

Commercial Buildings in the UK: Approach to selecting the top 15% energy efficient buildings (derived from Governmental publications)

This document is sourced completely from the latest Governmental data releases and publications from England & Wales¹ and Scotland².

This memo serves as an executive summary of the respective data releases in the context of identifying a suitable threshold to select the top 15% of energy efficient commercial buildings in England & Wales and Scotland and should be read alongside the full publications.

This document also includes conclusions, which are made to provide clarity, explanation and context for its purpose. The conclusions are not part of the data releases and publications.

Definitions/clarifications:

EPC (Energy Performance Certificate) – An Energy Performance Certificate for a building in the UK. Methodologies to calculate EPC labels within the UK are different regionally, hence Scotland and England & Wales are considered separately.

Domestic building EPC – residential building EPC

Non-domestic building EPC – commercial building EPC

¹England & Wales: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates#epcs-for-non-domestic-properties>

² Scotland: <https://www2.gov.scot/Topics/Statistics/Browse/Business/Energy/Database>

Part 1 – EPC eligibility criteria in England & Wales

Tables & Figures:

Table 1:

A - Number of Non-Domestic Energy Performance Certificates lodged on the Register in England & Wales by Energy Performance Asset Rating - in each Year/Quarter to 30/06/2019³

Number of Lodgements by Energy Performance Asset Rating											
	Number of Lodgements	Total Floor Area (m2)	A	A+	B	C	D	E	F	G	Not Recorded
Total	889,293	656,555,490	13,409	507	73,263	243,338	275,773	151,819	59,309	71,361	514

Source: 'Live tables on Energy Performance of Buildings Certificates', Gov.uk

Conclusion: Approach to select top 15% energy efficient commercial buildings in England & Wales by EPC rating

Top 15% threshold (A & B labels)	9.8%
Total non-domestic buildings in England & Wales⁴	2,073,070
EPC coverage vs. total stock	42.9%

Table 1 shows the distribution of EPC's for commercial buildings in England & Wales as of June 2019. Analysing the data to obtain the cumulative totals shows that the threshold within the top 15% equates to commercial buildings with an A, A+ or B label; this equates to a cumulative total of 9.8% of buildings within the EPC database.

The coverage of commercial buildings with an EPC label currently equates to around 43% of all commercial buildings in England & Wales. This means that commercial buildings holding an EPC A, A+ or B label belong to the top 9.8% most energy efficient commercial buildings in England & Wales. As it is expected that new buildings are overrepresented in the EPC database, extending the analysis to the entire building stock would very likely result in an even lower share of than 9.8%.

³ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates#epcs-for-non-domestic-properties> ; EPCs for non-domestic properties: 'Table A: non-domestic Energy Performance Certificates by energy performance asset rating' (as of 30/06/2019)

⁴ <https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-including-business-floorspace-2019> – 'NDR Stock of Properties tables 2019' ; Table SOP2.0 (as of 31/03/2019)

Part 2 – EPC eligibility criteria in Scotland

Tables & Figures:

Table 1:

Average energy efficiency levels of non-domestic properties, by type, Scotland, 2017⁵

Building type	A	B	C	D	E	F	G
All non-domestic buildings	1.2%	3.6%	8.7%	13.1%	17.7%	14.2%	41.7%

Source: 'Energy Statistics Database - June 2019', Scottish Government⁵

Figure 1:

Average energy efficiency levels of non-domestic properties, by type 2017



Source: 'Energy Statistics Database - June 2019', Scottish Government⁵

Conclusion: Approach to select top 15% energy efficient commercial buildings in Scotland by EPC rating

Top 15% threshold (A, B & C labels)	13.5%
Total non-domestic buildings in Scotland⁶	~200,000
EPC coverage vs. total stock⁷	21.0%

Table 1 shows the distribution of EPC's for commercial buildings in Scotland as of end 2017 (published in June 2019). Analysing the data to obtain the cumulative totals shows that the threshold within the top 15% equates to commercial buildings with an A, B or C label; this equates to a cumulative total of 13.5% of buildings within the EPC database.

The coverage of commercial buildings with an EPC label currently equates to around 21% of all commercial buildings in Scotland. This means that commercial buildings holding an EPC A, B or C label belong to the top 13.5% most energy efficient commercial buildings in Scotland. As it is expected that new buildings are overrepresented in the EPC database, extending the analysis to the entire building stock would very likely result in an even lower share of than 13.5%.

⁵ Energy Statistics Database - June 2019; Tab: 'Non-domestic EPC'

<https://www2.gov.scot/Topics/Statistics/Browse/Business/Energy/Database>

(latest published: June 2019, data as of end 2017)

⁶ <https://www.gov.scot/policies/energy-efficiency/energy-efficiency-in-non-domestic-buildings/>

(as of July 2017)

⁷ <https://www.gov.scot/publications/energy-performance-certificates-local-authority-lodgements/>

(as of Dec 2018)

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