

Four policy pillars for the Heat and Buildings Strategy

This document has been produced by Regen in advance of the publication of the Heat and Buildings Strategy to outline what we view as the key policy pillars that must be laid out by this generation-defining strategy. Our views are independent and informed by our analysis, as well as interactions with industry stakeholders and our members. If you would like to find out more about our work in heat and buildings, please contact mhoward@regen.co.uk.


Strategic national and local action



A clear strategy to support a **nationwide programme of retrofit** that improves our building stock and reduces the amount of low carbon heat required



Regulation providing an **end date to phase out fossil fuels in domestic heating** before 2033, with a plan for phase out that provides clear signals to building owners that decarbonisation will be universal



Zoning that identifies where heat networks and hydrogen can be delivered within a timeframe consistent with the climate emergency

01

Regulation

Requirement that, from 2025, existing dwellings sold should meet minimum energy efficiency requirements (e.g. EPC C), either at the point of sale or within 12 months of completion

Requirement that, from 2030, dwellings sold should have low carbon heat appliances and appliances that fail should be replaced with a low carbon alternative

Requirement for Local Authorities to identify and coordinate strategic approaches to heat zoning and retrofit, e.g. identifying streets where coordinated application of External Wall Insulation or shared heat pump ground arrays would be feasible

02

Funding and incentives

Bespoke support, tailored to different households

More nuanced than binary of fuel poor and 'able to pay'

Scaled back as industry becomes self-sustaining

Stamp Duty Land Tax rebate if measures are installed within six months of property purchase

0% VAT for low carbon heat and energy efficiency measures

Remove levy distortion from electricity bills

'Building Renovation Passports' at key trigger points

Long-term, multi-year funded support scheme for energy efficiency and low carbon heat retrofit

A range of incentives that encourage households to switch to low carbon heat

03

Local leadership

Local strategic planning developed by the local authority, in partnership with key local stakeholders including the network operators, can deliver low carbon heating in the most efficient, place-based manner with the appropriate technology in the appropriate homes.

