

Scottish Energy Performance Certificate Register

Publication of Energy Performance Data for Domestic Buildings

Dataset – Q4 2012 to Q4 2020 – February 2021

Background

The Scottish Energy Performance Certificate Register ([SEPCR](#)) is the data repository for energy performance data use in the production of Energy Performance Certificates in Scotland. This data is lodged to the SEPCR by Energy Performance Certificate (EPC) Assessors registered with one of the Approved Organisations appointed by Scottish Ministers. Information on Energy Performance Certificates and the reason for, and method of, their production can be found at www.gov.scot/epc.

Energy Performance Data for Domestic Buildings

This dataset presents data from every valid Domestic EPC assessment held by the Scottish EPC Register (SEPCR) from commencement of central lodgement of the current EPC format to the SEPCR in October 2012 to the end of the last full lodgement year. The data was extracted from the register during week commencing 8 February 2021

Each quarter year is published as a separate file. Historic records (where a newer assessment of a building is lodged) and records lodged but subsequently marked 'not for issue' (usually due to an error in lodged data) are not reported.

The data published in this extract is made available as Environmental Information for data analysis and to enable research into energy efficiency issues. The data must not be relied upon to verify if a valid EPC exists for a building, nor as the basis for the provision of energy improvement advice for a building. To check for compliance with regulatory requirements, a search for a valid EPC for a building should be undertaken at the Scottish Energy Performance Certificate Register - www.scottishepcregister.org.uk.

Please note that this data is not personal data in its published form. Persons accessing this dataset should be aware that if processing falls within the scope of the United Kingdom General Data Protection Regulation, or The Data Protection Act 2018, they will become a data controller and must comply with the data protection legislation.

In line with our [Open Data Strategy](#), this data is published in a 3 star format (data which is made available online, in an open and machine-readable format – see below for copyright information). Files are published in CSV format.

Copyright Information

The Scottish Government has published these data as Environmental Information on the energy performance of buildings in Scotland. Publication is intended to contribute to delivering the Scottish Government's policies to mitigate the effects of climate change and reduce greenhouse gas emissions and provide data to facilitate improvements in the energy efficiency of buildings through research, improved management and innovation.

Non-Address Data

All data fields other than the address and postcode data (ADDRESS1, ADDRESS2, POST_TOWN & POSTCODE) included within this dataset are licensed under the [Open Government Licence v3.0](#).

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- Research to provide data, analysis and statistics intended to improve the understanding of energy efficiency of buildings or to facilitate innovation and improvement in use, design, materials and equipment to this end.
- Research into the effectiveness or impact of energy efficiency improvements including those delivered through Government or other energy improvement programmes.
- Promoting and marketing energy efficiency improvements that may be made through a Government energy efficiency programme or initiative.
- Promotion and better understanding of the current energy efficiency of buildings and potential improvement in the building sale or rental markets and/or by building occupiers or users.
- To enable enforcement authorities to carry out enforcement duties as required by [The Energy Performance of Buildings \(Scotland\) Regulations 2008](#), as amended.
- By local authorities in the exercise of their duties under [The Building \(Scotland\) Act 2003](#).
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Quality assurance of data

This publication of data remains experimental and does not include full data cleansing to remove 'out of range' data elements. Lodgement of energy performance data to the SEPCR is subject to retrospective quality assurance on a sample basis with a minimum of 2% of lodgements subject to an audit process by the Approved Organisations that register EPC Assessors.

The data cannot be altered once it has been lodged on the register, although it can be marked as 'not for issue' for a range of reasons by the energy assessor's accreditation scheme. Such records are excluded from this dataset. Otherwise, the data has been published without any changes or alterations.

There may therefore still be small numbers of extreme values in the dataset and some degree of caution in analysis is advised. Further quality assurance of data will be undertaken in future releases and feedback from users on any issues identified in the current dataset would be welcomed.

For this release, the following rules are identified and applied:

Data element	Exclude record
Total floor area (m ²)	Where value <15; where value >1500. Properties outwith these area limits are statistically very rare and are excluded at present on the assertion that a data entry error may exist.

Users should be aware that provision of a valid Energy Performance Certificate is only required on the construction, sale or rental to a new tenant. Accordingly, this dataset does not present comprehensive information about the energy efficiency of the housing stock in Scotland. For new build, SAP EPCs produced on construction of a new home may be replaced by a later RdSAP EPC

instructed by the owner. Users should refer to the official statistics and data published under the [Scottish House Condition Survey](#) for national estimates of numbers and % of domestic properties at different EPC ratings.

Revised dataset extents

Note that publication of Energy Performance Data from February 2021 onward now includes the full postal address of each property record. The dataset is also expanded to include data elements published for EPC records elsewhere in the UK, where such elements are present in assessments lodged in Scotland. See 'Data elements present' (below) for more information.

Complete file set – Feb 2021 data extract
D_EPC_data_2012_Q4_extract_0221.csv
D_EPC_data_2013_Q1_extract_0221.csv
D_EPC_data_2013_Q2_extract_0221.csv
D_EPC_data_2013_Q3_extract_0221.csv
D_EPC_data_2013_Q4_extract_0221.csv
D_EPC_data_2014_Q1_extract_0221.csv
D_EPC_data_2014_Q2_extract_0221.csv
D_EPC_data_2014_Q3_extract_0221.csv
D_EPC_data_2014_Q4_extract_0221.csv
D_EPC_data_2015_Q1_extract_0221.csv
D_EPC_data_2015_Q2_extract_0221.csv

Complete file set – Feb 2021 data extract
D_EPC_data_2015_Q3_extract_0221.csv
D_EPC_data_2015_Q4_extract_0221.csv
D_EPC_data_2016_Q1_extract_0221.csv
D_EPC_data_2016_Q2_extract_0221.csv
D_EPC_data_2016_Q3_extract_0221.csv
D_EPC_data_2016_Q4_extract_0221.csv
D_EPC_data_2017_Q1_extract_0221.csv
D_EPC_data_2017_Q2_extract_0221.csv
D_EPC_data_2017_Q3_extract_0221.csv
D_EPC_data_2017_Q4_extract_0221.csv
D_EPC_data_2018_Q1_extract_0221.csv

Complete file set – Feb 2021 data extract
D_EPC_data_2018_Q2_extract_0221.csv
D_EPC_data_2018_Q3_extract_0221.csv
D_EPC_data_2018_Q4_extract_0221.csv
D_EPC_data_2019_Q1_extract_0221.csv
D_EPC_data_2019_Q2_extract_0221.csv
D_EPC_data_2019_Q3_extract_0221.csv
D_EPC_data_2019_Q4_extract_0221.csv
D_EPC_data_2020_Q1_extract_0221.csv
D_EPC_data_2020_Q2_extract_0221.csv
D_EPC_data_2020_Q3_extract_0221.csv
D_EPC_data_2020_Q4_extract_0221.csv

Data elements present

Records from October 2012 are reported in the order assessments were lodged to the register, by 'Date of certificate'. This dataset provides only the most recent data for every assessed dwelling, that being the current and valid EPC.

For each record, 103 data elements are currently defined. These are the data presented on the Domestic EPC and Recommendations Report as lodged, plus data elements published for EPC records elsewhere in the UK, where such elements are present in assessments lodged in Scotland with the following exceptions:

- Report Reference Number (RRN) removed. To access the current EPC for an individual building, please search online, by address or RRN, at www.scottishepcregister.org.uk.
- The following items present on the EPC / Recommendations Report are omitted as they are not environmental information: Assessment Software; Approved Organisation; Assessor details (Assessor's Name; Assessor membership number; Company name/trading name; Address; Phone number and E-mail address); and related party disclosure.

Additional data elements not reported on the EPC or Recommendations Report are now provided to match, where present, the dataset available for buildings in other UK administrations. To facilitate matching, a second descriptor for each data element is now provided which matches, where applicable, the naming convention used in the publication of [Energy Performance of Buildings Data for England and Wales](#).

A list of all data elements and a description of each is provided below.

Date elements reported as 'data removed'

Any data element that does not conform to specified parameters is marked 'data removed'. This initial publication of data is experimental and does not include full data cleansing to remove 'out of range' data elements.

At present, no data elements are marked as removed.

Data dictionary

The following 103 data elements are reported for EPC data lodged between October 2012 and present. These are listed in column order.

Data element	UK descriptor (* = Scotland only)	Description
Property UPRN	BUILDING_REFERENCE_NUMBER	Unique 10-digit identifier for the property, generated by the SEPCR to enable the EPC lodgement process even where there is no current matching UPRN for the assessed property extents (building or building unit). Not the same as the Unique Property Reference Number available from the One Scotland Gazetteer.
OSG UPRN	OSG_REFERENCE_NUMBER*	Unique 9-12-digit property reference number assigned to a building by local authority data custodians and recorded centrally on the One Scotland Gazetteer – www.osg.scot .
Property Address	ADDRESS1	First line of the building address
	ADDRESS2	Second line of the building address
	POST_TOWN	Third line of the building address. Note that ADDRESS3 is assigned as POST_TOWN
Postcode	POSTCODE	The postcode of the property
Date of Assessment	INSPECTION_DATE	Date on which assessment of the energy performance of the building was undertaken
Type of Assessment	TYPE_OF_ASSESSMENT*	Tool used (SAP, RdSAP) and whether assessment is for new or existing dwelling.
Date of Certificate	LODGEMENT_DATE	Date on which the data from the energy performance assessment was lodged to the Scottish EPC Register
Primary Energy Indicator	ENERGY_CONSUMPTION_CURRENT	Reports Primary Energy - the amount of energy required at source, before conversion and transmission, to meet the calculated energy demand of the dwelling (Units: kWh/m ² /year).

Data element	UK descriptor (* = Scotland only)	Description
Total floor area	TOTAL_FLOOR_AREA	The total floor area of the dwelling. This excludes any unheated ancillary buildings. (Units: m ²)
Total current energy costs over 3 years	3_YR_ENERGY_COST_CURRENT*	Calculation illustrating the total energy cost for heating, cooling, lighting and ventilating the building. Based on standardised occupancy patterns and fuel costs. (Units: £)
Potential future savings over 3 years	3_YR_ENERGY_SAVING_POTENTIAL*	Calculation illustrating the energy cost saving that may be achieved if the listed improvement measures are carried out. Based on standardised occupancy patterns and fuel costs. (Units: £)
Current Energy Efficiency Rating	CURRENT_ENERGY_EFFICIENCY	Current energy cost rating (EER or 'SAP rating') for the building which is calculated using both the energy efficiency of the building and the cost of fuels used.
Current Energy Efficiency Band	CURRENT_ENERGY_RATING	Current Energy Efficiency Rating expressed on a Scale of G to A, with A being the highest (best) rating band.
Potential Energy Efficiency Rating	POTENTIAL_ENERGY_EFFICIENCY	Potential energy cost rating for the building, after application of the listed improvement measures, which is again calculated using both the energy efficiency of the improved building and the cost of fuels used.
Potential Energy Efficiency Band	POTENTIAL_ENERGY_RATING	Potential Energy Efficiency Rating expressed on a Scale of G to A, with A being the highest (best) rating band.

Data element	UK descriptor (* = Scotland only)	Description
Current Environmental Impact Rating	ENVIRONMENT_IMPACT_CURRENT	Current environmental impact for the building which is calculated using the emissions associated with the energy use of the building.
Current Environmental Impact Band	CURRENT_ENVIRONMENTAL_RATING*	Current Environmental Impact Rating expressed on a Scale of G to A, with A being the highest (best) rating band.
Potential Environmental Impact Rating	ENVIRONMENT_IMPACT_POTENTIAL	Potential environmental impact for the building, after application of the listed improvement measures, which is again calculated using the emissions associated with the energy use of the building.
Potential Environmental Impact Band	POTENTIAL_ENVIRONMENTAL_RATING*	Potential Environmental Impact Rating expressed on a Scale of G to A, with A being the highest (best) rating band.
CO ₂ Emissions Current Per Floor Area	CO2_EMISS_CURR_PER_FLOOR_AREA	Annual CO ₂ equivalent emissions per square metre of floor area (units: kg.CO _{2e} /m ² /yr)
Improvements	IMPROVEMENTS*	<p>A list of the improvement measures identified as relevant to the building at the date of assessment. These measures are drawn from the list of measures published in Appendix T of the current SAP 2012 specification.</p> <p>Improvement measures are listed sequentially under a single data entry in the following format: 'Description; Typical saving; Energy Rating after improvement; Environmental Rating after</p>

Data element	UK descriptor (* = Scotland only)	Description
		improvement; Green Deal eligible'. Each measure reported is separated by a vertical line [" " - ASCII (decimal) 124]
Element performance summary – Walls	WALL_DESCRIPTION	Summary of the performance of this building element, reported in the following format: 'Description; Energy Efficiency Rating; Environmental Efficiency Rating'. Both ratings elements are reported on a scale of 1 to 5 (very poor, poor, average, good, very good). Note: where a dwelling has more than one type of this element, multiple elements can be reported. Each element reported is separated by " " [ASCII (decimal) 124]
	WALL_ENERGY_EFF	
	WALL_ENV_EFF	
Element performance summary – Roof	ROOF_DESCRIPTION	As above but describes roof of dwelling.
	ROOF_ENERGY_EFF	
	ROOF_ENV_EFF	
Element performance summary – Floor	FLOOR_DESCRIPTION	As above but describes floor of dwelling.
	FLOOR_ENERGY_EFF	
	FLOOR_ENV_EFF	
Element performance summary – Windows	WINDOWS_DESCRIPTION	As above but describes windows of dwelling.
	WINDOWS_ENERGY_EFF	
	WINDOWS_ENV_EFF	
Element performance	MAINHEAT_DESCRIPTION	As above but describes main heating system of dwelling.
	MAINHEAT_ENERGY_EFF	

Data element	UK descriptor (* = Scotland only)	Description
summary – Main heating	MAINHEAT_ENV_EFF	
Element performance summary – Main heating controls	MAINHEATCONT_DESCRIPTION	As above but describes main heating system controls of dwelling.
	MAINHEATC_ENERGY_EFF	
	MAINHEATC_ENV_EFF	
Element performance summary – Secondary heating	SECONDHEAT_DESCRIPTION	As above but describes secondary heating, where present in dwelling.
	SHEATING_ENERGY_EFF	
	SHEATING_ENV_EFF	
Element performance summary – Hot water	HOTWATER_DESCRIPTION	As above but describes hot water system of dwelling.
	HOT_WATER_ENERGY_EFF	
	HOT_WATER_ENV_EFF	
Element performance summary – Lighting	LIGHTING_DESCRIPTION	As above but describes lighting in dwelling.
	LIGHTING_ENERGY_EFF	
	LIGHTING_ENV_EFF	
Element performance	AIR_TIGHTNESS_DESCRIPTION*	As above but describes airtightness of dwelling. Present only where a SAP assessment (which requires an input value for this element) is undertaken.
	AIR_TIGHTNESS_ENERGY_EFF*	
	AIR_TIGHTNESS_ENV_EFF*	

Data element	UK descriptor (* = Scotland only)	Description
summary – Air tightness		
Carbon dioxide emissions – Current	CO2_EMISSIONS_CURRENT	The total annual emissions reduction for the building based upon the calculated energy demand for heating, cooling, lighting and ventilating the building. (Units: tonnes per year)
Carbon dioxide emissions – Potential Reduction	CO2_EMISSIONS_POTENTIAL	Calculation illustrating the total annual emissions reduction for the building if the identified improvement measures are carried out. (Units: tonnes per year)
Current heating cost over 3 years	HEATING_COST_CURRENT	Calculation illustrating the total energy cost for heating over the stated period. Based on standardised occupancy patterns and fuel costs. (Units: £)
Potential heating cost over 3 years	HEATING_COST_POTENTIAL	Calculation illustrating the total energy cost for heating over the stated period if recommended improvement measures are carried out. Based on standardised occupancy patterns and fuel costs. (Units: £)
Current hot water cost over 3 years	HOT_WATER_COST_CURRENT	Calculation illustrating the total energy cost for hot water over the stated period. Based on standardised occupancy patterns and fuel costs. (Units: £)
Potential hot water cost over 3 years	HOT_WATER_COST_POTENTIAL	Calculation illustrating the total energy cost for hot water over the stated period if recommended improvement measures are carried out. Based on standardised occupancy patterns and fuel costs. (Units: £)

Data element	UK descriptor (* = Scotland only)	Description
Current lighting cost over 3 years	LIGHTING_COST_CURRENT	Calculation illustrating the total energy cost for lighting over the stated period. Based on standardised occupancy patterns and fuel costs. (Units: £)
Potential lighting cost over 3 years	LIGHTING_COST_POTENTIAL	Calculation illustrating the total energy cost for lighting over the stated period if recommended improvement measures are carried out. Based on standardised occupancy patterns and fuel costs. (Units: £)
Alternative Measures 2	ALTERNATIVE_IMPROVEMENTS*	List of further improvements to the building that can be considered. Note that these measures are not used in calculation of potential ratings or savings (description only). Note: multiple measures can be reported. Each measure reported is separated by a vertical line [" " - ASCII (decimal) 124]
Low and zero carbon energy sources	LZC_ENERGY_SOURCES*	Recorded where a low or zero carbon technology (equipment that either generates or otherwise provides energy with no or little resulting emissions) is present in the dwelling. Examples include photovoltaic panels, solar thermal panels and wind turbines.
Heat demand – Space heating, existing dwelling	SPACE_HEATING_DEMAND*	Reports the calculated heat demand for space heating in the current dwelling. Based upon the levels of insulation present and how this limits heat loss. (Units: kWh per year)

Data element	UK descriptor (* = Scotland only)	Description
Heat demand – Water heating, existing dwelling	WATER_HEATING_DEMAND*	Reports the calculated heat demand for provision of hot water in the current dwelling. Based upon the efficiency of the water heating system. (Units: kWh per year)
Heat demand – Space heating, impact of loft insulation	IMPACT_LOFT_INSULATION*	(if applicable) Reports the potential reduction in calculated heat demand for space heating if the dwelling loft is insulated. (Units: kWh per year)
Heat demand – Space heating, impact of cavity wall insulation	IMPACT_CAVITY_WALL_INSULATION*	(if applicable) Reports the potential reduction in calculated heat demand for space heating if the dwelling cavity walls are insulated. (Units: kWh per year)
Heat demand – Space heating, impact of solid wall insulation	IMPACT_SOLID_WALL_INSULATION*	(if applicable) Reports the potential reduction in calculated heat demand for space heating if external or internal insulation applied to the dwelling walls. (Units: kWh per year)
Addendum text**	ADDENDUM_TEXT*	Used to record a range of specific observations about the dwelling construction that are relevant to the assessment. Current valid options are listed in Section S15 in Appendix S of the current SAP 2012 specification.
Part 1 Construction Age Band	CONSTRUCTION_AGE_BAND	Age band when building part constructed. For Scotland, one of: before 1919; 1919-1929; 1930-1949; 1950-1964; 1965-1975;

Data element	UK descriptor (* = Scotland only)	Description
		1976-1983; 1984-1991; 1992-1998; 1999-2002; 2003-2007; 2008-2011; 2012 onwards.
Part 1 Floor 0 Room Height	FLOOR_HEIGHT	Average height of the lowest storey of the dwelling (Units: m)
Data Zone	DATA_ZONE	Data Zone code and name - Data zones are the key geography for the dissemination of small area statistics in Scotland.
Energy Consumption Potential	ENERGY_CONSUMPTION_POTENTIAL	Reports Primary Energy - the amount of energy required at source, before conversion and transmission, to meet the calculated energy demand of the dwelling, if recommended improvement measures are carried out (Units: kWh/m ² /year).
Extensions Count	EXTENSION_COUNT	The number of extensions added to the property. Between 0 and 4 can be reported.
Fixed Lighting Outlets Count	FIXED_LIGHTING_OUTLETS_COUNT	The number of fixed lighting outlets in the dwelling.
Low Energy Lighting Outlets Count	LOW_ENERGY_FIXED_LIGHT_COUNT	The number of low-energy fixed lighting outlets.
Low Energy Lighting %	LOW_ENERGY_LIGHTING	The percentage of low energy lighting present in the property as a percentage of the total fixed lights in the property. 0% indicates that no low-energy lighting is present.
Flat Level	FLOOR_LEVEL	Floor level relative to the lowest level of the building
Flat Location	FLAT_TOP_STOREY	The number of storeys in the flatted block.
Glazed Area	GLAZED_AREA	Ranged estimate of the total glazed area of the Habitable Area.

Data element	UK descriptor (* = Scotland only)	Description
Habitable Room Count	NUMBER_HABITABLE_ROOMS	Habitable rooms include any living room, sitting room, dining room, bedroom, study and similar. Excludes any room used solely as a kitchen, utility room, sanitary accommodation and any hallway, stairs or landing; and also any conservatory or room without a window.
Heat Loss Corridor	HEAT_LOSS_CORRIDOOR	Flats and maisonettes only. Indicates that the flat contains a corridor through which heat is lost. Heat loss corridor, one of: no corridor; heated corridor; unheated corridor
Heated Room Count	NUMBER_HEATED_ROOMS	The number of heated habitable rooms in the property.
Local Authority	LOCAL_AUTHORITY_LABEL	The name of the local authority area in which the building is located.
Mains Gas	MAINS_GAS_FLAG	Whether mains gas is available. Yes means that there is a gas meter or a gas-burning appliance in the dwelling
Main heating **	MAIN_HEATING_CATEGORY*	Reports the type of main heating system present in the dwelling. Lists both heat source and heat emitters (e.g. gas boiler and radiators).
Main heating fuel type**	MAIN_FUEL	Reports the fuel type used by the main heating system present in the dwelling.
Main Heating 1 Control	MAIN_HEATING_CONTROLS	Type of main heating controls. Includes both main heating systems if there are two.
Mechanical Ventilation	MECHANICAL_VENTILATION	Identifies the type of mechanical ventilation the property has.

Data element	UK descriptor (* = Scotland only)	Description
Meter Type	ENERGY_TARIFF	Type of electricity tariff for the property (by meter type), e.g. single.
Multiple Glazed Proportion	MULTI_GLAZE_PROPORTION	The estimated banded range (e.g. 0% - 10%) of the total glazed area of the Property that is multiple glazed.
Multiple Glazing Type	GLAZED_TYPE	The type of glazing. From British Fenestration Rating Council or manufacturer declaration, one of; single; double; triple.
Open Fireplaces Count	NUMBER_OPEN_FIREPLACES	The number of Open Fireplaces in the Property. An Open Fireplace is a fireplace that still allows air to pass between the inside of the Property and the outside.
Photovoltaic Supply	PHOTO_SUPPLY	Photovoltaic area as a percentage of total roof area. 0% indicates that a Photovoltaic Supply is not present in the property. Note: multiple arrays can be reported. Each array reported is separated by a vertical line [" " - ASCII (decimal) 124]
Solar Water Heating	SOLAR_WATER_HEATING_FLAG	Indicates whether the water heating in the property is served by solar thermal panels.
Tenure	TENURE	Describes the tenure type of the property. One of: Owner-occupied; Rented (social); Rented (private); Unknown
Transaction Type	TRANSACTION_TYPE	Type of transaction or purpose that triggered EPC assessment. One of: - new dwelling; marketed sale; non-marketed sale; rental; not sale or rental; assessment for Green Deal; following Green Deal; FIT application; RHI application; ECO assessment; none of the above. Where the reason for the assessment is

Data element	UK descriptor (* = Scotland only)	Description
		unknown by the energy assessor the transaction type will be recorded as 'none of the above'.
Unheated Corridor Length	UNHEATED_CORRIDOR_LENGTH	The total length of unheated corridor in the flat. Only populated if flat or maisonette contains unheated corridor. If unheated corridor, length of sheltered wall (m ²).
Ward Code	CONSTITUENCY	Code for Parliamentary constituency in which the building is located. Scottish area defined as 'Ward', not 'constituency'
Ward Name	CONSTITUENCY_LABEL	Name of Parliamentary constituency in which the building is located. Scottish area defined as 'Ward', not 'constituency'
Wind Turbines Count	WIND_TURBINE_COUNT	Number of wind turbines; 0 if none.
Built Form	BUILT_FORM	The building type of the Property e.g. Detached, Semi-Detached, Terrace etc. Together with the Property Type, the Build Form produces a structured description of the property
Property Type	PROPERTY_TYPE	Describes the type of property such as House, Flat, Maisonette etc. This is the type differentiator for dwellings.

** not reported for file 'D EPC data 2012 Q4 extract0221.csv'

Further information

Any questions or feedback on this dataset should be sent to buildingstandards@gov.scot.

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