

# Landlords Association Working Group

21.11.23



# Agenda



1. Summary of where we're currently at with the Carbon Neutral Roadmap (Lisette)
  - Electric vehicle incentive
  - Low Carbon Heating incentive
  - Home Energy Audit subsidy scheme
2. Update on technical review (Richard)
  - Building Research Establishment
  - Energy Saving Trust
3. Update on law drafting (Kate)
  - Latest developments
  - High level overview of what the legislation will cover
  - Proposed timetable
- Discussion

# Carbon Neutral Roadmap update



## HT1 - Supporting low carbon heating systems and home insulation

The Government of Jersey will:  
Provide a subsidy to enable both householders and commercial businesses to transition to low carbon heating systems. The scheme will run from 2022.



## HT3 – Energy Performance Certificates

The Government of Jersey will:  
Develop and introduce legislation to make both domestic and commercial Energy Performance Certificates mandatory at the point of sale and rental by the end of 2024, with minimum standards being brought in sequentially from 2026.



Government will also ensure that Energy Performance Certificates are displayed on public buildings by 2025.

## TR1 – Speeding up adoption of electric vehicles

The Government of Jersey will:

1. subsidise the cost of an electric vehicle at the point that it is first registered on the Island (for both new and imported second-hand vehicles),
2. continue to offer subsidised public parking until a new parking plan is in place (as required by the Sustainable Transport Policy),
3. exempt electric vehicles from planned increases in vehicle emissions duty,
4. work with Jersey Electricity to agree a scale-up plan for electric vehicle charging infrastructure that:
  - subsidises the cost of domestic electric charging infrastructure,
  - continues to deliver off-street electric vehicle charging points across the Island
  - trials on-street charging infrastructure to identify the right solution for Jersey, including exploring consequential amendments to planning regulation where appropriate ,
  - improves the visibility of charger availability across the Island.





# Electric vehicle incentives

## Incentive Applications & Redemptions

	Sep-23	Oct-23	Cumulative
Total No. of Applications received	72	66	174
No. of Approved Redemptions	75	72	155

## Incentive Applications & Redemptions

	Sep-23	Oct-23	Cumulative
Total No. of approved applications	9	7	16
No. of Approved Redemptions	1	3	4

- EV purchase incentive uptake is going very well
- EV charger incentive is much slower
- £350 towards the cost of an electric vehicle smart charger
- Landlords can apply for up to 10 incentives, however only 1 charger is allowed to be installed at each premises.
- [www.gov.je/goelectriccharger](http://www.gov.je/goelectriccharger)



# Low Carbon Heating Incentive

	Sep-23	Oct-23	Cumulative
<b>Total No. of Applications</b>	<b>28</b>	<b>24</b>	<b>153</b>
No. of Low Income Applications	3	1	10
No. of Approved Redemptions	17	34	83

- 4 approved contractors – working hard to get more on board
- Contractor Quality Scheme – seems to be working well with MCS but recognise that additional administrative requirements to ensure high quality work
- Working closely with Highlands to ensure heating design course and heat pump courses provision supports
- Initiating a pilot to look at potential to add HVO boiler conversions into the scheme
- Scheme now extended to landlords
- Requirement for EPCs as entry point into the scheme but finding it difficult to get energy efficiency improvements to be made as part of the grant funded work
- Ministers are keen for landlords to undertake energy efficiency improvements as part of the work



# Home Energy Audit Subsidy

- Seen large acceleration in number of subsidies applied for since the heating incentive was launched
- Also seen large numbers of new domestic assessors completing the training
- Currently working through agreement with Ministers as to how long and at what level the domestic subsidy will continue for
- The Carbon Neutral Roadmap allocated £355,000 from the Climate Emergency Fund for the EPC policy for 2022-2025, to cover legislation development and 800 energy audit incentives
- We're on course to approve around 1,400 domestic subsidies in 2023
- Supportive of continuing with some level of subsidy but need to find the right transition towards the mandatory introduction in 1.1.26 and get agreement for the funding

# EPC Technical Reviews



- Building Research Establishment carrying out a technical review of the models used to generate the domestic and commercial EPCs - rdSAP and iSBEM
- Review commissioned to determine differences between Jersey and English models
- Desktop assessment of these differences using identical example buildings to highlight input and output differences
- Energy Savings Trust commissioned to review the wider aspects of EPCs
- Includes detailed stakeholder engagement to understand areas of strength and weakness of systems, processes and functionality
- The BRE work will feed into the EST review
- Both reviews to be complete and reports due by early December

# Energy Performance Assessment (Jersey) Law 202-



- Expecting first draft from the Law drafting Office by the end of November.
- Formal consultation on the draft law and on the reviews planned for Q1-2 2024.
- Further expert advice being sought on applicability of draft law to heritage buildings and exemptions.
- Consultation on minimum standards as they are developed (~2027).
- We will continue to refine the assessment tools and methodology, incorporating outputs from -
  - the technical review.
  - the domestic and non-domestic pilot and scheme.
  - The consultation.
  - continued developments in the UK.



# Energy Performance Assessment (Jersey) Law 202-



## Mandatory Jersey Energy Performance Assessments – subject to drafting

- The **circumstances** under which an energy performance assessment is required (i.e. on sale or first rental).
- How the **requirements must be demonstrated** (i.e.. a valid certificate, display on any advertisement).
- **Exemptions** to requirements.
- A scheme to allow for the **approval and accreditation of assessors**.
- **Prescribing elements of the assessment**.
- Keeping, registration and handling of data, and a **public register**.

## Minimum standards of performance – subject to drafting

- Provisions to **enable minimum standards** to be set for buildings and building units of a certain type or use.
- Provisions to **require reasonable action** to meet minimum standards.
- Provision for **exemptions** on requirements to meet standards.
- Provision for **limits on the cost** of the investment required to meet the minimum standard.

## Other provisions – subject to drafting

- Requirement for **public buildings** to display their assessment.
- Capacity for **guidance** on the requirements/good practice.
- For other reasonable requirements for the purposes of determining and regulating the energy performance of buildings – i.e. **administration and regulatory arrangements**.

# Energy Performance Assessment (Jersey) Law 202-



February 2024	Public consultation on draft law and technical reviews
December 31 <sup>st</sup> 2024	Lodging of draft Energy Performance Assessment (Jersey) Law 202- for debate in the Assembly
December 31 <sup>st</sup> 2025	Large public buildings must display JEPA rating
January 1st 2026	Jersey Energy Performance Assessment on sale or rental to be introduced
January 1st 2028	Minimum standards will be introduced after this date, and not before, and will be subject to further consultation



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