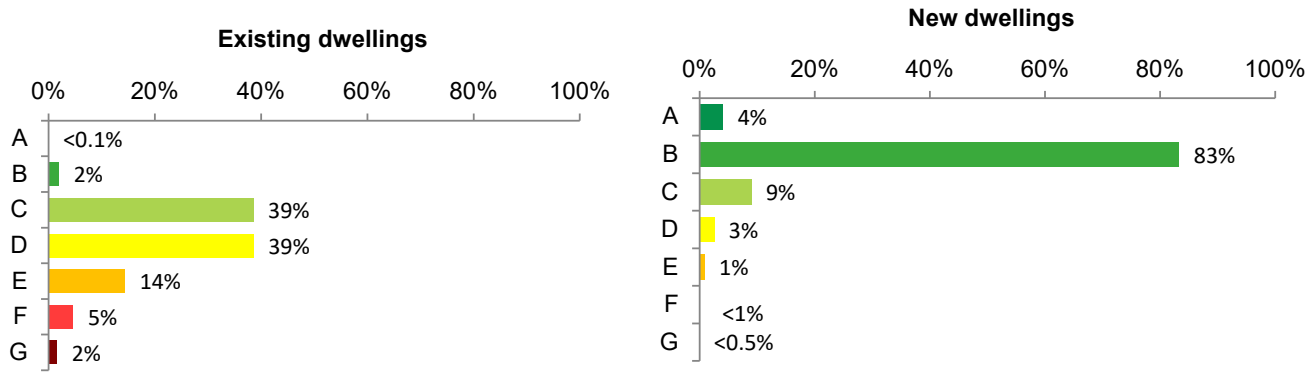
Energy Efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and 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 largest proportion of lodgements for **existing** domestic properties in Wales were in band D. **New** properties in Wales tended to be more energy efficient, with the majority in band B (Figures 4 and 5).

In Wales, from October to December 2020, 77% of **existing** dwellings were given a C or D EER, whereas only 12% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 87%; only 2% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

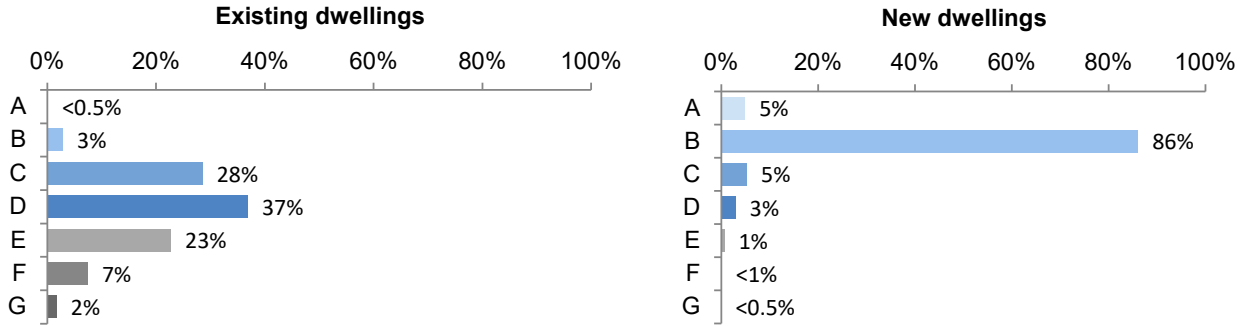
Figure 4: Energy efficiency ratings (EER): existing and new domestic properties, Wales, October to December 2020



Source: Live Tables EB1 and NB1

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

Figure 5: Environmental impact ratings (EIR): existing and new domestic properties, Wales, October to December 2020



Source: Live Tables EB2 and NB2

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

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

Table 5: Mean floor area, energy use, CO_2 emissions and energy costs for existing and new domestic properties, Wales, October to December 2020

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 (m^2)
Existing:						
Houses	263	5	93	845	144	99
Flats	263	2	61	428	145	56
All existing dwellings	**278**	**4**	**75**	**686**	**148**	**88**
New:						
Houses	83	2	80	302	101	110
Flats	128	1	52	239	99	55
All new dwellings	**99**	**1**	**65**	**303**	**110**	**96**

Source: Live Tables EB7 and NB7

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

Table 6: Dwelling types for existing and new domestic properties, Wales, October to December 2020

Property type	Houses	Flats	Bungalow	Maisonettes	Total
Existing	68%	20%	11%	1%	19,000
New	71%	24%	4%	1%	2,400

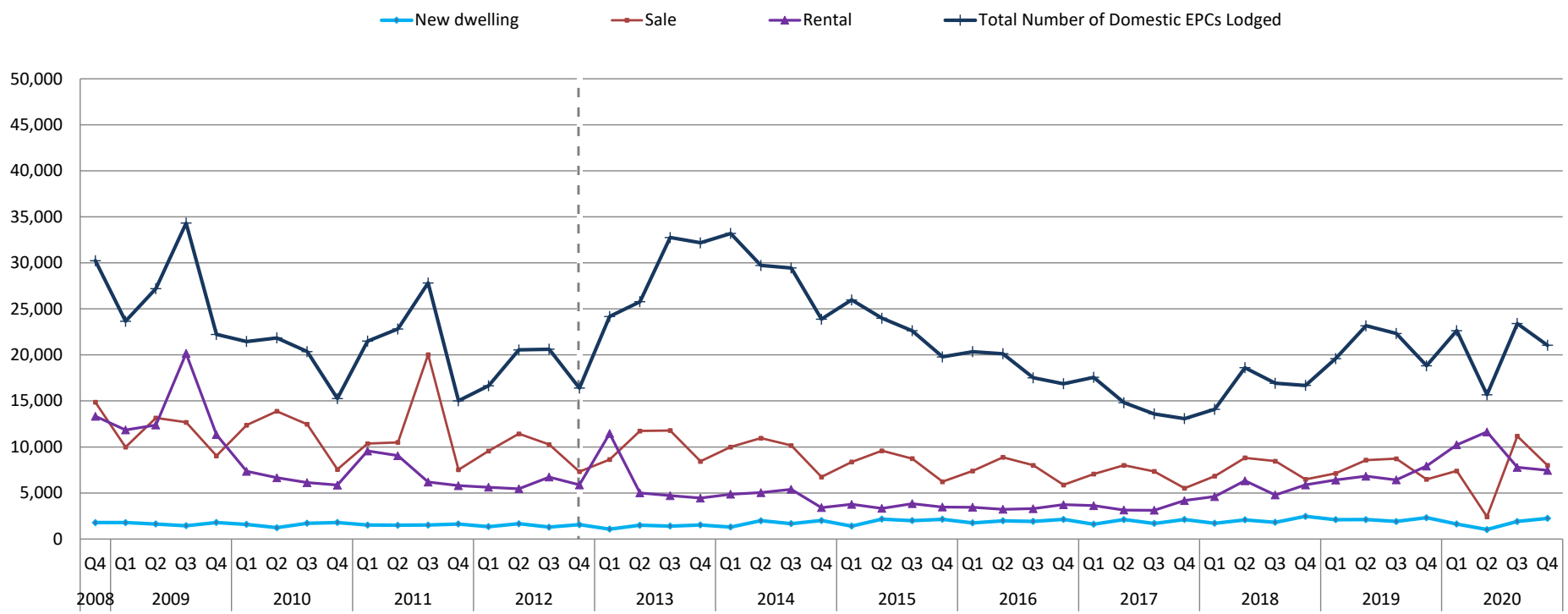
Source: Live Tables EB7 and NB7

Transaction types for domestic dwellings

Figure 6 shows the number of domestic EPCs by transaction type, i.e. the reason for the EPC being produced, as well as the total number. The transaction types have been grouped. For example, lodgements for social and private rentals are grouped together, 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. At the end of 2012 the recast of EU Directive also lead to changes to the EPB regulations. It also shows how the total number of EPCs were influenced by lodgements made for energy efficiency programmes and similar schemes, as well as lodgements for other reasons, particularly in 2013, 2014 and 2015.

Figure 6: Number of domestic EPCs lodged from 2008 to end of December 2020, 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: Based on feedback we have made some changes to the live tables to make them more accessible to our users and more consistent with other MHCLG live tables. We would be keen to hear your thoughts or comments on these: EPBStats@communities.gov.uk.

EPCs – All Domestic Properties

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

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

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

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

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

EPCs – All Existing Domestic Properties

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

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

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

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

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

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.

These tables can be accessed at:
https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates

Previous MHCLG statistical releases are available at:
https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates

Open data

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

Links to related statistics

Housing supply: indicators of new supply

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

English Housing Survey

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

Technical notes

Please see the accompanying technical notes document for further details.

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

Information about statistics at MHCLG is available via the MHCLG website:

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:

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