

Table 24a Energy efficiency of occupied dwellings by average SAP rating and by EPC Bands, England

Average SAP rating (out of 100)

Tenure	1996	2001	2005	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	2023/24
Private sector																	
Owner-occupied	44	45	48	54	56	57	59	60	60	61	61	62	64	65	66	66	67
Private rented	40	43	46	54	55	57	58	60	60	60	61	62	64	65	65	65	66
All private sector	44	45	48	54	55	57	58	60	60	61	61	62	64	65	66	66	67
Social sector																	
Local authority	-	-	-	61	62	64	65	66	66	66	66	68	68	69	70	70	70
Housing association	-	-	-	63	64	65	66	67	68	68	68	69	70	70	70	71	71
All social sector	49	51	56	62	63	65	66	66	67	67	68	68	69	70	70	70	71
All tenures	45	46	49	56	57	59	60	61	62	62	62	63	65	66	66	67	67
EPC Band (all tenures, percentages in each band)																	
Band A/B (81-100)		-	-	0	0	1	1	1	1	1	1	1	2	3	3	3	4
Band C (69-80)		3	5	12	15	18	22	25	27	28	29	33	38	43	44	45	49
Band D (55-68)		26	34	47	49	51	51	51	50	50	51	49	47	43	43	43	39
Band E (39-54)		47	42	32	28	25	19	17	17	16	14	12	10	8	7	7	6
Band F (21-38)		20	16	8	6	5	5	4	4	4	4	3	3	2	2	2	2
Band G (1-20)		4	3	2	2	1	2	1	1	1	1	1	1	1	0	1	1
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Sources: Ministry of Housing, Communities and Local Government (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. Data for 2006/07 & 2008/09 are based on the SAP05 measure of energy efficiency, 2010/11 and 2012/13 are based on SAP09, whilst data from 2013/14 are based on SAP12.
 3. Separate housing association and local authority estimates are not available prior to 2007/8.
 4. Enhancements to SAP modelling partly account for the modest rise in average SAP ratings in 2018/19.
 5. The EPC Bands are based on SAP 2012 ratings (shown in brackets). SAP is the Standard Assessment Procedure for energy rating of dwellings. The EPC bands range from 'G' (very poor) to 'A' (highly efficient).
 6. 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 Dwellings with EPC Band 'C' or above by tenure and property type, England

Percentages based on rolling 5-year averages

	2014/15 to 2018/19	2015/16 to 2019/20	2016/17 to 2020/21	2017/18 to 2021/22	2018/19 to 2022/23	2019/20 to 2023/24
Tenure						
Owner-occupied	29.9	32.7	35.3	38.5	40.9	43.4
Private rented	30.9	36.5	40.3	43.9	46.8	49.9
social rented	56.9	57.2	71.6	73.7	74.7	76.1
Property type						
Detached	35.4	40.2	44.3	48.1	49.7	50.5
Semi-detached	31.2	34.5	37.5	41.1	43.7	46.0
Terraced	33.2	35.7	38.7	42.8	45.6	48.5
Flats and maisonettes	64.0	65.7	66.7	68.2	70.0	71.6
All dwellings	41.7	45.6	48.7	52.1	54.3	56.2

Sources: ONS Energy efficiency of housing in England and Wales: 2024; Energy efficiency of housing, England and Wales, five rolling years.

Notes: 1. ONS statistics were created using the MHCLG Open Data Communities EPC and the Valuation Office Agency (VOA) Property Attributes data.

2. To estimate how many homes now have a registered and valid EPC, ONS compare EPC data with dwelling stock by tenure estimates that underpin UKHR Table 22.

3. ONS figures are not directly comparable with MHCLG figures reported in Table 25c. This is because the ONS exclude duplicate EPC records and EPC records that have been superseded by a later record for the same dwelling. Records where EPC and VOA property attributes do not or cannot be matched are also excluded.

4..Tenure refers to the tenure given at the time of the EPC assessment, which may have subsequently changed. Newly built dwellings are least likely to have a valid tenure recorded.

Table 24c New and existing dwellings in England by Energy Performance Certificate (EPC) Band

Number and percentage of dwellings

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total number of dwellings lodged on the EPC Register by EPC band										
A-B	152,808	189,264	180,472	197,797	222,549	247,847	214,906	249,812	271,649	257,266
C	504,750	398,613	333,131	312,946	378,208	475,358	470,342	564,803	664,854	677,738
D	934,351	698,618	552,654	421,786	497,910	553,250	532,552	543,356	558,581	501,592
E	392,050	299,418	261,984	157,117	172,552	186,926	173,138	168,131	148,860	115,186
F-G	119,981	109,214	89,482	57,284	47,412	40,425	39,616	42,150	37,558	32,314
Total	2,103,940	1,695,127	1,417,723	1,146,930	1,318,631	1,503,806	1,430,554	1,568,252	1,681,502	1,584,096
Percentage of all registered dwellings in each EPC band										
A-B	7.3	11.2	12.7	17.2	16.9	16.5	15.0	15.9	16.2	16.2
C	24.0	23.5	23.5	27.3	28.7	31.6	32.9	36.0	39.5	42.8
D	44.4	41.2	39.0	36.8	37.8	36.8	37.2	34.6	33.2	31.7
E	18.6	17.7	18.5	13.7	13.1	12.4	12.1	10.7	8.9	7.3
F-G	5.7	6.4	6.3	5.0	3.6	2.7	2.8	2.7	2.2	2.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage of all registered existing dwellings in each EPC band										
A-B	2.0	2.4	1.5	1.9	2.1	2.9	3.0	3.4	4.0	4.6
C	24.2	24.4	24.6	30.8	32.5	35.8	36.7	40.6	44.6	48.1
D	47.7	46.2	45.0	44.5	45.3	43.5	43.1	40.3	38.6	36.7
E	20.0	19.8	21.5	16.7	15.8	14.7	14.1	12.5	10.3	8.4
F-G	6.1	7.2	7.4	6.1	4.4	3.2	3.2	3.1	2.6	2.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage of all registered 'new' dwellings in each EPC band										
A-B	75.0	78.6	77.2	82.6	81.8	83.2	82.9	83.8	84.9	84.6
C	21.7	16.8	17.2	12.5	12.0	11.2	11.4	11.2	11.1	11.8
D	2.4	2.9	4.3	3.9	4.7	4.0	4.3	3.7	3.0	2.3
E-G	0.9	1.6	1.4	1.0	1.5	1.7	1.5	1.2	1.0	1.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Ministry for Housing Communities & Local Government (MHCLG) Energy Performance of Buildings Certificates Statistical Release and Live Tables on Energy Performance of Buildings Certificates.

- Notes:
1. Figures refer to Energy Performance Certificates in England logged on the Buildings Register since January 2014. Figures prior to 2014 are not reported due to data discontinuities and the fact that EPCs are only valid for up to 10 years.
 2. The definition of new dwellings includes new build, conversions and change of use dwellings. Two or more EPCs may be stored over a number of years for one building, which can result in some duplication.
 3. ONS estimate that by early 2024 around 69% of addresses in England recorded by the Valuation Office Agency have had at least one EPC registration since records began in 2007. EPC coverage is highest for dwellings built since 2012 and lowest for pre-1930 dwellings.