

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

Rating out of 100

Tenure	1996	2001	2005	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
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	65.7	65.9
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	64.9	65.2
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	65.5	65.7
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	69.8	69.7
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	70.3	71.0
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	70.1	70.5
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	66.3	66.5

Sources: Department of Levelling Up, Housing and Communities (and predecessor departments) English House Condition Survey and from 2008 English Housing Survey (EHS) and Live table DA7101.

- 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 from 2008/09 are based on the SAP 2012 energy-efficiency rating.
 3. Separate housing association and local authority estimates are not available prior to 2007/8.
 4. Enhancements to SAP modelling partly account for the rise in average SAP ratings between 2017/18 and 2018/19.
 5. Figures for 2020/21 and 2021/22 should be treated with caution. The sample excludes vacant dwellings and figures are partly extrapolated from EHS 2019/20 and past trends as the pandemic precluded full internal inspections.

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

Percentage of all dwellings in each band

Bands	1996	2001	2005	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
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	3.0	3.3
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	44.5	44.8
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	42.7	42.6
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	7.1	6.8
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	2.2	2.1
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	0.5	0.5
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Source: See Table 24a.

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 2020/21 and 2021/22 should be treated with caution - see Table 24a for further details.