

Appendix 1 – Data sources for cost per property

Average cost per property (domestic retrofit)

| Scheme | What government publishes | Average cost per property (what we can say) | Period covered | Sources |
|--|---|---|---|--|
| ECO4 | DESNZ publishes ECO4 delivery + admin costs (cumulative) and households upgraded (cumulative), but does not publish an official “average cost per property”. | ≈ £15,100 per household (indicative) = £3.60bn delivery + £0.09bn admin to end Dec 2024 ÷ ≈ 243,900 households to end Mar 2025 . Periods don’t line up perfectly, so treat as indicative only. | Costs to Dec 2024 ; households to Mar 2025 | HEE Statistical Release May 2025 (ECO4 households & measures) and Dec 2024 ECO costs within same series. |
| GBIS (Great British Insulation Scheme) | DESNZ publishes total costs (delivery + admin) and households upgraded ; no official average per property . | ≈ £3,740 per household (indicative) = £191.6m total cost to end Dec 2024 ÷ 51,200 households to end Jan 2025 . Periods off by one month; indicative only. | Costs to Dec 2024 ; households to Jan 2025 | GBIS March 2025 release: households and costs sections. |
| HUG2 (Home Upgrade Grant Phase 2) | Central guidance sets an assumed average household cost used for funding/caps; there isn’t a published national empirical “average spend per property”. | £18,000 average household cost (assumption used in scheme design); plus per-home cost caps by archetype & optional low-carbon heating additions. | Scheme design/guidance (Phase 2) | DESNZ “Home Upgrade Grant (HUG2)” overview/guidance showing Average Household Cost: £18,000 and cost-cap framework; Salix/LA FAQs reflect caps policy. |
| SHDF (Social Housing Decarbonisation Fund) | For Wave 1 , the formal evaluation does publish average costs per property ; for Wave 2.1 the stats publish average measure costs , not per-property averages yet. | Wave 1: Average cost per property ≈ £13,531 (EPC D) and £20,590–£22,006 (other starting EPC bands). Wave 2.1: No per-property average published to date; average cost per measure reported ≈ £7,800 (context only). | Wave 1 evaluation period; Wave 2.1 delivery to June 2024 | SHDF Wave 1 evaluation (process report) for per-property figures; HEE Mar 2025 statistical release noting £7,800 per measure under SHDF Wave 2.1. |

Notes on data availability and method

- **ECO4 & GBIS:** DESNZ/Ofgem **do not** publish an official “average cost per property.” They publish cumulative costs and cumulative households. I’ve shown a **transparent division** to give an **indicative** value, calling out the slight **period mismatch** (the closest aligned official numbers in the latest releases). If you need a perfectly aligned month-end figure, we’d need the accompanying spreadsheets for the exact month-to-month households and costs; the public PDFs/HTML summaries above provide the headline totals only.
- **HUG2:** National **empirical averages** aren’t published. The **£18,000** figure is the **assumed average household cost** baked into Phase 2 scheme design/cost-cap modelling—not a measured outturn. Local authority pages and Salix FAQs corroborate the **cost-cap framework**, but they don’t provide a national average spend per property.
- **SHDF:** The **only published per-property averages** I could find are from the **Wave 1 evaluation** (by starting EPC band). The current **official stats for Wave 2.1** include **average measure costs** (e.g., **£7,800 overall**, with **external wall insulation** ≈ **£22,800 per measure**), but **not** per-home averages yet.

England (Source: English Housing Survey 2022–23 Energy report)

- **A–C: 48%**
- **D: 43%** (48% + 9% = 57%, so D is the remainder)
- **E–G: 9%**