

# Energy Performance of Buildings: technical guidance notes

## **Coverage -**

The Register does 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, there's no requirement to have an EPC. DEC are only required where a building is over 250 square meters and frequently visited by the public. Not all public buildings would meet those criteria. Statistics published using these data 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 data are broken down by each calendar quarter (Q1=Jan-Mar, Q2=Apr-Jun, Q3=Jul-Sep, Q4=Oct-Dec) within each specified calendar year. The data are published quarterly.

**New build vs new dwellings** - If works are carried out to create a new buildings(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 Energy Performance of Buildings Register (the Register) since December 2014.

**Multiple certificates** - Counts cover all valid EPCs and DECs (i.e. only those lodged on the Register where there are no doubts about their status) although individual buildings may have more than one certificate. EPCs are valid for up to 10 years. Depending on the size of the property, a new DEC may be issued annually. Data are kept on the Register 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 the high level statistics published.