

Table 24a **English housing conditions: average energy efficiency (SAP) ratings**

Rating out of 100

Tenure	1996	2001	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Private sector																		
Owner-occupied	43.9	45.0	48.1	48.9	50.3	51.5	53.0	54.3	55.6	57.3	58.5	59.7	60.5	60.7	60.9	62.1	63.9	65.5
Private rented	40.4	42.8	46.4	47.1	49.1	50.4	52.1	53.9	55.2	57.2	58.4	59.7	60.2	60.3	60.8	62.3	64.1	64.7
All private sector	43.5	44.7	47.9	48.6	50.1	51.3	52.8	54.2	55.5	57.3	58.5	59.7	60.4	60.6	60.9	62.2	63.9	65.3
Social sector																		
Local authority	–	–	–	–	–	57.9	59.4	60.8	62.3	64.1	64.9	65.6	66.2	65.9	66.4	67.6	68.3	69.1
Housing association	–	–	–	–	–	60.3	61.9	63.4	64.2	65.2	66.2	67.1	67.7	68.2	68.5	68.9	69.7	70.2
All social sector	48.6	51.4	56.3	57.3	58.1	59.1	60.7	62.1	63.3	64.7	65.6	66.4	67.0	67.3	67.7	68.4	69.1	69.8
All tenures	44.5	46.0	49.4	50.2	51.5	52.7	54.1	55.6	56.9	58.6	59.7	60.9	61.5	61.7	62.0	63.2	64.8	66.1

Sources: DLUHC (and predecessor) English Housing Survey Headline Reports and equivalent previous editions.

- Notes:
1. SAP ratings are energy cost ratings determined by the government's Standard Assessment Procedure. It is an index based on calculated annual space and water heating costs for a standard heating regime expressed on a scale of 1 (highly inefficient) to 100 (highly efficient).
  2. All figures are based on the SAP 2012 energy efficiency rating.
  3. Separate housing association and local authority estimates are not available prior to 2008.
  4. Enhancements to SAP modelling partly account for the rise in average SAP ratings between 2017 and 2019.
  5. Figures for 2020 should be treated with caution. The sample excludes vacant dwellings and figures partly extrapolated from EHS trends as the pandemic precluded a full internal inspection.

**Table 24b English housing conditions: Energy Performance Certificate (EPC) Bands**

*Percentage of all dwellings in each band*

Bands	1996	2001	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Band A/B (81-100)	–	–	–	–	–	0	0	0.1	0.2	0.6	1.1	1.3	1.2	1.3	1.3	1.3	2.0	2.9
Band C (69-80)	2.0	3.1	4.6	4.6	4.9	8.6	9.0	11.7	14.6	17.6	22.0	24.9	27.2	28.4	28.8	33.0	38.3	43.2
Band D (55-68)	21.8	26.4	34.3	32.7	36.2	42.5	42.3	46.9	49.2	51.2	51.1	51.1	50.3	49.7	50.5	49.3	46.9	43.4
Band E (39-54)	47.4	46.9	42.4	45.8	43.6	34.8	36.6	31.7	28.4	24.5	19.4	17.1	16.6	15.8	14.4	12.1	9.6	7.8
Band F (21-38)	23.4	19.5	15.5	14.0	12.7	11.6	9.7	7.5	6.0	4.8	4.9	4.3	3.7	3.6	3.8	3.4	2.5	2.2
Band G (1-20)	5.3	4.0	3.1	2.8	2.4	2.4	2.2	2.2	1.7	1.3	1.5	1.3	1.0	1.2	1.2	0.9	0.7	0.5
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Source: DLUHC (and predecessor) English Housing Survey Headline Reports and equivalent previous editions.

Notes: 1. The EPC Bands are based on SAP 2012 ratings (shown in brackets). SAP is the Standard Assessment procedure for energy rating of dwellings.

2. The EPC bands range from 'G' (very poor) to 'A' (highly efficient).

3. Figures for 2020 should be treated with caution - see Table 24a for further details.