

**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
<b>Band F (21–38)</b>		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	2020/21 to 2024/25
<b>Tenure</b>							
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	58.1	60.6	63.2	65.8	–
<b>Property type</b>							
Detached	35.5	40.2	44.3	48.2	49.9	51.7	52.0
Semi-detached	31.2	34.4	37.4	41.1	43.7	46.9	49.3
Terraced	33.2	35.7	38.6	42.7	45.5	48.9	52.0
Flats and maisonettes	64.0	65.7	66.7	68.1	70.0	72.2	73.8
<b>All dwellings</b>	<b>41.7</b>	<b>45.6</b>	<b>48.6</b>	<b>52.0</b>	<b>54.4</b>	<b>56.9</b>	<b>58.6</b>

Sources: ONS Energy efficiency of housing in England and Wales: 2025; 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 are now covered by a registered and valid EPC, ONS compares EPC data with dwelling stock by tenure estimates that underpin Compendium 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.
  5. Tenant data are not reported in the dataset issued in 2025. Clarification has been requested from the dataset provider.

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

*Number and percentage of dwellings*

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total number dwellings lodged on the EPC Register by EPC band											
A-B	147,742	183,911	175,539	192,288	215,575	242,226	209,854	243,482	264,669	249,607	252,938
C	501,404	395,911	330,793	311,015	376,015	472,913	467,839	561,388	660,839	670,971	698,706
D	930,991	696,111	550,451	420,225	496,117	550,989	529,981	539,706	554,895	497,168	484,562
E	390,610	298,191	260,716	156,413	171,785	184,329	171,960	166,161	146,039	113,058	101,118
F-G	119,329	108,601	88,858	56,913	47,154	39,696	38,863	40,868	36,269	30,678	29,997
Total	2,090,076	1,682,725	1,406,357	1,136,854	1,306,646	1,490,153	1,418,497	1,551,605	1,662,711	1,561,482	1,567,321
Percentage of all registered dwellings in each EPC band											
A-B	7.1	10.9	12.5	16.9	16.5	16.3	14.8	15.7	15.9	16.0	16.1
C	24.0	23.5	23.5	27.4	28.8	31.7	33.0	36.2	39.7	43.0	44.6
D	44.5	41.4	39.1	37.0	38.0	37.0	37.4	34.8	33.4	31.8	30.9
E	18.7	17.7	18.5	13.8	13.1	12.4	12.1	10.7	8.8	7.2	6.5
F-G	5.7	6.5	6.3	5.0	3.6	2.7	2.7	2.6	2.2	2.0	1.9
Total	100.0	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	5.3
C	24.2	24.4	24.6	30.8	32.5	35.8	36.7	40.7	44.7	48.1	49.8
D	47.7	46.2	45.1	44.5	45.3	43.5	43.1	40.4	38.6	36.7	35.4
E	20.0	19.8	21.5	16.7	15.8	14.6	14.0	12.5	10.2	8.3	7.3
F-G	6.1	7.2	7.4	6.1	4.4	3.2	3.2	3.1	2.5	2.3	2.2
Total	100.0	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	75.2	79.0	77.5	82.9	81.9	84.0	83.5	84.5	85.5	85.6	86.6
C	21.6	16.6	17.0	12.3	12.0	11.1	11.2	11.1	11.0	11.5	10.6
D	2.4	2.9	4.2	3.9	4.6	3.9	4.1	3.5	2.9	2.2	1.9
E-G	0.8	1.6	1.3	0.9	1.4	1.0	1.2	0.9	0.6	0.7	0.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Ministry of 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 EPCs lodged on the Energy Performance of 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 2025 around 71% 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.