

<b>FOI REF:</b>	14712
<b>RESPONSE SENT:</b>	26/09/2024

**Request:**

I write to you under the Freedom of Information Act 2000 to request information from your council regarding the average EPC (Energy Performance Certificate) rating across the city of Winchester.

The specific information we are requesting is:

- The average EPC score of all dwellings throughout the city.
- The average EPC score of all dwellings throughout the city, by property type.
- The percentage of dwellings with an EPC band of 3 or below.

By all dwellings, we mean all properties, council-owned, private rent or otherwise.

**Response**

1. The average EPC score of all dwellings throughout the city.

**Council Housing Stock**

The attached Spreadsheet (Appendix Housing EPC) depicts the EPC rating of the Council's housing stock. It provides percentage of properties that fall within each EPC banding. Our average EPC Rating is C/SAP 71.

**Dwellings throughout the City**

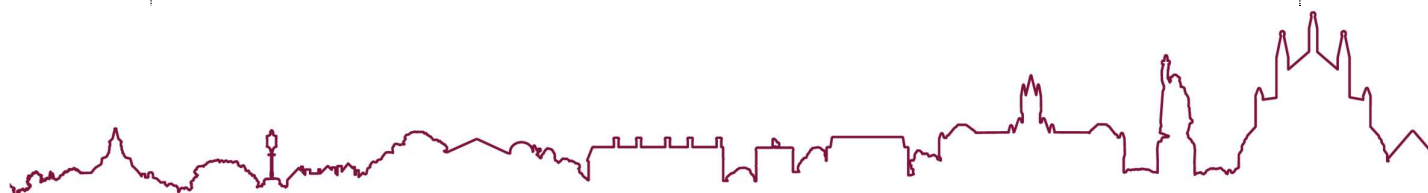
Information on the number of Energy Performance Certificates lodged on the Register for domestic and non-domestic dwellings in England, by Local Authority and Energy Efficiency Rating (EER) can be accessed at the following link:

[Live tables on Energy Performance of Buildings Certificates - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/datasets/live-tables-on-energy-performance-of-buildings-certificates)

In total there are currently 59,220 EPCs lodged on the Register for domestic and non-domestic dwellings within the Winchester district. This includes 55,768 domestic dwellings and 3,452 non-domestic dwellings. The EPC ratings are listed below:

**Domestic dwellings:**

Domestic dwellings are rated using an energy efficiency rating banded A to G, with A being the most energy efficient. Whilst the average EPC score of all domestic dwellings in Winchester district is not reported in this dataset, it is estimated to be around a C or D based on the data provided:



EPC Rating A – 446  
EPC Rating B – 10,547  
EPC Rating C – 17,489  
EPC Rating D – 17,681  
EPC Rating E – 6,828  
EPC Rating F – 2,200  
EPC Rating G – 577

**Non-domestic dwellings:**

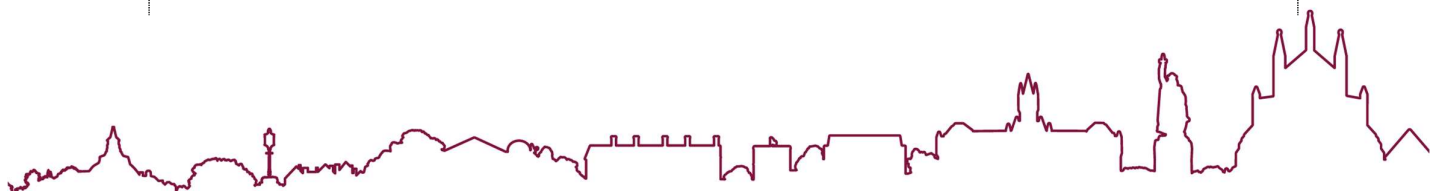
Non-domestic dwellings are rated using an energy performance asset rating from A+ to G. Whilst the average EPC score of all non-domestic dwellings in Winchester district is not reported in this dataset, it is estimated to be around a C or D based on the data provided.

EPC Rating A+ - 8  
EPC Rating A – 118  
EPC Rating B – 609  
EPC Rating C – 1,126  
EPC Rating D – 883  
EPC Rating E – 413  
EPC Rating F – 130  
EPC Rating G – 161  
Not recorded - 4

**2. The average EPC score of all dwellings throughout the city, by property type.**

Information on the number of Energy Performance Certificates lodged on the Register for domestic and non-domestic dwellings in England, by Local Authority and Energy Efficiency Rating (EER) can be accessed [here](#). Please see below a breakdown of the number of dwellings with EPC scores based on property type:

Bungalow – 5095 lodgements  
Flat – 12,266 lodgements  
House – 37,361 lodgements



Maisonette – 850 lodgements

Non-domestic – 3,452 lodgements

Park home – 196 lodgements

Data on the average EPC score of all dwellings by property type is not provided by the Ministry of Housing, Communities & Local Government within their available datasets.

**3.** The percentage of dwellings with an EPC band of C or below.

In total there are currently 59,220 EPCs lodged on the Register for domestic and non-domestic dwellings within the Winchester district. This includes 55,768 domestic dwellings and 3,452 non-domestic dwellings. In total there are 47,492 dwellings (domestic and non-domestic) within the Winchester district with an EPC band of C or below. This equates to 80.2% of the dwellings lodged on the Register.

