



T: 0300 244 4000  
E: [scottish.ministers@gov.scot](mailto:scottish.ministers@gov.scot)

Ariane Burgess (Convener),  
Local Government, Housing and Planning  
Committee,  
The Scottish Parliament,  
Edinburgh,  
EH 99 1SP  
Via email: [localgov.committee@parliament.scot](mailto:localgov.committee@parliament.scot)

30 January 2024

Dear Convener,

I am writing to you and the committee for Local Government, Housing and Planning with an update on the New Build Heat Standard (contained within the Building (Scotland) Amendment Regulations 2023 (SSI 2023/177)). The Standard's purpose is to ensure that all new buildings with a warrant on or after 1 April 2024 have clean heating (also called Zero Direct Emissions heating). This will help us in our journey to decarbonise our homes and buildings by 2045.

The Committee heard evidence on the Standard in a session on 12 September 2023 and, following this, I promised to write to the Committee once accompanying guidance had been published.

Change is implemented through the new standard 6.11 'Heating and hot water – direct emission heating system' which requires that buildings should not be heated by means of a 'direct emission heating system'. This is a system which results in generation of greenhouse gas emissions at the point of use, at the building.

Systems prohibited under the Standard include boilers and other combustion appliances which use fossil fuels (oil and gas), as well as biofuels. Permitted technologies include electric heat pumps, direct electric heating (such as storage heaters, electric boilers and infrared heating), solar thermal storage, and heat supplied from heat networks (regardless of their fuel source).

The Standard applies to any fixed building services installed to provide space heating or cooling or hot water to a new building. It does not apply to the production of heat for industrial or commercial process.

Scottish Ministers, special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See [www.lobbying.scot](http://www.lobbying.scot)



I'm pleased to confirm that the updated Building Standards Technical Handbooks, which accompany the requirements set out in the legislation, have now been published. These provide further detail on the requirements of the Standard including the limitations around the installation of direct emissions heating for use in emergency and requirements for conversions where the Standard applies. The same requirements apply to both domestic and non-domestic buildings. A copy of the detailed provisions is contained in Annex A of this letter.

The introduction of the Standard follows improved energy standards introduced into building regulations in February 2023. The overall performance targets set for new buildings by the 2023 standards are unchanged other than the addition of this restriction on the heating systems which may be installed in new buildings. This has meant that the facility to develop and implement solutions that are compliant with the new Standard has been available to designers and developers for the past year.

The Technical Handbooks can be viewed at: [Building standards - gov.scot \(www.gov.scot\)](http://www.gov.scot/building-standards)

- Domestic: [Building standards technical handbook April 2024: domestic - gov.scot \(www.gov.scot\)](http://www.gov.scot/building-standards-technical-handbook-april-2024-domestic)
- Non-domestic

A factsheet on the New Build Heat Standard can be found at: [New Build Heat Standard: factsheet - gov.scot \(www.gov.scot\)](http://www.gov.scot/new-build-heat-standard-factsheet)

Your Sincerely,



**PATRICK HARVIE**

Scottish Ministers, special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See [www.lobbying.scot](http://www.lobbying.scot)

St Andrew's House, Regent Road, Edinburgh EH1 3DG  
[www.gov.scot](http://www.gov.scot)



INVESTORS  
IN PEOPLE

Accredited  
Until 2020

