



Ministry of Housing,  
Communities &  
Local Government

## Changes to Energy Performance of Buildings Certificates, Quarterly Statistics

The Ministry of Housing, Communities and Local Government (MHCLG) has previously informed users of changes to the Energy Performance of Buildings Certificates (EPC) quarterly statistics. This note provides information on recent improvements to the data quality leading to a reduction in the number of EPC lodgements across quarters.

The Energy Performance of Buildings Certificates quarterly statistics are based on 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 Register”) for England and Wales.

### What was done to improve the data quality?

To improve the quality of the statistical dataset we have removed EPCs that have been marked ‘cancelled’ or ‘not for issue’; EPCs with Scottish postcodes; and duplicate new dwelling EPCs containing identical data for the same dwelling property address. These changes are only made to the statistical dataset, MHCLG cannot change data on the Register itself.

This has led to a reduction in the number of EPC lodgements across all quarters and type of assessment, bringing it closer to the Department’s [Indicators of new supply statistics](#), the most comprehensive measure of housing supply. For more details on the data cleaning, see below and the [Technical Note](#) published alongside this release.

The additional data cleaning involved removing EPC certificates across the full historical dataset, that were:

- Stage 1: ‘Cancelled’ and marked ‘Not for Issue’
- Stage 2: EPC certificates with Scottish postcodes

For new dwelling EPCs only:

- Stage 3: Multiple certificates where the relevant fields were identical

Overall, 147,804 records were removed from the full dataset, equating to less than 1%. The third data cleaning step was applied only to new dwelling EPCs, which led

to an overall reduction in lodgement numbers, across all quarters from the new dwelling dataset of around 2%.

#### 'Cancelled' and marked 'Not for Issue'

EPC data cannot be altered once it has been lodged on the Register, however it can be marked as 'not for issue' or 'cancelled' for a range of reasons by the energy assessor's accreditation scheme. Such EPCs should be removed from the dataset used for statistics. This stage of the process removed the following:

Type of certificate	Removed
Domestic	133,990
<i>of which:</i>	
Existing dwellings	93,427
New dwellings	40,563
Non-domestic	3,974
DECs (Display Energy Certificate)	1,045

#### EPCs with a Scottish postcode

Scotland have their own EPC Register and EPCs for Scotland should be registered there. Therefore, EPCs with a Scottish postcode can't be assigned an English local authority or Welsh region by the ONS Postcode database and as such are allocated 'unknown' as the local authority name within the statistical dataset. Where postcodes were identified as Scottish, the certificate was filtered out of the statistical dataset. There may still be dwellings along the border of England and Scotland that are included in the dataset, but the number of these would be minimal.

This stage of the process removed the following:

Type of certificate	Removed
Domestic	755
<i>of which:</i>	
Existing dwellings	746
New dwellings	9
Non-domestic	30
DECs (Display Energy Certificate)	0

#### New dwelling EPCs duplicates with identical fields

It is a legal requirement for all new build domestic dwellings in England and Wales to have an EPC. However, the EPC assessment known as the SAP assessment, is also carried out on conversions and change of use. There is no way of distinguishing between these types of assessment to know whether they have been carried out on a new build dwelling, conversion or a change of use, and therefore it would be expected that the EPC Register may contain some multiple certificates for a dwelling. This is in line with the [Net additional dwellings statistics](#), which also contain change of use and conversions.

However, there are some occasions where a dwelling has two EPCs that were lodged on the Register at the same time and all relevant data fields are identical. In this instance these EPCs are considered duplicates where the relevant 24 variables were identical and are then filtered out from the statistical dataset.

This stage of the process removed 8,010 records:

Type of certificate	Removed
New dwellings	8,010

### How this impacts the statistics

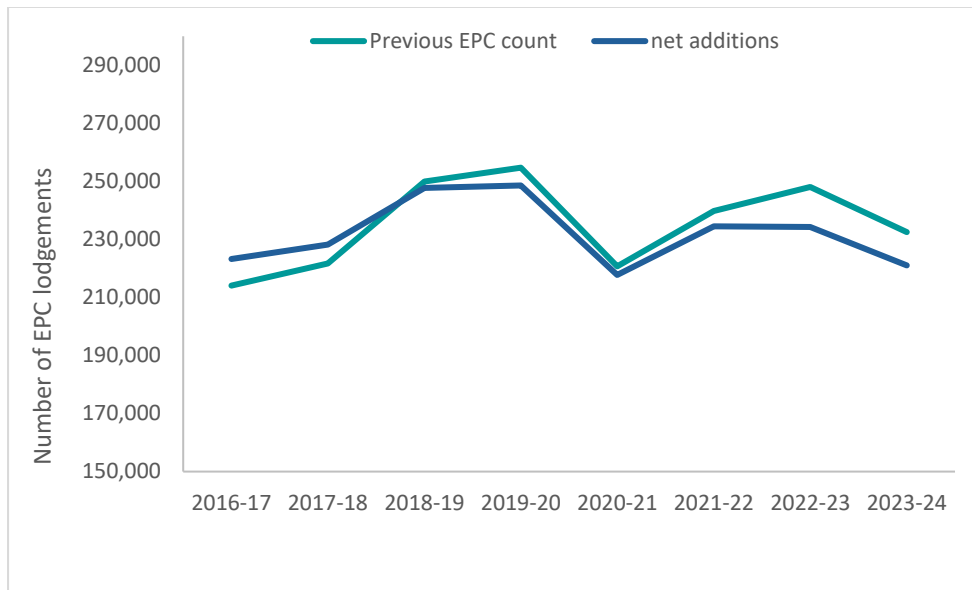
The number of EPC lodgements will reduce across all assessment types and all quarters overall by less than 1% for all certificates (147,804 records). Specifically for new dwelling EPCs, the reduction will be around 2% because an additional step of removal is applied to the new dwelling EPC records. See table below:

**Table1: Reduction in number of EPC lodgements across types of certificate:**

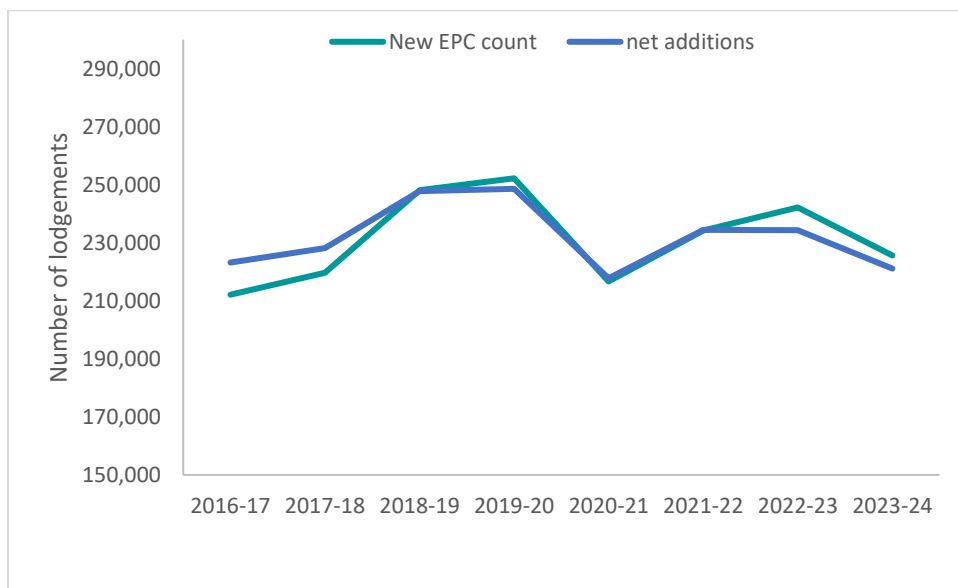
Type of Certificate	Difference per quarter
Domestic of which:	
New dwellings	2%
Existing Dwellings	<1% difference
Non-Domestic	<1% difference
DECs	<1% difference

The step to remove multiple certificates where the relevant fields were identical was only applied to new dwellings dataset. The figures below show how the data has changed across financial years compared to the Net additional dwellings statistics. Figure 1 shows the comparison to the old methodology and Figure 2 shows the difference in lodgements using the new methodology:

**Figure 1: EPC lodgements for new dwellings, comparison between net additions and old methodology EPC quarterly statistics, by financial year**



**Figure 2: EPC lodgements for new dwellings, comparison between net additions and new methodology EPC quarterly statistics, by financial year**



**What this means for users**

The statistical release published on 24<sup>th</sup> April 2025 will report on the new figures following the amendments to the data processing. Live tables will be revised historically, however previous statistical releases will not be changed.

Data will look lower across all quarters and for all types of assessment (domestic, non-domestic and DECAs).

**Future work**

We recognise that there may be more multiple records that have been lodged on the Register in error that the above method will not remove. The aim of the three stage data cleaning was to keep the process simple, transparent and easy to replicate should users wish to. There may be more cleaning that can be done, and this is something we will continue to look into in order to ensure data published are of the best quality.