Delivering net zero for Scotland's buildings

Changing how we heat our homes and buildings

Tell us what you think about a Heat in Buildings Bill

Easy Read Version



Delivering net zero for Scotland's buildings

Changing how we heat our homes and buildings

Tell us what you think about a Heat in Buildings Bill



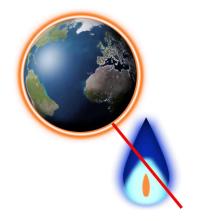








The challenge for Scotland's buildings



Net zero means finding ways to put less carbon dioxide or greenhouse gas into the air – these are called **emissions**.

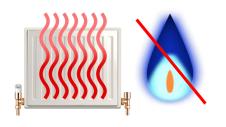
This means looking at the way we provide heat.



Scotland has a target to have net zero greenhouse gas emissions by 2045.

We need to make our homes and buildings **energy efficient**.

This means they would use less energy but still be warm and easy to heat.



We can only do this by replacing **polluting heating systems** which run using gas, oil, coal or wood chips.



Polluting means they are bad for the environment.

These heating systems are used in most of our homes.

This means changing our boilers to **clean** heating systems.



For some people this will be an electric heat pump.

For other people a **heat network** that heats many homes and **businesses** might be better.



A **heat network** is a way of heating blocks of flats or groups of homes from one energy source.

Businesses includes shops, factories, schools and churches.

We must make these changes in a fair way that people can afford.



This document describes powers that could be in a 'Heat in Buildings' **Bill**.

In the rest of this document we will call it 'the Bill' for short.

A **Bill** is a plan for a new law.

We will use what you tell us when we design the Bill.



The Scottish Government plans to act more quickly than the UK Government when changing how we heat our homes and buildings.

We have an earlier target to reach net zero.

Tell us what you think



Our questions are **in bold** through this document and each question section has a title **in red**.

Click on the box of the answer you agree with and a tick will appear. \Box



If you change your mind you can click on it again to untick it.



If you have more to say type your answer in the 'Type your answer here' spaces.

The space will grow as you type.



Save your answers on this document and email it to: HiBConsultation@gov.scot by 8 March 2024.

The Heat in Buildings Standard



Standards mean a level everyone must reach.

The Heat in Buildings Bill will make a new standard for all buildings about heat and energy efficiency.



The Heat in Buildings Bill and a new Heat in Buildings Standard will:

 stop the use of polluting heating from 2045 in all buildings

This means changing gas and oil boilers in buildings.



 make sure homes where the owner lives there meet a minimum energy efficiency standard by the end of 2033



A minimum energy efficiency standard is a rule to make sure buildings reach at least a certain level of using less energy but are still warm and easy to heat.



 make sure landlords meet a minimum energy efficiency standard by the end of 2028

A **landlord** is a person who rents a property to a person called a tenant.

The ban on polluting heating will only apply to the main heating system of a property.







We plan to give extra time to meet the clean heat requirement of the Heat in Buildings Standard for:

- homes and businesses that are moving from polluting heating, but have no clean heating systems available
- buildings where a group of people have to share the cost of the work for example in flats and tenements
- buildings that are harder to change, like historic buildings
- buildings that use bioenergy if there is no way to use clean heating

Bioenergy is energy made from wood pellets or plant waste.

Setting the minimum energy efficiency standard



The new energy efficiency part of the standard could be met by **installing** these things into homes or buildings:

- loft insulation
- cavity wall insulation
- draught-proofing
- heating controls
- 80 mm hot water cylinder insulation
- suspended floor insulation



Install means to put in.

Insulation is a thick material that is put on, under or around something to stop heat escaping.





Homes where the owner lives there and has stopped using polluting heating by 2033 will not have to meet the minimum energy efficiency standard.





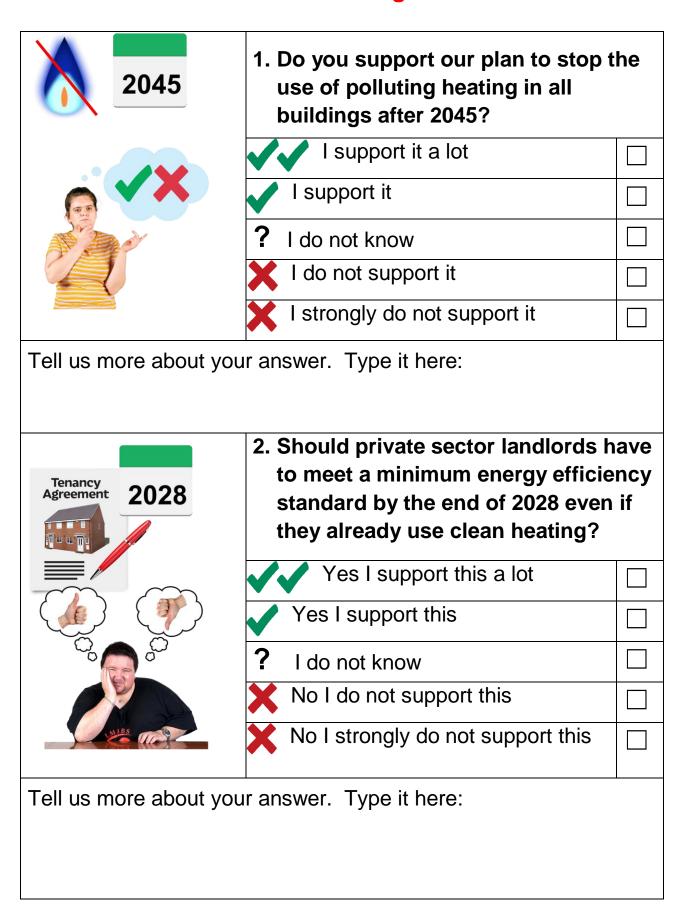
Private rented properties would have to meet the minimum energy efficiency standard even if a clean heating system had been put in.

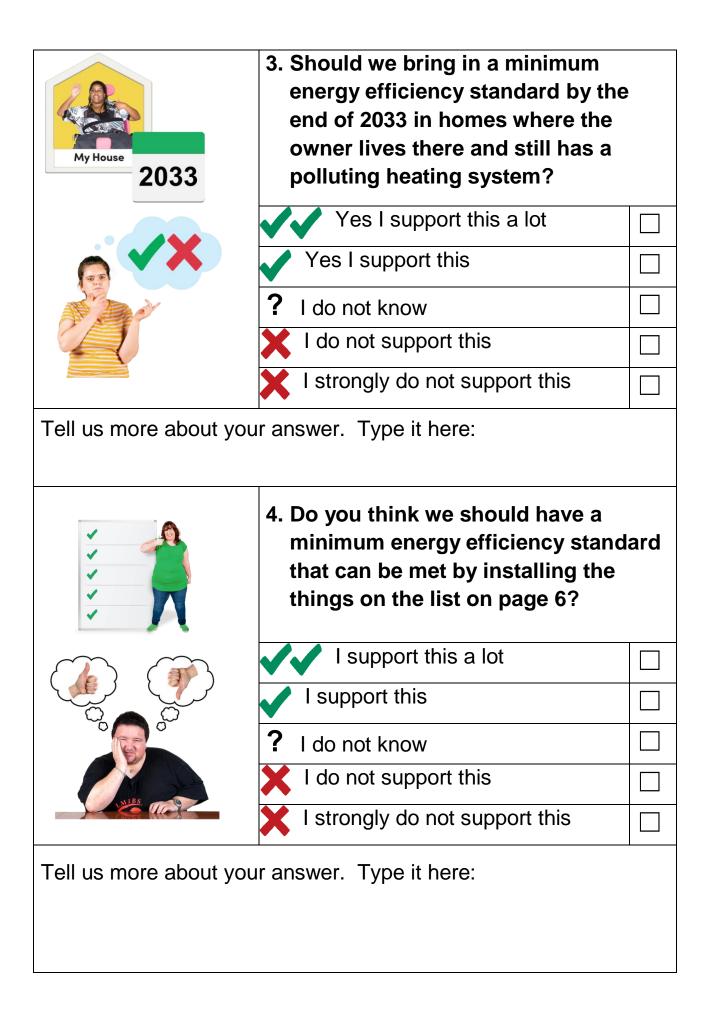


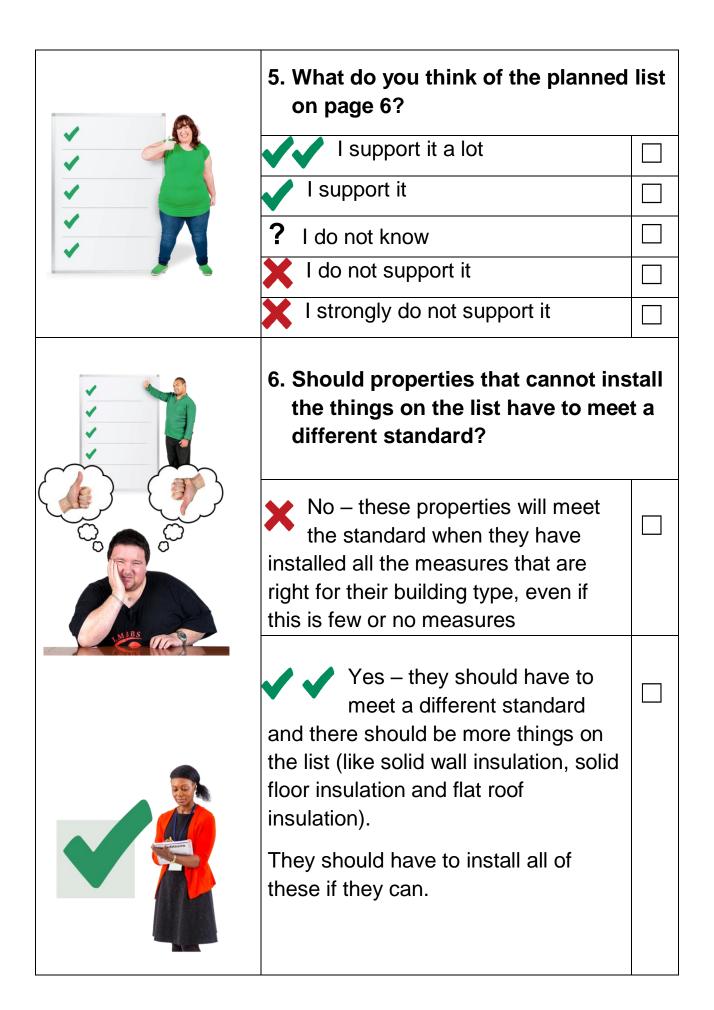
We are not planning to:

- apply the Heat in Buildings Standard to housing rented from a council or housing association
- set a minimum energy efficiency standard for businesses

Questions on the Heat in Buildings Standard







	Yes – they should have to meet a different standard, and more things should be on the list.	
	They should only have to install some of these if they can and they should get extra time to do this.	
	? I do not know	
	7. Do we need a different way to set minimum energy efficiency standard?	the
	Yes	
	No	
	? I do not know	
	Type your answer here:	
\	8. Should bioenergy be allowed?	
2 Propries	You can choose more than 1 answer.	
	No, it should not be allowed	
	Yes, it should be allowed for buildings already using it	
	Yes, it should be allowed for buildings who have no other clean heating system	
	Yes, it should be used more	

Tell us more about your answer.

Type it here:

Property Purchases



We plan that when people buy a property they must make sure it stops using polluting heating before a certain amount of time has passed.

This time is called a grace period.

We are not sure how long to give people and we want to know what you think about this.

We think between 2 and 5 years is right.

A cost cap



12345

We know that making changes will be expensive and that will be a worry for some people.

We are thinking of using a **cost cap** – this means the most amount of money that should be spent to meet the Heat in Buildings Standard.

There are a range of ways that a cost cap could be set:

- a flat cap of:
 - o a cost that applies to all homes
 - a cost that applies to all businesses



 a size-based cap based on the size of the property – for example a large property would pay more



 a purchase price-based cap – a cost that applies to all buildings based on the price paid for the property

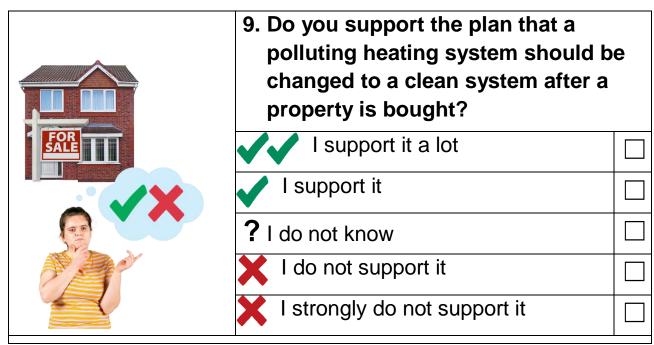
Public buildings



The Bill would include powers to make all buildings owned by a Scottish public authority use clean heating by 2038.

We may have other powers that would make public sector organisations do work by 2038.

Questions on Property Purchases



Tell us more about ye	our answer. Type it here:	
	10. Do you agree that people should get time to stop their use of pollut heating in a property they have bought?	
	yes, it should be 2 years	
	yes it should be 3 years	
	yes it should be 4 years	
	yes it should be 5 years	
	no – there should be no extra time.	
Tell us more about ye	our answer. Type it here:	
E20 .	11. Do you support the plan to limit	
12345	the costs people will have to pay when they buy a new property?	
199	I support it a lot	
	✓ I support it	
	? I do not know	
FARE	I do not support it	
	I strongly do not support it	

???	12. Which cost cap do you support?	
	A flat cost cap	
	A size cost cap	
	A purchase price cost cap	
	None	
	Another way - please tell us what.	
Type your answer he	ere:	
	13. Do you support the idea of as people to change to a clean heat	ting
o VX	system at another time - for example when replacing the heating in you home or business?	•
	when replacing the heating in yo	•
	when replacing the heating in you home or business?	•
	when replacing the heating in you home or business? I support it a lot	•
	when replacing the heating in you home or business? I support it a lot I support it	•
	when replacing the heating in you home or business? I support it a lot I support it I do not know	•
Please tell us more a Type it here:	when replacing the heating in you home or business? I support it a lot I support it I do not know I do not support it I strongly do not support it	•

Connecting to heat networks



Heat networks are one of the clean heating systems that people will be able to use to follow the Heat in Buildings Standard.

Heat networks make heat and use a network of pipes to supply it to nearby homes, businesses, and public buildings.

We want the new Bill to have powers to get buildings in a Heat Network Zone to stop using polluting heating by a certain date.



We plan that:

- any buildings in a Heat Network
 Zone will not need to meet the Heat
 in Buildings Standard when a
 property has been bought
- developers must connect new buildings in Heat Network Zones to a heat network
- businesses must give information about heat they are not using
- buildings with unused heat should give it to a local heat network

Questions about connecting to heat networks

Septembe 5	14. Do you support our plan to mak buildings in a Heat Network Zone stop using polluting heating syste by a certain date?	
5000	I support it a lot	
	✓ I support it	
West Control of the C	? I do not know	
	I do not support it	
	I strongly do not support it	
	15. Do you support our plan to mak developers connect new buildings Heat Network Zones to a heat network?	
	I support it a lot	
	✓ I support it	
	? I do not know	
	I do not support it	
	I strongly do not support it	

	16. Do you support our plan to make businesses give information about heat they are not using?	
	I support it a lot	
	✓ I support it	
	? I do not know	
	I do not support it	
	I strongly do not support it	
	17. Do you support our proposal to make buildings with unused heat give it to a local heat network?	
	I support it a lot	
	✓ I support it	
	? I do not know	
	I do not support it	
	I strongly do not support it	
Tell us more about you	ur answer. Type it here:	

Checking that people follow the rules



There are two ways we could check if people are following the new rules - **EPCs** and **sampling**.



An **EPC** is an Energy Performance Certificate.

The law says any property must have one if it is for sale or rent.

An EPC shows if a building has stopped using polluting heating and has met the minimum energy efficiency standard.



Sampling

We could check some buildings.

We expect these checks would be based on EPC information and properties would not need to be inspected.



We do not plan for there to be any **fines** when the new rules are first brought in.

A **fine** is money to be paid because a rule has not been followed.

Exemptions are when someone does not have to follow the rules.









Exemptions could be:

- buildings that will be knocked down
- buildings that will do the work very soon
- some businesses depending on what heating system them have already

Some people might need more time to make the changes, for example:

- people who have bought their first house
- people who need to follow different rules because of the type of building they have

or homes where there are:

- small children, older people, or disabled people
- people in **poverty** this means not having enough money to buy food or to keep warm



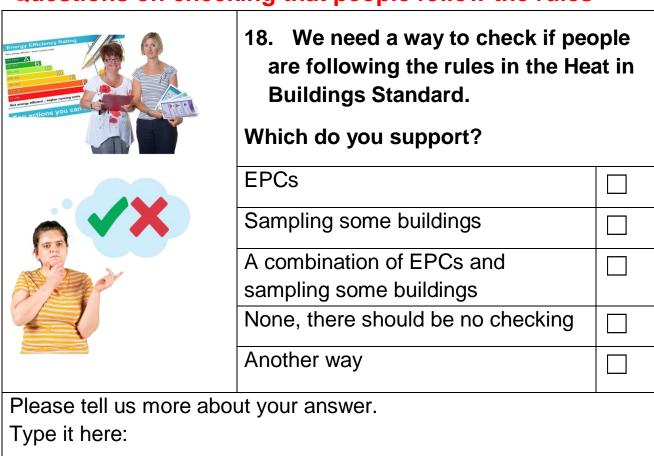
 people on low incomes – this means they do not have enough money coming into their household from work or benefits

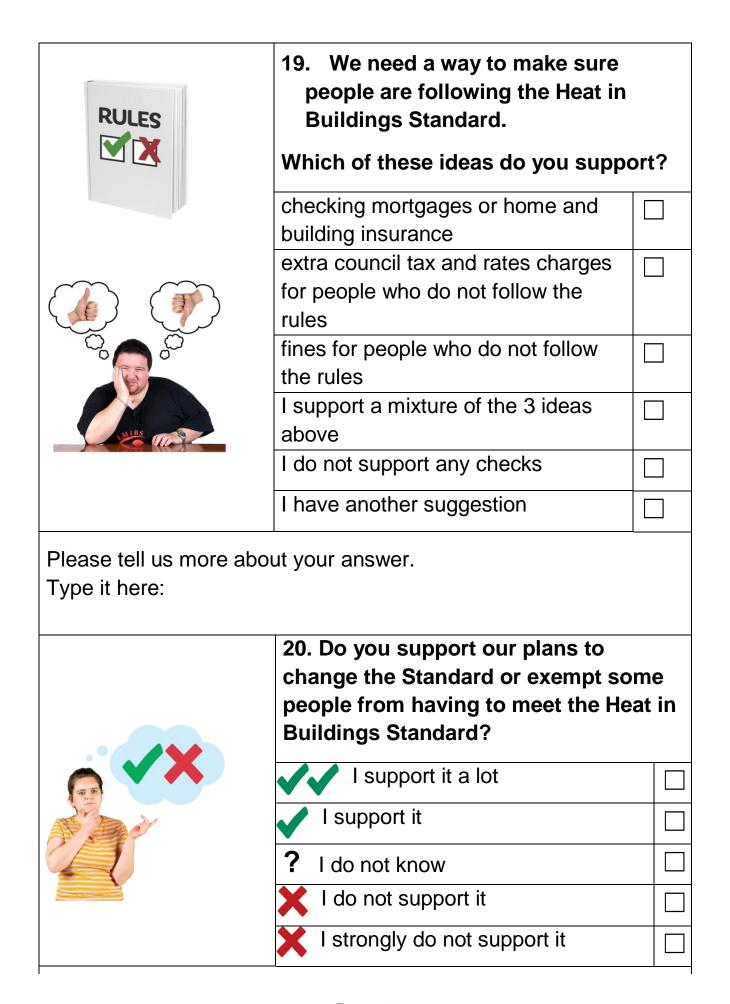
They may get a grant or a free new boiler under the warmer homes scheme.



To make sure rules are fair the Bill will make it easy for people to appeal if they feel the rules are not right or fair

Questions on checking that people follow the rules





Tell us more about you	ur answer. Type it here:	
• • •	usinesses, or buildings, should be able ndard, or should not have to follow the	
	22. Do you support our plan to give some people extra time to meet the Heat in Buildings Standard?	
	I support it a lot	
	I support it	
	? I do not know	
1/0	X I do not support it	
	I strongly do not support it	
Tell us more about you Type it here:	ur answer.	
23. Which people, but should get extra to Type your answer here		

Public sector buildings



Public sector buildings are run by the government to provide a service for the community – like hospitals, schools and council houses.

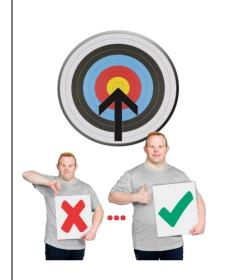
We plan that the Bill should make all buildings owned by Scottish public authorities including councils, use clean heating by the end of 2038.

Questions on public sector buildings

Council	24. Do you support our plan to make buildings owned by a Scottish public authority including council use clean heating by 2038?	
	I support it a lot	
0,00	✓ I support it	
	? I do not know	
William Control	I do not support it	
	I strongly do not support it	
	25. We may put more duties on publ sector organisations. A duty is something that the law says y must do.	

	Which option would you support?	
	Option A - a new duty on public	
	sector organisations to stop them	
	replacing one polluting heating	
	system with another	
	Option B - a new duty for each	
	public body to make a plan to have	
	clean heating in their buildings and	
	to do the work in the plan	
	Option C - a duty for public sector	
	organisations to report the work	
	they have done to move to clean	
	heating by 2038	
	Option D – having no more legal	
	requirements on public sector	
	organisations	
	? I do not know	
Tell us more about your	answer.	1
Type it here:		
туре плете.		

Changes to laws we already have

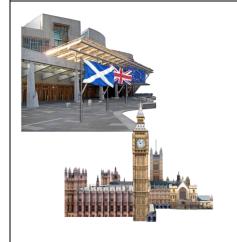


Our Heat in Buildings Strategy sets a target that **22%** of Scotland's heat should be from clean heating systems by 2030.

22% means more than 2 out of every 10 systems should be clean heating.

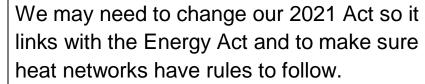
The target does not show if Scotland has less carbon dioxide emissions.

We can change this in The Heat in Buildings Bill.



In 2021 Scotland passed a law called the Heat Networks (Scotland) Act 2021 to support the growth of heat networks.

In 2023 the UK Parliament passed the Energy Act 2023.





We also want to know if you think more changes could be made to the Act to support heat network services.

Questions on changes to the laws we have

	26. Should there be powers in the E to change the renewable heat target?	Bill
X	yes	
	no	
	? I do not know	
	27.Do you think the Heat Networks (Scotland) Act 2021 should be changed to link with the Energy 2023?	Act
(C.C)		
	yes	
LIES (III)	yes no	
WIES (III)		



28. Are there any more changes to the Heat Networks (Scotland) Act 2021 that the Scottish Government needs to make?

Type your answer here:



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