

Table 25a Welsh housing conditions: unfit dwellings

Thousands

	Fit/unfit dwellings									Dwellings with/without HHSRS category 1 hazards			
	1973	old standard		1986	1986	revised standard			2008	2008		2018	
		1976	1981			1993	1998	2004		no	%	no	%
Fit or with no category 1 hazards	837.3	917.8	936.0	949.0	821.7	980.5	1,059.1	1,151.4	1,216.3	1,065.3	79	1,167.7	82
Owner-occupied	-	-	-	-	-	-	-	-	-	697.8	70	798.1	81
Social rented	-	-	-	-	-	-	-	-	-	186.4	85	210.4	93
Private rented	-	-	-	-	-	-	-	-	-	81.3	79	155.4	76
Unfit or with category 1 hazards	147.5	100.2	90.9	71.7	199.0	151.2	98.2	57.7	52.1	290.0	21	251.7	18
Owner-occupied	-	-	-	-	-	-	-	-	-	303.4	30	192.1	19
Social rented	-	-	-	-	-	-	-	-	-	32.9	15	15.4	7
Private rented	-	-	-	-	-	-	-	-	-	53.5	40	48.0	24
Total	984.8	1,018.0	1,026.9	1,020.7	1,020.7	1,131.7	1,157.3	1,209.1	1,268.4	1,355.3	100	1,419.4	100
Percentage below standard	15	10	9	7	20	13	9	5	4		21		18

Source: Welsh Government - Living in Wales 2008; Housing Health and Safety Rating System; Statistics for Wales 2010; Welsh House Condition Survey, 2017-18.

Notes: 1. Unfitness was formally measured against eleven factors (disrepair, dampness, structural stability, food preparation, heating, lighting, WC, bath/shower/wash basin, ventilation, drainage, water supply. Before 1989 unfitness was judged in terms of the overall condition of the property. Post-1989 a dwelling is defined as unfit if it fails to meet a satisfactory standard for any individual factor. The change in definition significantly increased the number of dwellings defined as unfit.

2. The Housing Health and Safety Rating System (HHSRS) has replaced the fitness standard.

3. The HHSRS assesses 29 categories of housing hazard, each has a weighting which determines whether the property is rated as having category 1 (serious) or category 2 (other) hazards.

4. The HHSRS results are not directly comparable as they are based on different energy-efficiency measures. The 2008 figures are based on the Standard Assessment Procedure (SAP) 2005 measure whilst the 2017/18 figures are based on the more recent SAP 2012 measure. See table 24 for further details.

Table 25b **Welsh housing conditions: stock condition and energy efficiency by tenure in 2008 and 2018**

Tenure	Unfit dwellings	Dwellings with HHSRS category 1 hazards Costs				SAP 2012 Rating in 2008						SAP 2012 Rating in 2018					
		Percent	Percent	Average (£)	Total (£million)	Average SAP rating	Band A-C (69-100)	Band D (55-68)	Band E (39-54)	Band F-G (1-38)	Total	Average SAP rating	Band A-C (69-100)	Band D (55-68)	Band E (39-54)	Band F-G (1-38)	Total 2008
	2008	2008	2008	2008	Percent						Percent						
Owner-occupied	3.5	30.3	1,200	1,150	49	3	39	38	20	100	60	24	52	17	6	100	
Social rented					60	14	55	28	-	100	68	49	46	-	-	100	
Local authority	2.9	18.5	300	50	58												
Housing association	3.0	12.5	300	20	63												
Private rented	11.3	39.7	2,500	280	46	-	33	41	23	100	60	25	54	13	9	100	
All tenures	4.1	21.4	1,200	1,510	51	5	42	37	17	100	61	28	52	14	6	100	

Source: Welsh Government, Living in Wales 2008, Welsh Housing Conditions Survey 2017-18.

Notes: 1. Figures are for occupied first homes only. HHSRS data for 2018 were not published.

2. See Table 25a for a definition of the HHSRS.

3. Data for 2008 and 2018 reported in the table are both based on Standard Assessment Procedure (SAP) 2012.

4. The survey data recorded no dwellings in EPC Band A in 2008 or 2017/18, but administrative data shows some dwellings in this band.

5. In 2008 and 2018 results based on fewer than 30 responses were not reported, which is why the SAP band figures do not always total 100%.

Table 25c Welsh dwellings with EPC Band 'C' or above by tenure and property type

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
Tenure							
Owner-occupied	23.2	26.0	28.6	32.2	34.8	37.6	–
Private rented	23.9	28.7	32.7	36.5	38.7	41.1	–
social rented	62.5	68.6	71.6	73.7	74.7	76.1	–
Property type							
Detached	32.8	35.3	37.6	41.0	42.2	43.7	44.4
Semi-detached	31.2	35.6	41.1	44.8	46.9	49.7	51.2
Terraced	26.5	30.2	34.0	37.6	39.9	42.7	45.4
Flats and maisonettes	65.9	67.3	69.1	69.7	70.7	72.1	74.0
All dwellings	35.6	39.5	43.6	46.8	48.6	50.9	52.7

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. Tenure data is not included in the latest dataset. Clairification has been requested from the dataset provider.

Table 25d New and existing dwellings in Wales that registered an Energy Performance Certificate (EPC) by EPC Band

Number and percentage of dwellings in each band

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total number dwellings lodged on the EPC Register by EPC band											
A-B	6,662	8,602	7,034	6,917	7,716	9,080	7,710	9,888	9,513	9,642	10,473
C	24,354	19,320	15,209	14,833	18,550	24,932	31,579	28,389	29,958	32,068	31,773
D	49,861	37,123	26,943	20,780	25,303	31,382	29,122	30,614	27,326	26,671	25,614
E	24,647	17,617	14,970	9,624	9,963	13,096	9,988	10,877	8,893	7,555	7,126
F-G	10,059	9,179	10,163	6,334	4,371	4,933	4,064	4,894	3,820	3,059	2,667
Total	115,583	91,841	74,319	58,488	65,903	83,423	82,463	84,662	79,510	78,995	77,653
Percentage of all registered dwellings in each EPC band											
A-B	5.8	9.4	9.5	11.8	11.7	10.9	9.3	11.7	12.0	12.2	13.5
C	21.1	21.0	20.5	25.4	28.1	29.9	38.3	33.5	37.7	40.6	40.9
D	43.1	40.4	36.3	35.5	38.4	37.6	35.3	36.2	34.4	33.8	33.0
E	21.3	19.2	20.1	16.5	15.1	15.7	12.1	12.8	11.2	9.6	9.2
F-G	8.7	10.0	13.7	10.8	6.6	5.9	4.9	5.8	4.8	3.9	3.4
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	1.7	3.0	1.4	1.1	1.4	2.0	1.8	2.9	3.2	4.7	5.9
C	20.8	21.5	21.0	27.2	30.6	32.2	41.1	36.1	40.9	43.7	44.3
D	45.7	43.8	40.1	40.5	43.3	41.7	38.5	40.2	38.2	36.9	36.0
E	22.6	20.8	22.3	18.8	17.1	17.5	13.2	14.3	12.4	10.5	10.0
F-G	9.2	10.9	15.2	12.4	7.5	6.6	5.4	6.4	5.4	4.3	3.8
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	70.8	81.3	81.0	83.8	86.6	86.2	85.9	85.2	85.4	86.7	90.7
C	25.6	15.9	16.1	13.2	10.3	10.1	9.7	11.8	11.1	9.6	6.6
D	2.5	2.2	2.0	2.1	2.3	3.0	3.0	2.3	2.6	3.0	1.9
E-G	1.1	0.6	0.9	0.8	0.8	0.8	1.4	0.7	0.9	0.7	0.8
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 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 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 2024 around 67% of addresses in Wales 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.

4. The Welsh Government's interactive dashboard is based on the same data source, though it has not currently been updated since 2023.