

Houses typically emit more than flats, and larger homes emit more than smaller ones. However, when taking equivalent sized homes and flats, each EPC grade climbed represents around a 30–40% reduction in CO2 emissions per year on a diminishing scale. Based on all domestic EPCs lodged in the last decade, there is the potential to halve the emissions of residential property if all properties were upgraded to their current estimated potential – typically including roof and cavity insulation and installing a condensing boiler. This is a reduction of around 50Mt of carbon per year.

An EPC B rated house of 900–1,000 square foot with three bedrooms emits just under two tonnes of CO2 per year. An equivalently sized house with a D rating emits around 4 tonnes per year. A 600–700 square foot flat with two bedrooms with an EPC B rating, emits 1.2 tonnes of CO2 per year; while an equivalent rated D flat would emit three tonnes per year.

Median CO2 emissions for equivalent properties

Source: MHCLG

