

## Ministerial Decision

### Written Report

**Decision:** To delay the implementation of Carbon Neutral Roadmap policies HT2 regarding the prohibition of new fossil fuel boiler installations and HT3 on mandating the energy performance certificate at the point of sale or rental of a property.

### Background

The Carbon Neutral Roadmap made a commitment to a greenhouse gas emissions reduction trajectory in line with the Paris Agreement. It set out a number of policies for work to be delivered in the first delivery phase 2022-25 to decarbonise the economy.

Policy HT2 of the Carbon Neutral Roadmap set out the objectives of reviewing the building bye-laws and implementing a ban on the installation of new fossil fuel boilers in all properties, including the replacement of heating systems in existing buildings, which would come into force on 1<sup>st</sup> January 2026. Policy HT3 set out the objectives of providing subsidies to islanders for energy performance certificates and an aim of introducing legislation to mandate energy performance certificates at the point of sale or rental of properties.

### Situation

The Minister has indicated that within this term of government he wishes to prioritise the development of a water strategy and a review of the building bye-laws and technical guidance.

The building bye-laws set out the standards to which buildings are designed and constructed. It is a logical starting point to set these standards first before considering how energy performance and carbon emissions are both measured and assessed.

The objective to restrict the installation of new fossil fuel boilers had been intended to be legislated through the building bye-laws and after that review. A key dependency for this policy in the Carbon Neutral Roadmap was listed as the 'ability of the local market to be able to adapt to supply and maintain new types of boiler / heating system as they come onto the market.' At the current time it is unclear whether the industry has the staff or expertise to install low carbon heating systems at the rate that would be required if a ban on replacing fossil fuel boilers was to be introduced.

### Recommendation

Given the Minister's intention to reprioritise work around the water strategy and building bye-law and technical guidance review and the practical aspects of developing legislation in the correct sequence, it is recommended that the work on the legislation relating to energy performance certificates and the prohibition of new fossil fuel boiler installations in existing properties be delayed until the outcome of the bye-law review has reported. As a consequence the implementation date of these two policies will be delayed from the dates published in the Carbon Neutral Roadmap.

### Decision

The work to develop the legislation around mandating energy performance certificates and prohibiting the installation of new fossil fuel boilers in existing properties is to be delayed, meaning the implementation will be pushed back from the dates published in the Carbon Neutral Roadmap.