



Department for  
Communities and  
Local Government

# Energy Performance of Buildings Certificates: Statistics Release Q1 2008 to Q4 2013 England and Wales

- This statistical release presents experimental official statistics which have been extracted from the complete set of Certificates that have been lodged on the Energy Performance of Buildings (EPB) Register for England and Wales. The statistics relate to both Energy Performance Certificates (EPCs) - covering domestic and non-domestic buildings - and Display Energy Certificates (DECs) - covering buildings occupied by public authorities.
- Information lodged on the EPB Register covers certificates of domestic, non-domestic buildings that have been built, bought or let since 2008, and of larger public authority buildings since 2008. The statistics do not, therefore, relate to the entire building stock across England and Wales.
- Data held on the EPB Register will include properties which have received multiple EPC or DEC Certificates over time as well as properties which have been given only a single Certificate.
- The data are presented as 'Experimental' official statistics because they are still subject to evaluation and testing. As 'work-in-progress, they may not meet rigorous quality standards. They have been released because they have been judged to be of immediate value to interested parties and in order to encourage user feedback.

## Energy Efficiency

*Experimental Official  
Statistics Release*

30 April 2014

Summary	1
Key Statistics	3
Accompanying tables	6
Technical Notes	9
Enquiries	11

**Responsible Official:**

Katherine Higley

**Statistical Enquiries:**

Office hours:

Mon – Thurs: 7.30am – 5pm

0303 444 1793

[epbstats@communities.gsi.gov.uk](mailto:epbstats@communities.gsi.gov.uk)

**Media Enquiries:**

0303 444 1201

[press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

**Date of next publication:**

July 2014

# Summary

Year ending December 2013

## LODGEMENT OF ENERGY PERFORMANCE CERTIFICATES (EPCs)

### All Properties

A total of 2,113,571 Energy Performance Certificates (EPCs) were lodged on the EPC Register during the calendar year – an increase of 36 per cent on the previous year.

Domestic properties accounted for the bulk of these Certificates – covering dwellings such as Houses (which accounted for 64 per cent of all EPCs), Flats (21 per cent), Bungalows (9 per cent), and Maisonettes (2 per cent). Non-Dwellings accounted for the remaining 4 per cent of all EPC lodgements.

### Domestic Properties (All Dwellings)

A total of 2,034,232 EPCs for domestic properties were lodged on the Register during the calendar year, accounting for 96 per cent of all EPC Assessments – an increase of 40 per cent on the previous year.

#### Energy Efficiency Ratings (based on fuel costs)

- 7 per cent of domestic properties were given a Rating of A (the highest) or B;
- 70 per cent were given a Rating of C or D;
- 23 per cent were given a Rating of E, F or G (the lowest).

#### Environmental Impact Ratings (based on CO2 emissions)

- 9 per cent of domestic properties were given a Rating of A (the highest) or B;
- 57 per cent were given a Rating of C or D;
- 34 per cent were given a Rating of E, F or G (the lowest).

### New Dwellings (New Builds, Conversions, Change-of-Use)

A total of 141,467 EPCs for new dwellings were lodged on the Register during the year, a decrease of 3 per cent on the previous year. They accounted for 7 per cent of all Domestic EPCs lodged during the year.

#### Energy Efficiency Ratings (based on fuel costs)

- 68 per cent of new dwellings were given a Rating of A (the highest) or B;
- 31 per cent were given a Rating of C or D;
- 1 per cent were given a Rating of E, F or G (the lowest).

#### Environmental Impact Ratings (based on CO2 Emissions)

- 83 per cent of new dwellings were given a Rating of A (the highest) or B;
- 16 per cent were given a Rating of C or D;
- 1 per cent were given a Rating of D, E, F or G (the lowest).

## **LODGEMENT OF DISPLAY ENERGY CERTIFICATES (DECs)**

A total of 37,686 Display Energy Certificates (DECs) were lodged on the Register during the year – an increase of 13 per cent on the previous year.

### Energy Performance Operational Rating

- 6 per cent of buildings were given a Rating of A (the highest) or B;
- 57 per cent were given a Rating of C or D;
- 37 per cent were given a Rating of E, F or G. (the lowest).

## **Key Statistics**

### **REGISTRATION OF ENERGY PERFORMANCE CERTIFICATES**

#### **STATISTICS FOR THE YEAR ending December 2013**

##### All Properties

A total of 2,113,571 Energy Performance Certificates (EPCs) were lodged on the EPC Register during the calendar year ending December 2013 – an increase of 36% on the previous year. In total they covered a floor area of 240,030,233 square metres – an increase of 20% on the previous year.

The bulk of EPCs lodged during the year covered domestic properties - dwellings such as Houses (which accounted for 64% of the total), Flats (21%), Bungalows (9%), and Maisonettes (2%). Non-Domestic properties accounted for the remaining 4% of Assessments.

##### All Dwellings

A total of 2,034,232 Domestic EPCs were lodged on the Register during the year – an increase of 40% on the previous year. In total they covered a floor area of 180,972,349 square metres – an increase of 41% on the previous year.]

##### Energy Efficiency Ratings (based on fuel costs)

During the period, 135,025 dwellings (7%) were given an Energy Efficiency Rating of either A (the highest) or B. A further 1,432,132 dwellings (70%) were given an Energy Efficiency Rating of either C or D. The remaining 467,075 dwellings (23%) were given a Rating of E, F or G.

##### Environmental Impact Ratings (based on CO2 Emissions)

During the period, 181,637 dwellings (9%) were given an Environmental Impact Rating of either A (the highest) or B. A further 1,160,925 dwellings (57%) were given an Environmental Impact Rating of either C or D. The remaining 691,670 dwellings (34%) were given a Rating of E, F or G.

### All Dwellings – Energy Usage, Emissions, Costs

Lodgements of Domestic EPCs during the calendar year, and during the previous year, indicate the following averages per dwelling:

Table 1 – All Dwellings

Year	Floor Area (m2)	Energy Use (kWh/m2 pa)	CO2 Emissions (tonnes pa)	Lighting Costs (£ pa)	Heating Costs (£ pa)	Hot Water Costs (£ pa)
2013	89.0	248.33	4.10	74	697	135
2012	88.3	241.24	3.98	70	642	124

### New Dwellings (New build properties, conversions, and changes of use)

New Dwellings accounted for 7 per cent of all Domestic Assessments recorded during the calendar year.

A total of 141,467 EPCs for new dwellings were lodged on the Register during the year – a decrease of 3% on the previous year. In total they covered a floor area of 13,240,083 square metres – an increase of 2% on the previous year.

### Energy Efficiency Ratings (based on fuel costs)

During the year, 96,294 new dwellings (68%) were given an Energy Efficiency Rating of either A (the highest) or B. A further 44,094 new dwellings (31%) were given an Energy Efficiency Rating of either C or D. The remaining 1,079 new dwellings (1%) were given a Rating of E, F or G.

### Environmental Impact Ratings (based on CO2 Emissions)

During the year, 118,073 new dwellings (83%) were given an Environmental Impact Rating of either A (the highest) or B. A further 22,322 new dwellings (16%) were given an Environmental Impact Rating of either C or D. The remaining 1,065 new dwellings (1%) were given a Rating of E, F or G.

### New dwellings – Energy Usage, Emissions, Costs

EPCs for new dwellings lodged during the year, and during the previous year, indicate the following averages per dwelling:

Table 2 – New Dwellings

Year	Floor Area (m2)	Energy Use (kWh/m2 pa)	CO2 Emissions (tonnes pa)	Lighting Costs (£ pa)	Heating Costs (£ pa)	Hot Water Costs (£ pa)
2013	93.6	98.18	1.62	59	312	96
2012	89.7	102.82	1.67	61	304	93

### Types of Dwelling

EPCs for Houses accounted for the largest proportion (59%) of New Dwelling EPCs lodged during the year. The remainder were accounted for by Flats (37%); Bungalows (3%); and Maisonettes (1%)

### Non-Domestic Properties

A total of 79,339 EPC s covering Non-Domestic Properties were lodged on the Register during the year– a decrease of 23% on the previous year. In total they covered a floor area of 59,057,884 square metres – a decrease of 17% on the previous year.

### Non- Domestic Properties – Energy Performance Asset Ratings

During the year, 7,310 Non-Domestic properties (9%) were given an Energy Performance Asset Rating of either A (the highest), A+ or B. A further 45,509 properties (57%) were given a Rating of either C or D. The remaining 26,520 properties (33%) were given a Rating of E, F or G.

### **Cumulative statistics for the period up to December 2013**

#### All Properties

By the end of 2013 a total of 10,897,488 Energy Performance Certificates (EPCs) had been lodged on the Register since it first came into operation. Domestic properties accounted for 96 per cent of these lodgements

#### All Dwellings

By the end of 2013 a total of 10,427,282 Domestic EPCs had been lodged on the Register since it first came into operation. Of these, 6,320,989 Certificates covered Houses (61% of the total); 2,955,477 covered Flats (28%); 858,794 covered Bungalows (8%); and 291,895 covered Maisonettes (3%).

#### New Dwellings (New build properties, conversions, and changes of use)

A total of 859,705 EPCs for new dwellings had been lodged on the Register between the time it first came into operation and the end of 2013, accounting for 8 per cent of all Domestic EPCS. Within this cumulative total, 452,746 of these Certificates covered Houses (53% of the total); 364,511 covered Flats (42%); 22,005 covered Bungalows (3%); and 20,443 covered Maisonettes (2%).

#### Non-Domestic Properties

By the end of 2013 a total of 470,206 Non-Domestic EPCs had been lodged on the Register since it first came into operation, accounting for 4 per cent of all lodgements.

# REGISTRATION OF DISPLAY ENERGY CERTIFICATES (DECs)

## Statistics for the year ending December 2013

A total of 37,686 Display Energy Certificates (DECs) were lodged on the Register during the calendar year – an increase of 13% on the previous year. In total, these Certificates covered a floor area of 121,898,924 square metres – a decrease of 2% on the previous year.

During the year 2,282 of buildings assessed (6%) were given an Energy Performance Operational Rating of either A (the highest) or B. A further 21,524 buildings (57%) were given a Rating of either C or D. The remaining 13,880 buildings (37%) were given a Rating of E, F or G.

Lodgements of DECs during the calendar year, and during the previous year, point to the following average energy performance indicators per building:

Table 3 - DECs

Quarter	Average Floor Area (m <sup>2</sup> )	Average Energy Use (kWh/m <sup>2</sup> per annum)		Average Carbon Dioxide Emissions (tonnes per annum)	
		Heating	Electricity	Heating	Electricity
2013	3235	163.86	72.19	121.32	164.45
2012	3710	162.70	77.60	133.67	193.91

## Cumulative statistics for the period up to December 2013

By the end of 2013 a total of 175,736 Display Energy Certificates had been lodged on the Register since it first came into operation.

## Accompanying tables

Accompanying tables are available to download alongside this release. These are:

**Table A1 – Energy Performance Certificates for All Properties:** Number of Energy Performance Certificates lodged on the Register, and Total Floor Area, by Type of Property – in each Year/Quarter

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

**Table LA2 – Domestic Energy Performance Certificates for All Dwellings:** Number of Domestic Energy Performance Certificates lodged on the Register, in each Local Authority, by Environmental Impact Rating – in each Year/Quarter

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

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

**Table D3 – Domestic Energy Performance Certificates for All Dwellings:** Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs of Dwellings assessed and lodged on the Register - in each Year/Quarter

**Table D7 – Domestic Energy Performance Certificates for All Dwellings:** Number of Domestic 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 – Domestic Energy Performance Certificates for New Dwellings:** Number of New Dwelling Energy Performance Certificates lodged on the Register, by Energy Efficiency Rating – in each Year/Quarter

**Table NB2 – Domestic Energy Performance Certificates for New Dwellings:** Number of New Dwelling Energy Performance Certificate lodged on the Register, by Environmental Impact Rating – in each Year/Quarter

**Table NB3 – Domestic Energy Performance Certificates for New Dwellings:** Floor Area, Size, Energy Use, Carbon Dioxide Emissions and Fuel Costs of New Dwellings assessed - in each Year/Quarter

**Table NB4 – Domestic Energy Performance Certificates for New Dwellings:** Number of New Dwelling Energy Performance Certificates lodged on the Register, and Total Floor Area, by Type of Property – in each Year/Quarter

**Table NB7 – Domestic Energy Performance Certificates for New Dwellings:** Number of New Dwelling 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 A – Non-Domestic Energy Performance Certificates:** Number of Non-Domestic Energy Performance Certificates lodged on the Register by Energy Performance Asset Rating – in each Year/Quarter

**Table DEC1 – Display Energy Certificates:** Number of Display Energy Certificates lodged on the Register by Local Authority and Energy Performance Operational Rating - in each Year/Quarter

**Table DEC2 – Display Energy Certificates:** 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/collections/energy-performance-of-buildings-certificates>

# Technical notes and definitions

For full details on how the requirements of the Energy Performance of Buildings Directive are applied to domestic dwellings, non-dwellings and public buildings, users should consult the [Energy Performance Certificates guidance collection](#).

For the purposes of reading the statistics, the following explanations are provided to support users' interpretation:

## **Coverage**

This statistical release provides information from certificates currently lodged on the Registers - that is, domestic, non-domestic and public authority buildings built, bought, or let since 2008. It includes new homes built in the last six years, as an EPC is a legal requirement for new builds; however the registers do not hold data for every domestic, non-domestic and public building in England and Wales. These statistics should, therefore, not be interpreted as a true representation of the whole of the building stock, 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 2008 – 2013, 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. The statistics tables also include partial figures for Q1 2014. These have been included for reference purposes; however users should treat these as strictly provisional. The Q1 2014 figures will change in subsequent quarterly publications as the EPB Registers are updated with new EPCs and DEC's.

## **New build vs new dwellings**

If works are carried out to create a new dwelling or dwellings, either by means of new build or by conversion of an existing building (for example, subdivision of an existing building into flats or conversion of, for example an office), the builder or 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. This is a duty under Building Regulations.

## **Multiple certificates**

The statistical counts in the tables cover all valid EPCs and DEC's (i.e. only those 'entered' 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 and depending on the size of the property, a DEC may be renewed annually. As data is kept on the register for 20 years, more than

one EPC or DEC may be stored over a number of years for one building. Whilst it is possible to identify the most recent certificate at property level, this duplication is not distinguishable from high-level statistics.

## Data quality

This is a new experimental official statistics series drawn from data held on the Energy Performance of Buildings Register for England and Wales. Experimental official statistics are by definition still subject to evaluation and testing, and therefore may not meet the same rigorous quality standards as official statistics more generally. In spite of quality variances, we are publishing these figures because we believe them to be of immediate value and we welcome interested parties to become involved in their development.

Energy assessor accreditation schemes originally had the choice of lodging the underlying data used to produce domestic EPCs, in addition to the actual PDF document 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 as a PDF document only.

In May 2009, additional validation checks were introduced into the register lodgement process to identify prescribed data quality issues. Before this period, statistics for domestic buildings may include anomalies to CO<sub>2</sub> emission rates. In addition, statistics for domestic and non-domestic buildings and for DECAs may include anomalies which affect total floor area figures.

On 1 April 2012, the first set of Scheme Operating Requirements came into effect for Domestic Energy Assessors, which set new rules for the operation of Accreditation Schemes. One new requirement was to introduce quality assurance audit of EPCs. The result was a demonstrable improvement in the quality of data lodged on the EPB Registers from mid-2012 onwards. Users are asked to consider this when interpreting figures prior to that period.

The Department for Communities and Local Government and Landmark Information Group cannot alter data which has been lodged on the EPB Registers.

## Definitions

A consolidated glossary of all the terms used in the EPB Reports can be accessed at:  
<https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>

## 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. Users can also provide feedback through a [short survey](#).

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>

## Enquiries

### **Media enquiries:**

Office hours: 0303 444 1157

0303 444 1159

Out of hours: 0303 444 1201

Email: [press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

### **Public Enquiries and Responsible Official:**

Katherine Higley, Energy Performance of Buildings Operations Team Leader

Email: [EPBStats@communities.gsi.gov.uk](mailto:EPBStats@communities.gsi.gov.uk)

Information on Official Statistics is available via the UK Statistics Authority website: [www.statistics.gov.uk/hub/browse-by-theme/index.html](http://www.statistics.gov.uk/hub/browse-by-theme/index.html)

Information about statistics at DCLG is available via the Department's website: [www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

© Crown copyright, 2014

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, [www.nationalarchives.gov.uk/doc/open-government-licence/](http://www.nationalarchives.gov.uk/doc/open-government-licence/) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk).

This document/publication is also available on our website at [www.gov.uk/dclg](http://www.gov.uk/dclg)

If you have any enquiries regarding this document/publication, email [contactus@communities.gov.uk](mailto:contactus@communities.gov.uk) or write to us at:

Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU  
Telephone: 030 3444 0000

April 2014

For all our latest news and updates follow us on Twitter: <https://twitter.com/CommunitiesUK>

ISBN: 978-1-4098-4220-0