



Department for Levelling Up, Housing & Communities

Experimental Official Statistics Release
Housing, Energy Efficiency

Energy Performance of Buildings Certificates Statistical Release July to September 2021 England and Wales

In this release:

England and Wales

- In the quarter July to September 2021, 433,000 EPCs were lodged on the Register in England and Wales, an 11% decrease compared to the same quarter 2020.

England

- In July to September 2021, 389,000 domestic EPCs were lodged on the Register, a decrease of 13% on the same quarter 2020.
- The number of EPCs for new dwellings (58,000), decreased by 8% while the number of existing domestic EPCs decreased by 13% (331,000) compared to the same quarter last year.
- In the 12 months to September 2021, 247,000 EPCs were lodged for new build dwellings, an increase of 13% on the previous year.
- From July to September 2021, 84% of new properties were given an A or B rating.
- In the quarter ending September 2021, the largest increase in EPCs lodged for new dwellings compared to the same quarter in 2020, was in the South West (16%), while the largest decrease was 16% in the South East.

Wales

- In Wales, 23,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic). This is a decrease of 4% compared to the same quarter in 2020.
- Of the 23,000 EPCs lodged in Wales, 22,000 were domestic properties.
- Of the 22,000 domestic properties lodged in Wales, 19,000 were for existing properties, a 10% decrease, while 3,000 were for new properties (including new builds, conversions and change of use), a 38% increase.
- In Wales, only 3% of existing domestic properties received an energy efficiency rating of A (the highest) or B, whilst 77% received a rating of C or D.
- In Wales, 82% of new domestic properties received an energy efficiency rating of A (the highest) or B, whilst only 18% received a rating of C or D.
- In Wales, 16% of non-domestic properties (a building that is not a dwelling, such as retail units and offices) were given an energy performance asset rating of A, A+ or B, with a further 67% given a rating of C or D.
- In Wales, 600 Display Energy Certificates (DECs) were lodged, an increase of 29% compared to the same quarter in 2020.

Release date: 28 October 2021

Date of next release: 27 January 2022

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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 Register (The Register) 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. 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 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.

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

Changes to this release

For full details on changes to the release since Q4 2020, please refer to the [technical note](#).

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. Q3 2020 and Q3 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 statistics compare the period of July to September 2021 with the same quarter in 2020 when government guidelines in England and Wales and restrictions to slow the spread of COVID-19 had eased after the first lockdown.

In England, this led to a spike in the number of EPC lodgements in July to September 2020 which has not been sustained this year. As a result, most comparisons between Q3 2020 and Q3 2021 show a decrease.

In Wales, local lockdowns were still in force and EPC lodgements were down in 2020, leading to an increase in figures this quarter in comparison.

England and Wales

In the quarter July to September 2021, 433,000 EPCs were lodged on the Register in England and Wales, an 11% decrease from quarter 3 in 2020 (Live Table A1).

In July to September 2021, the total number of EPCs lodged for **new** dwellings in England and Wales decreased by 7% to 61,000, compared to the equivalent quarter in 2020 (Live Table NB1). There was a 13% decrease (350,000) for **existing** dwellings EPCs lodged for that quarter (Live Table EB1).

England

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

Cumulative totals for EPCs and DEC

In July to September 2021, 410,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic) in England. This represents a decrease of 12% compared with the same quarter in 2020 (Live Table A1).

In England a total of 21,000 EPCs covering non-domestic properties and a total of 7,000 DEC have been lodged on the Register for quarter 3 2021 (Live table A and DEC1).

EPCs for domestic properties

From July to September 2021, 389,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in England. This represents a decrease of 13% on the same quarter 2020, when there were 446,000 domestic lodgements (Live Table D1).

In the 12 months to September 2021, in England, 1,579,000 domestic EPCs were lodged, an increase of 13% 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 July to September 2021, 331,000 EPCs for **existing** dwellings were lodged on the Register in England, a decrease of 13%, while 58,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), an 8% decrease on the same quarter 2020 (Live Table EB1 and NB1).

In the year to September 2021, 1,332,000 EPCs for **existing** dwellings were lodged on the register in England, up 13%, while 247,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 13% on the previous year (Live Tables EB1 and NB1).

Table 1: Number of EPCs for new and existing dwellings, England, July to September 2021

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2020	Number	As proportion of total	Change since the equivalent quarter 2020	Number
England	58,000	15%	-8%	331,000	85%	-13%	389,000

Source: Live Tables, D1, EB1 and NB1

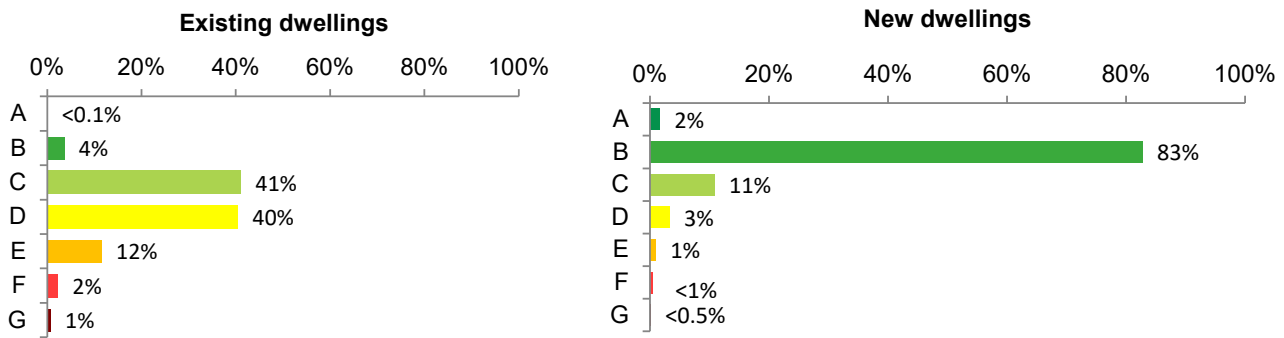
Energy efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and although no longer shown on the certificate, an Environmental Impact Rating (EIR) based on CO₂ 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 CO₂ 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 July to September 2021, 82% of **existing** dwellings were given a C or D EER, whereas only 14% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 84%; only 4% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

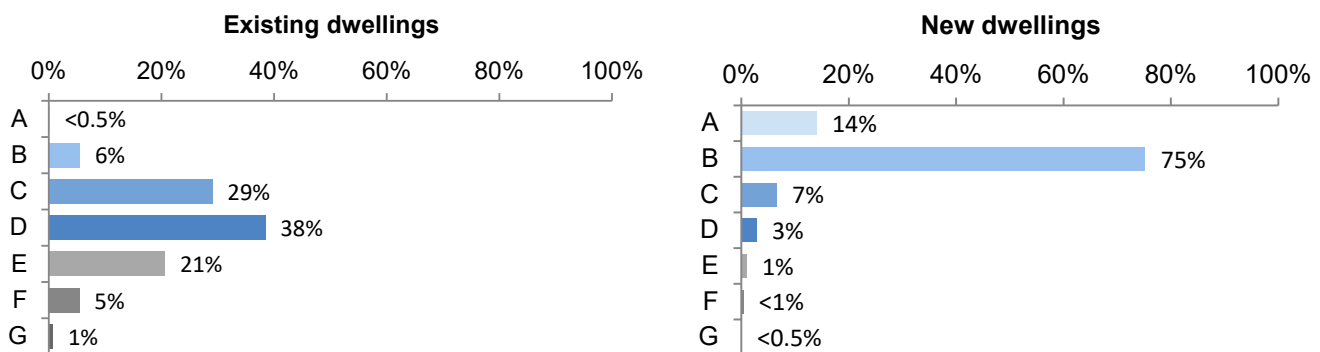
Figure 1: Energy efficiency ratings (EER): existing and new domestic properties, England, July to September 2021



Source: Live Tables EB1 and NB1

Note: Percentage changes have been calculated 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, July to September 2021



Source: Live Tables EB2 and NB2

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

EPCs for non-domestic properties

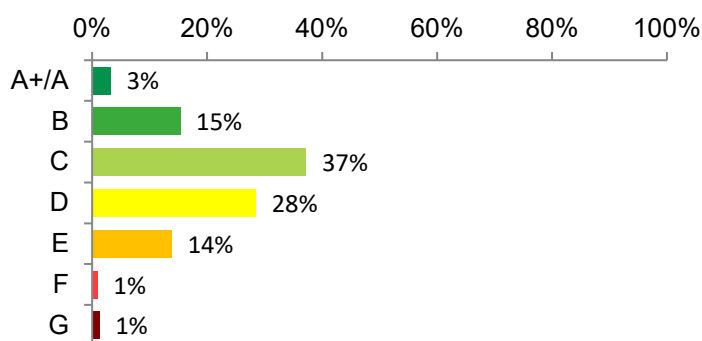
A non-domestic property is a building that is not a dwelling, such as retail units and offices.

From July to September 2021, 21,000 EPCs were lodged for non-domestic properties, an increase of 14% compared with the corresponding quarter in 2020.

In the year ending September 2021, 82,000 non-domestic EPCs were lodged, an increase of 20% 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 from July to September 2021 were given a C or D rating. An A+, A or B rating were given to 19% of properties (Live Table A).

Figure 3: Energy performance asset ratings for non-domestic properties, England, July to September 2021



Source: Live Table A

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

Display Energy Certificates (DECs)

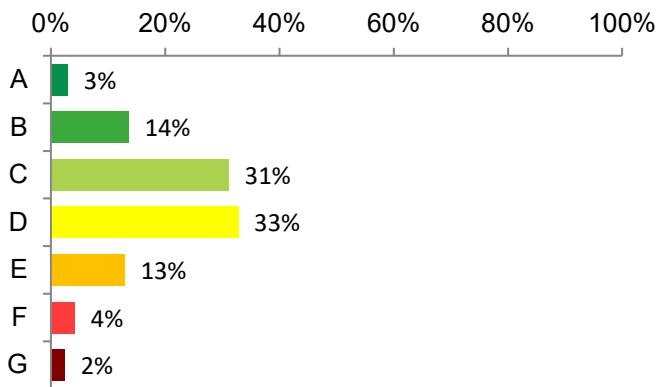
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From July to September 2021, 7,000 DECs were lodged in England, an increase of 17% compared with the corresponding quarter in 2020 (Live Table DEC1).

In the year ending September 2021, 33,000 DECs were lodged in England, representing an increase of 14% 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 (33%) in quarter 3 were in band D.

Figure 4: Energy Performance Operational Ratings: Display Energy Certificates, England July to September 2021



Source: Live Table DEC1

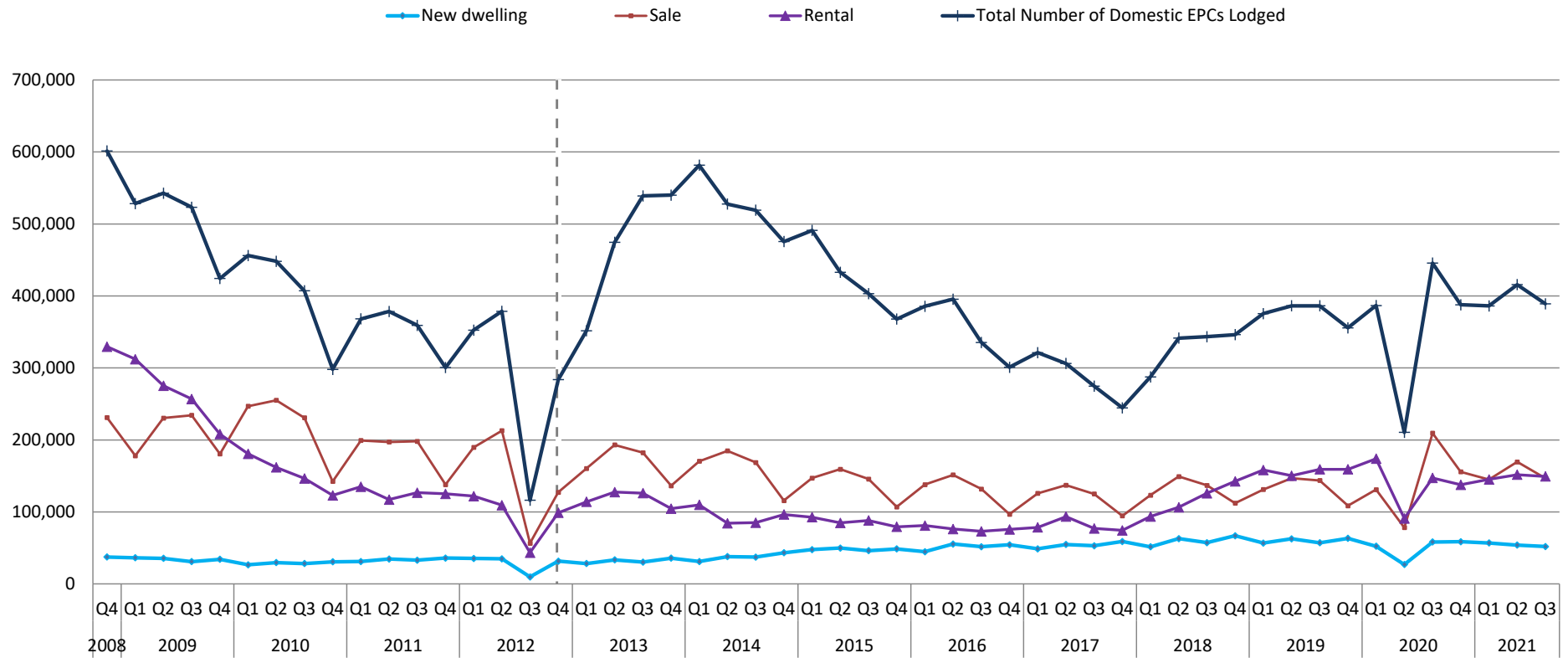
Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Transaction types for domestic dwellings

Figure 5 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.

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 led to changes to the Energy Performance of Buildings regulations (the 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 5: Number of domestic EPCs lodged from October 2008 to end of September 2021, 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.

Sub-national domestic England EPCs

This section presents a quarterly snapshot of domestic EPCs at sub-national level in England.

Regional figures

In the quarter ending September 2021, the largest increase in EPCs lodged for **new** dwellings compared to the same quarter in 2020, was in the South West (16%), while the largest decrease was 16% in the South East (Live Table NB1). For **existing** dwellings, the largest increase was 2% in the North East and the largest decreases of 21% were in London and the South East (Live Table EB1).

Table 2 shows the number and percentage change by region.

Table 2: Number of EPCs for new and existing dwellings, by region, July to September 2021

Region	New dwellings		Existing dwellings	
	Number	Change since the equivalent quarter 2020	Number	Change since the equivalent quarter 2020
(Rounded to the nearest 1,000)				
East of England	7,000	7%	38,000	-11%
East Midlands	5,000	3%	31,000	0%
London	9,000	-13%	56,000	-21%
North East	2,000	4%	16,000	2%
North West	9,000	-6%	43,000	-1%
South East	9,000	-16%	52,000	-21%
South West	6,000	16%	34,000	-13%
West Midlands	5,000	-14%	30,000	-17%
Yorkshire and the Humber	5,000	-8%	31,000	-8%

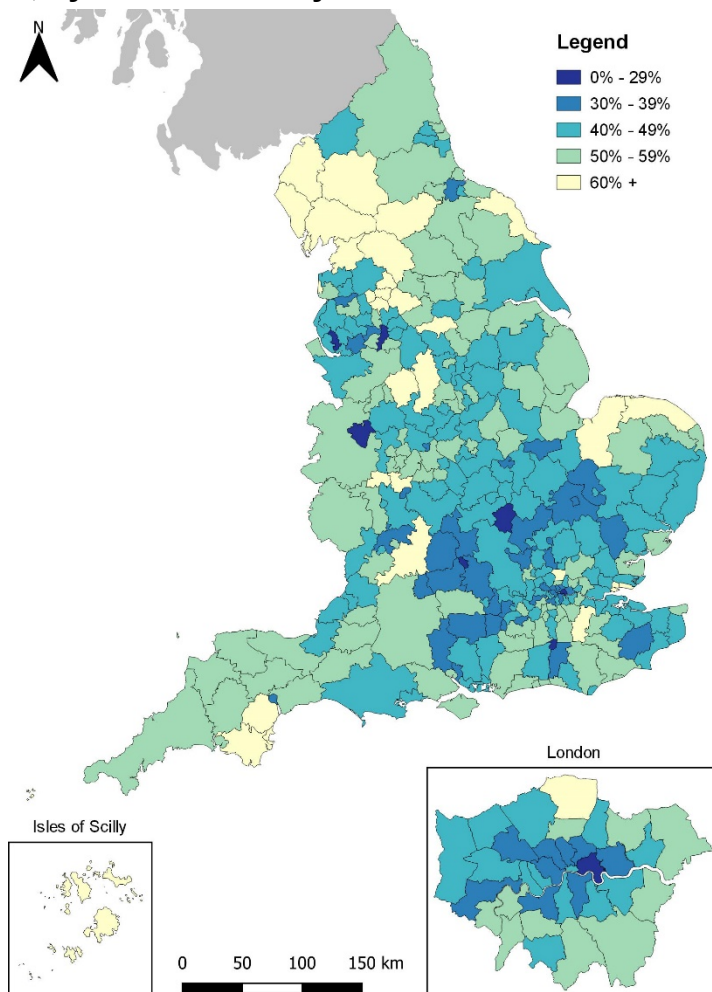
Source: Live Tables, EB1 and NB1

Local authority figures

Local authority level EPC statistics are found in the Live Tables published alongside this release.

Figure 6 shows the proportion of domestic EPCs lodged in quarter 3 of 2021 that have an EER rating below C.

Figure 6: Percentage of domestic EPCs lodged from July to September 2021, below Band C, by Local Authority



Produced by Housing and Planning Analysis Division, DLUHC

Source: Office for National Statistics licensed under the Open Government Licence v.30

Wales

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

Cumulative totals for EPCs and DEC

In July to September 2021, 23,000 EPCs were lodged on the Register covering all properties (domestic and non-domestic) in Wales. This represents a decrease of 4% compared with the same quarter in 2020 (Live Table A1).

In Wales a total of 1,200 EPCs covering non-domestic properties and a total of 600 DECs have been lodged on the Register for quarter 3 2021 (Live table A and DEC1).

EPCs for domestic properties

From July to September 2021, 22,000 EPCs were lodged on the Register covering domestic properties (sales, lets and new dwellings) in Wales. This represents a decrease of 5% on the same quarter 2020, when there were 23,000 domestic lodgements (Live Table D1).

In the 12 months to September 2021, in Wales, 87,000 domestic EPCs were lodged an increase of 8% 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 July to September 2021, 19,000 EPCs for **existing** dwellings were lodged on the Register in Wales, a decrease of 10%, while 3,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use), a 38% increase on the same quarter 2020 (Live Table EB1 and NB1).

In the 12 months to September 2021, 77,000 EPCs for **existing** dwellings were lodged on the register in Wales, up 5%, while 10,000 EPCs were lodged for **new** dwellings (including new builds, conversions and change of use) up 29% on the previous year (Live Tables EB1 and NB1).

Table 3: Number of EPCs for new and existing dwellings, Wales, July to September 2021

Country	New dwellings			Existing dwellings			All dwelling totals
	Number	As proportion of total	Change since the equivalent quarter 2020	Number	As proportion of total	Change since the equivalent quarter 2020	Number
Wales	3,000	13%	38%	19,000	87%	-10%	22,000

Source: Live Tables, D1, EB1 and NB1

Note: New dwellings and existing dwellings may not add up to all dwellings due to rounding

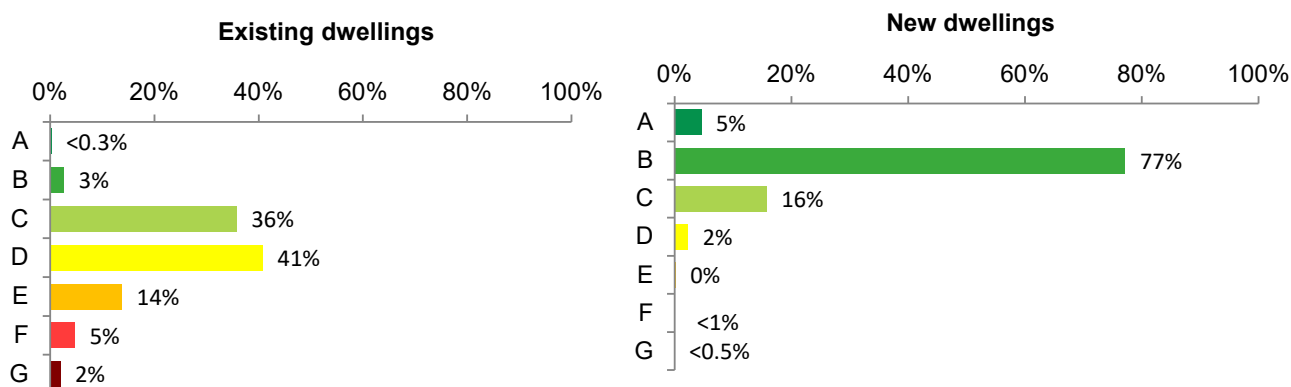
Energy efficiency

Energy Performance Certificates for domestic properties show an Energy Efficiency Rating (EER) based on estimated fuel costs and although no longer shown on the certificate, an Environmental Impact Rating (EIR) based on CO₂ 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 CO₂ 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 7 and 8).

In Wales, from July to September 2021, 77% of **existing** dwellings were given a C or D EER, whereas only 18% of **new** dwellings were. The majority of **new** properties were given an A or B EER rating, 82%; only 3% of **existing** dwellings received an A or B rating (Live Tables EB1 and NB1).

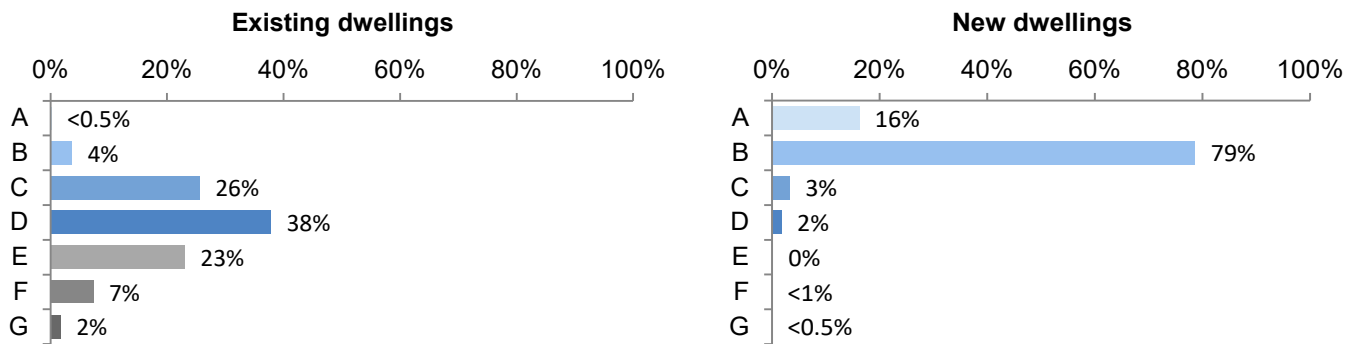
Figure 7: Energy efficiency ratings (EER): existing and new domestic properties, Wales, July to September 2021



Source: Live Tables EB1 and NB1

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

Figure 8: Environmental impact ratings (EIR): existing and new domestic properties, Wales, July to September 2021



Source: Live Tables EB2 and NB2

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

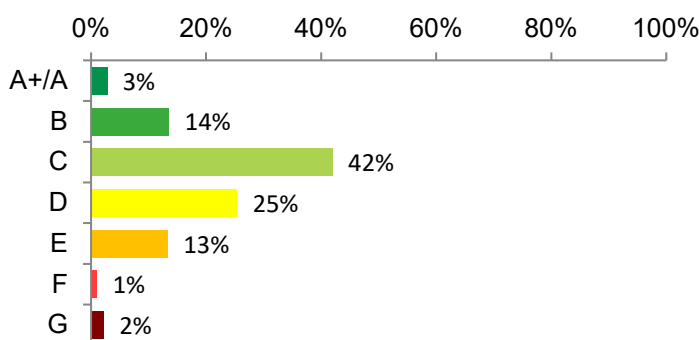
EPCs for non-domestic properties

During July to September 2021, lodgements for non-domestic properties in Wales increased to 1,000 (up by 41%) compared to the corresponding quarter in 2020 when 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.

In the year ending September 2021, 4,000 non-domestic EPCs were lodged, an increase of 41% on the number lodged during the previous year (Live Table A).

The distribution by EPC band is shown in Figure 9. Non-domestic buildings have an additional A+ band but numbers are too small to report. From July to September 2021, 67% of certificates lodged in Wales were given a C or D rating. An A+, A or B rating were given to 16% (Live Table A).

Figure 9: Energy performance asset ratings – non-domestic properties, Wales, July to September 2021



Source: Live Table A

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

Display Energy Certificates (DECs)

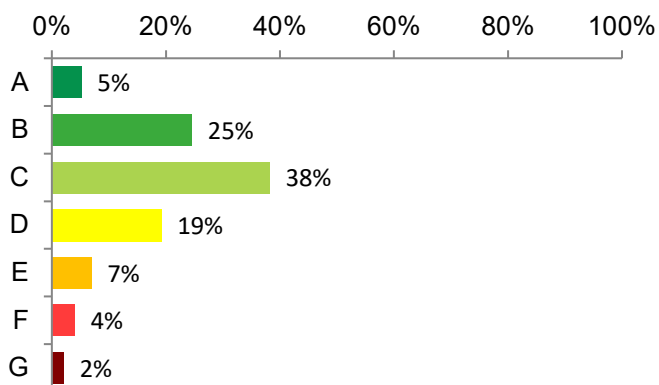
Larger properties occupied by a public authority and frequently visited by the public must display a Display Energy Certificate (DEC). DECs show the actual energy consumption of a building and are accompanied by reports which provide recommendations on potential energy saving measures.

From July to September 2021, 600 DECs were lodged, an increase of 29% compared with the corresponding quarter in 2020.

In year ending September 2021, 1,700 DECs were lodged in Wales, representing a decrease of 11% compared with the previous year (Live Table DEC1).

The distribution of DECs by Energy Performance Operational Ratings is shown in Figure 10. The highest proportions were in bands B (25%), C (38%) and D (19%).

Figure 10: Energy Performance Operational Ratings: Display Energy Certificates, Wales, July to September 2021



Source: Live Table DEC1

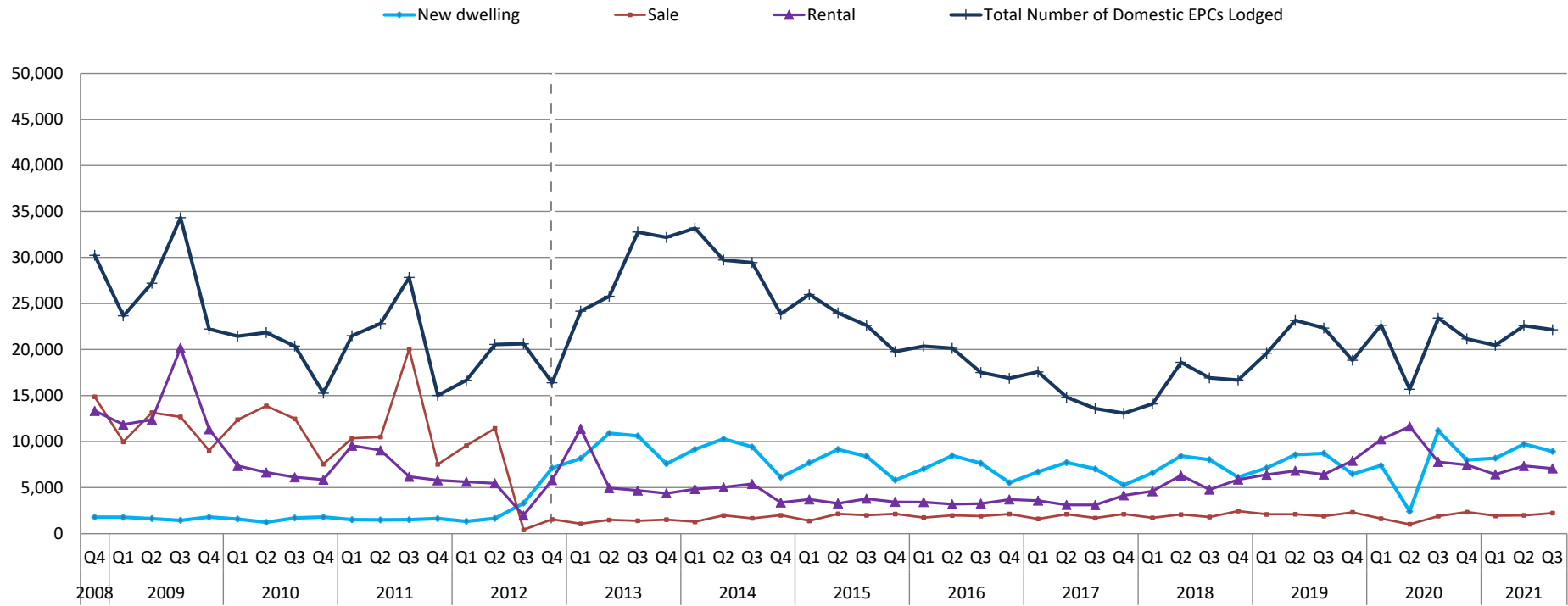
Note: Percentage changes have been calculated using unrounded figures, therefore individual figures may not match those quoted in the text

Transaction types for domestic dwellings

Figure 11 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.

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 led to changes to the 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 11: Number of domestic EPCs lodged from October 2008 to end of September 2021, 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.

Accompanying tables

Note to users: Based on feedback and to meet legal accessibility regulations, we have made some changes to the live tables to make them more accessible to our users. We would be keen to hear your thoughts or comments on these: 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.

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.

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 DLUHC statistical releases are available at:

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

Open data

These data will be available in November at address level in fully open data formats at Open Data Communities: <https://epc.opendatacommunities.org/>

November will be the first publication of UPRNs allocated to EPCs.

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 Department for Levelling Up, Housing and Communities (DLUHC). 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 published alongside this release for further details.

Information on Official Statistics is available via the [UK Statistics Authority website](#)

Information about statistics at DLUHC is available via the [DLUHC website](#)



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October 2021