SECOND SUPPLEMENT TO THE GIBRALTAR GAZETTE

No. 5289 GIBRALTAR Thursday 19th March 2026

LEGAL NOTICE NO. 48 OF 2026

ENVIRONMENT ACT 2005

ENVIRONMENT (ENERGY PERFORMANCE OF BUILDINGS) (AMENDMENT) REGULATIONS 2026

In exercise of the powers conferred on it by section 18(c) of the Environment Act 2005, and all other enabling powers, and in order to implement in the Law of Gibraltar Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings and recasting Directive 2010/31/EU, the Government has made these Regulations-

Title.

1. These Regulations may be cited as the Environment (Energy Performance of Buildings) (Amendment) Regulations 2026.

Commencement.

2. These Regulations come into operation on the date of publication.

Amendment of the Environment (Energy Performance of Buildings) Regulations 2012.

3. The Environment (Energy Performance of Buildings) Regulations 2012 are amended in accordance with the provisions of these Regulations.

Amendment of Regulation 2.

4. In regulation 2(1)–

(a) insert the following after the definition of "air-conditioning system"-

> ""assessment boundary" means the boundary where the delivered energy and exported energy are measured or calculated;
>
> "bicycle parking space" means a designated space for parking at least one bicycle;
>
> "bi-directional recharging" means a smart recharging operation where the direction of the electricity flow can be reversed, allowing that electricity flows from the battery to the recharging point it is connected to;";

(b) insert the following after the definition of "building unit"-

““calculation interval’ means the discrete time interval used for the calculation of the energy performance;

“car park physically adjacent to a building” means a car park which is intended for the use of residents, visitors or workers of a building and which is located within the property area of the building or is in the direct vicinity of the building;”;

(c) insert the following after the definition of “competent authority”-

““cooling generator” means the part of an air-conditioning system that generates useful cooling for uses identified in Schedule 1;”;

(d) insert the following after the definition of “cost-optimal level”-

““deep renovation” means a renovation which is in line with the ‘energy efficiency first’ principle, which focuses on essential building elements, and which transforms a building or building unit-

(a) before 1 January 2030, into a nearly zero-energy building;

(b) from 1 January 2030, into a zero-emission building;

“delivered energy” means energy, expressed per energy carrier, supplied to the technical building systems through the assessment boundary, to satisfy the uses taken into account or to produce the exported energy;

“digital building logbook’ means a common repository for all relevant building data, including data related to energy performance such as energy performance certificates, renovation passports and smart readiness indicators, as well as data related to the life-cycle GWP, which facilitates informed decision making and information sharing within the construction sector, and among building owners and occupants, financial institutions and public authorities;”;

(e) in the definition of “cogeneration” remove “or both electrical and mechanical energy”;

(f) replace the definition of “cost-optimal level” with-

““cost-optimal level” means the energy performance level which leads to the lowest cost during the estimated economic life cycle, where:

(a) the lowest cost is determined taking into account the category and use of the building concerned, energy related investment costs on

the basis of official forecasts, maintenance and operating costs (including energy costs taking into account the cost of greenhouse gas allowances), environmental and health externalities of energy use, earnings from energy produced on-site (where applicable), waste management costs (where applicable); and

(b) the estimated economic life cycle is determined by the competent authority and refers to the remaining estimated economic life cycle of a building where energy performance requirements are set for the building as a whole, or to the estimated economic life cycle of a building element where energy performance requirements are set for building elements;";

(g) in the definition of "Directive", replace "Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010" with "Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024";

(h) in the definition of ""district heating" or "district cooling"" insert "or decentralised" after "central";

(i) replace the definition of "energy from renewable sources" with-

""energy from renewable sources" means energy from renewable non-fossil sources, namely wind, solar (solar thermal and solar photovoltaic) and geothermal energy, osmotic energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas, and biogas;";

(j) insert the following after "energy from renewable sources"-

""energy from renewable sources produced nearby" means energy from renewable sources, produced within a local or district-level perimeter of a particular building, which fulfils all of the following conditions-

(a) it can be distributed and used only within that local and district-level perimeter through a dedicated distribution network;

(b) it allows for the calculation of a specific primary energy factor valid only for the energy from renewable sources produced within that local or district-level perimeter; and

(c) it can be used on-site through a dedicated connection to the energy production source, where that dedicated connection requires specific equipment for the safe supply and metering of energy for self-use of the building;

"energy needs" means the energy to be delivered to, or extracted from, a conditioned space to maintain the intended space conditions during a given period of time, disregarding any technical building system inefficiencies;";

(k) in the definition of "energy performance of a building" insert "domestic" before "hot water";

(l) insert the following after "energy performance of a building"-

""energy poverty" means a household's lack of access to essential energy services, where such services provide basic levels and decent standards of living and health, including adequate heating, hot water, cooling, lighting, and energy to power appliances, existing social and other relevant policies, caused by a combination of factors, including at least non-affordability, insufficient disposable income, high energy expenditure and poor energy efficiency of homes;

"energy use'" or "energy consumption" means energy input to a technical building system providing an EPB service intended to satisfy an energy need;";

(m) insert the following after the definition of "European standard"-

""exported energy" means the proportion of the renewable energy, expressed per energy carrier and per primary energy factor, that is exported to the energy grid instead of being used on-site for self-use or for other on-site uses;";

(n) in the definition of "heat generator" insert "for uses identified in Schedule 1" after "useful heat";

(o) insert the following after the definition of "heating system"-

"""'indoor environmental quality" means the result of an assessment of the conditions inside a building that influence the health and wellbeing of its occupants, based upon parameters such as those relating to the temperature, humidity, ventilation rate and presence of contaminants;
""life-cycle global warming potential" or "life-cycle GWP" means an indicator which quantifies the global warming potential contributions of a building along its full life cycle;";

(p) insert the following after the definition of "major renovation"-

""measured" means measured by a relevant device, such as an energy meter, a power meter, a power metering and monitoring device, or an electricity meter;

""minimum energy performance standards" means rules that require existing buildings to meet an energy performance requirement as part of a wide renovation plan for a building stock or at a trigger point on the market such as sale, rent, donation or change of purpose within the land registry, in a period of time or by a specific date, thereby triggering the renovation of existing buildings;";

(q) after the definition of "new building" insert-

""non-renewable primary energy factor" means an indicator that is calculated by dividing the primary energy from non-renewable sources for a given energy carrier, including the delivered energy and the calculated energy overheads of delivery to the points of use, by the delivered energy;

"on-site" means in or on a particular building or on the land on which that building is located;

"operational greenhouse gas emissions" means greenhouse gas emissions associated with the energy consumption of the technical building systems during the use and operation of the building;

"other on-site uses' means on-site uses other than EPB services, including appliances, miscellaneous and ancillary loads, or electro-mobility recharging points;";

(r) insert the following after the definition of "primary energy"-

""pre-cabling" means all measures that are necessary to enable the installation of recharging points, including data transmission, cables, cable routes and, where necessary, electricity meters;";

(s) insert the following after the definition of "recharging point"-

""renewable primary energy factor" means an indicator that is calculated by dividing the primary energy from renewable sources from an on-site, nearby or distant energy source that is delivered via a given energy carrier, including the delivered energy and the calculated energy overheads of delivery to the points of use, by the delivered energy;

"renovation passport" means a tailored roadmap for the deep renovation of a specific building in a maximum number of steps that will significantly improve its energy performance;

"residential building or building unit" means a room or suite of rooms in a permanent building or a structurally separated part of a building which is designed for all-year habitation by one private household;";

(t) insert the following after the definition of "SBEM-GI"-

""""self-use" means the use of energy from renewable sources produced on-site or energy from renewable sources produced nearby by on-site technical systems for EPB services;

"smart recharging" means a capability for both public and private charging points to support grid stability, increase renewable energy consumption, and reduce costs;

"split incentives" means the lack of fair and reasonable distribution of financial obligations and rewards relating to energy efficiency investments among the actors concerned, for example the owners and tenants or the different owners of building units, or owners and tenants or different owners of multi-apartment or multi-purpose buildings;

"staged deep renovation" means a deep renovation carried out in a maximum number of steps, asset out in a renovation passport;";

(u) delete the definition of "technical building system" the first time that it appears;

(v) replace the definition of "technical building system" with-

""technical building system" means technical equipment of a building or building unit for space heating, space cooling, ventilation, domestic hot water, built-in lighting, building automation and control, on-site renewable electricity generation and energy storage, or a combination thereof, including those systems using energy from renewable sources;";

(w) after the definition of "technical building system" insert-

""total primary energy factor" means the sum of renewable and non-renewable primary energy factors for a given energy carrier;

"useful floor area" means the area of the floor of a building needed as parameter to quantify specific conditions of use that are expressed per unit of floor area and for the application of the simplifications and the zoning and allocation or re-allocation rules;

"vulnerable households" means households in energy poverty or households, including lower middle-income households, that are particularly exposed to high energy costs and that lack the means to renovate the building that they occupy;

"whole-life-cycle greenhouse gas emissions" means greenhouse gas emissions that occur over the whole life cycle of a building, including the production and transport of construction products, construction-site activities, the use of energy in the building and replacement of construction

products, as well as demolition, transport and management of waste materials and their reuse, recycling and final disposal;

"zero-emission building" means a building with a very high energy performance, as determined in accordance with Schedule 1, requiring zero or a very low amount of energy, producing zero on-site carbon emissions from fossil fuels and producing zero or a very low amount of operational greenhouse gas emissions, in accordance with regulation 10."

Amendment of Regulation 3.

5.(1) In regulation 3(2)(f) remove the "and".

(2) In regulation 3(2)(g) replace the "." with ";".

(3) After regulation 3(2)(g) insert-

"(h) the application of minimum energy performance standards to existing buildings and existing building units, in accordance with regulations 3A and 8A;

(i) The calculation and disclosure of the life-cycle global warming potential of buildings;

(j) solar energy in buildings;

(k) renovation passports;

(l) Gibraltar's building renovation plans;

(m) sustainable mobility infrastructure in and adjacent to buildings;

(n) smart buildings;

(o) regular inspection of ventilation systems in buildings; and

(p) the indoor environmental quality performance of buildings."

Insertion of new Regulation 3A.

6. After regulation 3, insert-

"**Gibraltar building renovation plans.**

3A.(1) The competent authority shall establish a building renovation plan for Gibraltar to ensure the renovation of the stock of residential and non-residential buildings, both public and private, into a highly energy-efficient and decarbonised building

stock by 2050, with the objective to transform existing buildings into zero-emission buildings.

(2) The Gibraltar building renovation plan shall include-

(a) an overview of the building stock in Gibraltar for different building types and construction periods, based, as appropriate, on statistical sampling and the database for energy performance certificates pursuant to regulation 13A, an overview of market barriers and market failures and an overview of the capacities in the construction, energy efficiency and renewable energy sectors, and of the share of vulnerable households based, as appropriate, on statistical sampling;

(b) a roadmap with established targets and measurable progress indicators, including the reduction of the number of people affected by energy poverty, with a view to achieving a 2050 climate neutrality goal;

(c) an overview of implemented and planned policies and measures, supporting the implementation of the roadmap pursuant to subregulation 3A(2)(b);

(d) an outline of the investment needs for the implementation of the building renovation plan, the financing sources and measures, and the administrative resources for building renovation;

(e) the thresholds for the operational greenhouse gas emissions and annual primary energy demand of a new or renovated zero-emission building pursuant to regulation 10A;

(f) minimum energy performance standards for non-residential buildings on the basis of maximum energy performance thresholds pursuant to regulation 8A;

(g) a trajectory for the renovation of the residential building stock, including the 2030 and 2035 milestones for average primary energy use in kWh/(m^2.y) pursuant to regulation 8A; and

(h) an evidence-based estimate of expected energy savings and wider benefits, including those related to indoor environmental quality.

(3) The roadmap referred to in subregulation (3A)(2)(b) of shall include-

(a) targets for 2030, 2040 and 2050 as regards the annual energy renovation rate;

(b) the primary and final energy consumption of the building stock and its operational greenhouse gas emission reductions;

(c) specific timelines for non-residential buildings to comply with lower maximum energy performance thresholds pursuant to regulation 8A, by 2040 and 2050, in line with the pathway for transforming the building stock into zero-emission buildings; and

(d) an evidence-based estimate of expected energy savings and wider benefits, including those related to indoor environmental quality.

(4) Where an overview of specific policies and measures as referred to in subregulation 3A(3)(c) or an outline of specific investment needs as referred to in subregulation 3A(3)(d) is already included in the competent authority's energy and climate plans, a clear reference to the relevant parts of the energy and climate plans may be included in the Gibraltar building renovation plan in place of a fully developed overview.

(5) On a date to be published by the Minister in the Gazette and every five years thereafter, the competent authority shall prepare and publish on its website its Gibraltar building renovation plan, using the template set out in Schedule 3.

(6) In preparing the Gibraltar building renovation plan, the competent authority shall carry out a public consultation which shall involve local authorities and other socioeconomic partners, including organisations and bodies working with vulnerable households.

(7) The competent authority shall annex a summary of the results of the public consultation referred to in subregulation 3A(6) to its Gibraltar building renovation plan.

(8) The competent authority shall annex the details of the implementation of its most recent long-term renovation strategy or building renovation plan to its next building renovation plan, indicating whether its targets have been achieved.".

Amendment of Regulation 4.

7. After regulation 4(2), insert-

"(3) The methodology for calculating the energy performance of buildings shall be based not only on the season in which heating or air-conditioning is required, but shall cover the annual energy performance of a building.

(4) The methodology shall take into account existing European standards and shall ensure the representation of actual operating conditions and enable the use of measured energy to verify correctness and for comparability.

(5) The calculation methodology shall recognise and account for the benefits of maximising the use of on-site renewable energy, including for other uses, such as electric vehicle recharging points.".

Amendment of Regulation 5.

8.(1) In regulation 5(1) insert "and, where relevant, more stringent reference values such as nearly zero-energy building requirements and zero-emission buildings requirements" after "cost-optimal levels".

(2) After regulation 5(3) insert-

"The competent authority may set the requirements for building elements at a level that would facilitate the effective installation of low temperature heating systems in renovated buildings.".

(3) In regulation 5(4) insert "at least" before "cost optimal levels".

(4) In regulation 5(6)(a) replace "general" with "optimal".

(5) In regulation 5(6)(b) insert ",the results of the cost-optimal calculation set out in regulation 6, and updated energy and climate targets and policies" after "building sector".

Amendment of Regulation 6.

9.(1) In regulation 6(1) replace "Article 5(1) of the Directive" with "Article 6(1) of the Directive".

(2) After regulation 6(1) insert-

"6(2) When calculating the cost-optimal levels of minimum energy performance requirements, the competent authority may take into account the life-cycle GWP.".

(3) In regulation 6(5) insert "by more than 15 %" after "minimum levels of energy performance requirements" the second time that it appears.

(4) In regulation 6(5) replace "shall establish a plan outlining appropriate steps to significantly reduce the gap by the next review of the energy performance requirements as referred to in regulation 5(1) with "shall adjust the minimum energy performance requirements in place within 24 months of the availability of the results of that comparison".

Amendment of Regulation 7.

10. Substitute regulation 7 with-

"7.(1) A person who constructs a new building shall ensure that as from the 1st January 2028, new buildings owned by public authorities and, as from the 1st January 2030, all new buildings, are zero emission buildings pursuant to regulation 10A.

(2) Until the application of the requirements under subregulation (1), a person who constructs a new building shall ensure that building is at least a zero-energy building and meets the minimum energy performance requirements set out in regulation 5.

(3) Where public authorities intend to occupy a new building that they do not own, they shall encourage the owner of the building for that building to be a zero-emission building.

(4) A person who constructs a new building shall ensure that the life-cycle GWP is calculated in accordance with Schedule 4 which calculation shall be disclosed in the energy performance certificate of the building-

(a) from 1 January 2028, for all new buildings with a useful floor area larger than 1 000 m2;

(b) from 1 January 2030, for all new buildings.

(5) The competent authority may decide not to apply subregulations (1) to (4) to buildings for which building permit applications or equivalent applications, including for change of use, have already been submitted by the dates pursuant to subregulations (1) to (4).

(6) By the 1st January 2027, the competent authority shall prepare and publish on its website a roadmap detailing the introduction of limit values on the total cumulative life-cycle GWP of all new buildings and set targets for new buildings from 2030, considering a progressive downward trend, as well as maximum limit values, detailed for different climatic zones and building typologies.

(7) The competent authority shall issue guidance, in relation to new buildings, which addresses issues of optimal indoor environmental quality, adaptation to climate change, fire safety, risks related to intense seismic activity, carbon removals associated to carbon storage in or on buildings.".

Amendment of Regulation 8.

11.(1) In regulation 8(5)(b) remove the "and".

(2) In regulation 8(5)(c) replace the "." with ";" and insert-

"(d) the removal of hazardous substances (including asbestos); and

(e) accessibility for persons with disabilities.".

Insertion of new Regulations 8A, 8B and 8C.

12. Insert the following after regulation 8-

"**Minimum energy performance standards for non-residential buildings and trajectories for progressive renovation of residential building stock.**

8A.(1) The competent authority shall establish minimum energy performance standards for non-residential buildings which ensure that those buildings do not exceed the specified maximum energy performance threshold, as referred to in subregulation (8), expressed by a numeric indicator of primary or final energy use in kWh/(m^2.y), by the dates specified in subregulation (8).

(2) The maximum energy performance thresholds shall be established on the basis of the non-residential building stock as at 1 January 2020, based on available information and, where appropriate, on statistical sampling.

(3) For the purposes of subregulation (2), the competent authority shall exclude from the baseline any non-residential buildings that are exempted pursuant to regulation 5(8).

(4) The competent authority shall set a maximum energy performance threshold to the effect that 16 % of non-residential building stock is above that threshold (the '16 % threshold').

(5) The competent authority shall also set a maximum energy performance threshold to the effect that 26 % of non-residential building stock is above that threshold (the '26 % threshold').

(6) For the purposes of subregulations (4) and (5) the competent authority may set the maximum energy performance thresholds with reference to the non-residential building stock as a whole or per building type or category of building.

(7) The competent authority may set the thresholds at a level corresponding to a specific energy performance class, provided that they comply with subregulations (4) and (5).

(8 The minimum energy performance standards shall ensure, at least, that all non-residential buildings are below the 16% threshold from 2030 and the 26% threshold from 2033.

(9) The competent authority will monitor compliance of individual non-residential buildings with the 16% threshold and the 26% threshold on the basis of energy performance certificates or, where appropriate, other available means.

(10) In its roadmap referred to in regulation 3A(5), the competent authority shall establish specific timelines for non-residential buildings to comply with lower maximum energy performance thresholds by 2040 and 2050, in line with the pathway for transforming the building stock into zero-emission buildings.

(11) The competent authority may establish and publish criteria to exempt individual non-residential buildings-

(a) in light of the expected future use of those buildings;

(b) in light of serious hardship; or

(c) in the case of an unfavourable cost-benefit assessment,

from requirements of subregulations (1)-(17).

(12) The criteria referred to in subregulation (11) shall be clear, precise and stringent and shall ensure equal treatment between non-residential buildings.

(13) When establishing those criteria, the competent authority shall enable the *ex ante* assessment of the potential share of non-residential buildings covered and shall avoid a disproportionate number of non-residential buildings from being exempted.

(14) The competent authority shall publish a report on its website on the criteria as part of the Gibraltar building renovation plans.

(15) Where the overall renovation necessary to achieve the energy performance thresholds specified in this section has an unfavourable cost-benefit assessment for a given non-residential building, the competent authority shall require that, for that given non-residential building, at least those individual renovation measures with a favourable cost-benefit assessment are implemented.

(16) To the extent that the national non-residential building stock, or part of it, is seriously damaged by a natural disaster, the competent authority may temporarily adjust the maximum energy performance threshold so that the energy renovation of damaged non-residential buildings replaces the energy renovation of other worst-performing non-residential buildings, whilst ensuring that a similar percentage of the non-residential building stock undergoes energy renovation.

(17) The competent authority shall report the adjustment referred to in subregulation (16) and its projected length in its national building renovation plan.

(18) The competent authority shall establish a trajectory for the progressive renovation of the residential building stock in line with the roadmap and the 2030, 2040 and 2050 targets contained in the Gibraltar building renovation plan.

(19) The competent authority shall ensure that the trajectory for the progressive renovation of the residential building stock shall be expressed as a decrease in the average primary energy use in kWh/(m^2.y) of the entire residential building stock over the period from 2020 to 2050, and shall identify the number of residential buildings and residential building units or floor area to be renovated annually, including the number or floor area of the 43 % worst-performing residential buildings and residential building units.

(20) The competent authority shall ensure that the average primary energy use in kWh/(m^2.y) of the entire residential building stock:

(a) decreases by at least 16 % compared to 2020 by 2030;

(b) decreases by at least 20-22 % compared to 2020 by 2035;

(c) by 2040, and every 5 years thereafter, is equivalent to, or lower than the determined value derived from a progressive decrease in the average primary energy use from 2030 to 2050, in line with the transformation of the residential building stock into a zero-emission building stock.

(21) The competent authority shall ensure that at least 55 % of the decrease in the average primary energy use is achieved through the renovation of the 43 % worst-performing residential buildings.

(22) For the purposes of subregulation (21), the competent authority may count the decrease in the average primary energy use achieved by the renovation of residential buildings affected by natural disasters such as earthquakes and floods towards the share achieved by means of the renovation of the 43 % worst-performing residential buildings.

(23) In order to achieve the required decrease in the average primary energy use of the entire residential building stock, the competent authority may put in place measures such as minimum energy performance standards, technical assistance and financial support measures, where feasible.

(24) For the purposes of subregulation (22), the competent authority shall not disproportionately exempt rental residential buildings or building units.

(25) The competent authority shall report in the Gibraltar building renovation plan the methodology used and data gathered for estimating the values referred to in subregulations (20) to (22).

(26) The trajectory for the progressive renovation of the residential building stock shall refer to data on the national residential building stock, based, as appropriate, on statistical sampling and energy performance certificates.

(27) If the average fossil share of energy use in residential buildings is lower than 15 %, the competent authority may adjust the levels laid down in subregulations (20)(a) and (20)(b), to ensure that the average primary energy use in kWh/(m^2.y) of the entire residential building stock by 2030, and every five years thereafter, is equivalent to, or lower than a determined value derived from a linear decrease in the average primary energy use from 2020 to 2050, in line with the transformation of the residential building stock into a zero-emission building stock.

(28) In addition to primary energy use, the competent authority may establish additional indicators of non-renewable and renewable primary energy use, and of operational greenhouse gas emissions produced in $kgCO_2eq/(m^2.y)$.

(29) In accordance with regulation 11, the competent authority shall support compliance, where reasonably practical to do so, with minimum energy performance standards by-

(a) providing appropriate financial measures, in particular those targeting vulnerable households, people affected by energy poverty or, where applicable, living in social housing;

(b) providing technical assistance, including through one-stop shops with a particular focus on vulnerable households and, where applicable, people living in social housing;

(c) designing integrated financing schemes which provide incentives for deep renovations and staged deep renovations, pursuant to regulation 11;

(d) removing non-economic barriers, including split incentives; and

(e) monitoring social impacts on the most vulnerable households.

Solar energy in buildings.

8B.(1) Subject to subregulation (5), the competent authority shall ensure the deployment of suitable solar energy installations on-

(a) all new public and non-residential buildings with a useful floor area larger than 250 m²;

(b) all existing non-residential buildings with a useful floor area larger than 500 m² undergoing major renovation or action which requires an administrative permit;

(c) all new residential buildings, by 31 December 2029.

(2) The competent authority shall ensure that all new buildings are designed to optimise their solar energy generation potential on the basis of the site's solar irradiance, enabling the installation of solar technologies without costly structural interventions.

(3) The competent authority shall establish criteria for the practical implementation of the obligations set out in subregulation (1), including criteria for determining technical and economic feasibility exemptions.

(4) The competent authority shall put in place a framework providing the necessary administrative, technical and financial measures to support the deployment of solar energy in buildings.

(5) The competent authority may exempt specific categories of buildings from the requirements under subregulation (1) where the deployment of solar energy installations is not technically viable or not economically feasible.

Renovation passports.

8C.(1) The competent authority shall introduce a scheme for renovation passports based on the common framework set out in Schedule 5.

(2) The scheme referred to in subregulation (1) shall be of voluntary use by owners of buildings and building units, unless the competent authority decides to make it mandatory.

(3) The competent authority shall take measures to ensure that renovation passports are affordable and shall consider whether to provide financial support to vulnerable households wishing to renovate their buildings.

(4) The competent authority may allow for the renovation passport to be drawn up and issued jointly with the energy performance certificate.

(5) The renovation passport shall be issued in a digital format suitable for printing, by a qualified or certified expert, following an on-site visit.

(6) When the renovation passport is issued, a discussion with the expert shall be suggested to the building owner to allow the expert to explain the best steps by which to transform the building into a zero-emission building well before 2050.

(7) The competent authority shall ensure that the renovation passport can be uploaded to the national database for the energy performance of buildings set up pursuant to regulation 13A.".

Amendment of regulation 9.

13.(1) After regulation 9(1) insert-

"(1A) When setting up the requirements, the competent authority shall take account of design conditions and typical or average operating conditions.

(1B) The competent authority may set requirements related to the greenhouse gas emissions of, or to the type of fuel used by heat generators or to the minimum part of renewable energy used for heating at building's level, provided that such requirements do not constitute an unjustified market barrier.

(1C) The competent authority shall ensure that the requirements they set for technical building systems reach at least the latest cost-optimal levels.".

(2) In regulation 9(7) insert "or cooled" after "heated".

(3) In regulation 9(7) remove "," after "building unit" and insert "and, where appropriate, with hydronic balancing.".

(4) In regulation 9(7) insert "The installation of such self-regulating devices and hydronic balancing in existing buildings shall be required when heat generators or cooling generators are replaced" before "in so far as this is technically, functionally and economically".

(5) Replace regulation 9(9) with-

"(9) Where new non-residential buildings and non-residential buildings undergoing major refurbishment which have more than five parking spaces and-

(a) the car park is located inside the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the building; or

(b) the car park is physically adjacent to the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the car park,

the competent authority shall require the owner of the building to install at least one recharging point for every five car parking spaces; pre-cabling for at least 50 % of car parking spaces and ducting, namely conduits for electric cables, for the remaining car parking spaces, to enable the installation at a later stage of recharging points for electric vehicles, electrically power-assisted cycles and other L-category vehicle types; and the provision of bicycle parking spaces representing at least 15 % of average or 10 % of total user capacity of non-residential buildings, taking into account the space required also for bicycles with larger dimensions than standard bicycles.".

(6) After regulation 9(9) insert-

"(9A) The competent authority shall ensure that the pre-cabling and ducting referred to in regulation 9(9) are dimensioned so as to enable the simultaneous and efficient use of the required number of recharging points and support, where appropriate, the installation of a load or recharging management system, to the extent that this is technically, functionally and economically feasible having regard to what is reasonably practical in all the circumstances.

(9B) The competent authority may adjust requirements for the number of bicycle parking spaces in accordance with regulation 9(9) for specific categories of non-residential buildings that are not typically accessed by bicycles.".

(7) Replace regulation 9(10) with-

"(10) Where non-residential buildings which have more than 20 car parking spaces the competent authority shall require the owner of the building to install-

(a) at least one recharging point for every 10 car parking spaces, or of ducting, namely conduits for electric cables, for at least 50 % of the car parking spaces to enable the installation at a later stage of recharging points for electric vehicles; and

(b) bicycle parking spaces representing at least 15 % of average or 10 % of total user capacity of the building and with space required also for bicycles with larger dimensions than standard bicycles.".

(8) Replace regulation 9(11) with-

"(11) Where new residential buildings and residential buildings undergoing major refurbishment which have more than three parking spaces and-

(a) the car park is located inside the building, and, for major renovations, renovation measures include the car park or the electric infrastructure of the building; or

(b) the car park is physically adjacent to the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the car park,

the competent authority shall require the owner of the building to install pre-cabling for at least 50 % of car parking spaces and ducting, namely conduits for electric cables, for the remaining car parking spaces to enable the installation, at a later stage, of recharging points for electric vehicles, electrically power-assisted cycles and other L-category vehicle types and provision of bicycle parking spaces representing at least 15 % of average or 10 % of total user capacity of non-residential buildings, taking into account the space required also for bicycles with larger dimensions than standard bicycles.".

(9) After regulation 9(11) insert-

"(11A) The competent authority may, subject to an assessment and taking into account local characteristics, including demographical, geographical and climate conditions, adjust requirements for the number of bicycle parking spaces.".

(10) In regulation 9(12)(d) replace "7%" with "10%".

(11) After regulation 9(12) insert-

"(12A) The competent authority shall require the owner of a building to ensure that the recharging points referred to in this regulation are capable of smart recharging and,

where appropriate, bi-directional recharging and that they are operated on the basis of non-proprietary and non-discriminatory communication protocols and standards, in an interoperable manner, and in compliance with any European standards."

(12B) The competent authority shall ensure the availability of technical assistance for building owners and tenants wishing to install recharging points and bicycle parking spaces.".

Insertion of new Regulation 10A.

14. After regulation 10 insert-

"Zero-emission buildings.

10A(1) A zero-emission building shall not cause any on-site carbon emissions from fossil fuels.

(2) A zero-emission building shall, where economically and technically feasible, offer the capacity to react to external signals and adapt its energy use, generation or storage.

(3) The competent authority shall take the necessary measures to ensure that the energy demand of a zero-emission building complies with a maximum threshold.

(4) The maximum threshold for the energy demand of a zero-emission building shall be at least 10% lower than the threshold for total primary energy use established for nearly zero-energy buildings.

(5) The competent authority may adjust the maximum threshold for the energy demand of a zero-emission building for renovated buildings, while complying with the respective provisions on cost optimality.

(6) The competent authority shall take the necessary measures to ensure that the operational greenhouse gas emissions of a zero-emission building comply with a maximum threshold established in Gibraltar's building renovation plan.

(7) The competent authority shall ensure that the total annual primary energy use of a new or renovated zero-emission building is covered by-

(a) energy from renewable sources generated on-site or nearby;

(b) energy from renewable sources provided from a renewable energy community;

(c) energy from an efficient district heating and cooling system; or

(d) energy from carbon-free sources.

(8) Where it is not technically or economically feasible to fulfil the requirements laid down in subregulation (7), the total annual primary energy use may also be covered by other energy from the grid complying with criteria established by the competent authority.

(9) The competent authority shall continue to ensure that all new buildings meet the requirements for nearly zero-energy buildings until the zero-emission building requirements become applicable.".

Amendment of Regulation 11.

15.(1) In regulation 11(1) insert "and zero emission buildings" after "nearly zero energy buildings".

(2) Replace regulation 11(3) with-

"(3) The competent authority shall link its financial measures for energy performance improvements and reduced greenhouse gas emissions in the renovation of buildings to the targeted or achieved energy savings and improvements, as determined by one or more of the following criteria-

(a) the energy performance of the equipment or material used for the renovation and the related greenhouse gas emission reduction, in which case the equipment or material used for the renovation is to be installed by an installer with the relevant level of certification or qualification;

(b) standard values for calculation of energy savings and greenhouse gas emission reduction in buildings;

(c) the improvement achieved due to such renovation by comparing energy performance certificates issued before and after renovation;

(d) the results of an energy audit; or

(e) the results of another relevant, transparent and proportionate method that shows the improvement in energy performance, for example by comparing the energy consumption before and after renovation with metering systems.".

(3) Replace regulation 11(3A) with-

"(3A) The competent authority shall not provide any financial incentives for the installation of stand-alone boilers powered by fossil fuels.".

(4) After regulation 11(3B) insert-

"(3C) The competent authority shall incentivise deep renovation and staged deep renovation with higher financial, fiscal, administrative and technical support.

(3D) The competent authority shall incentivise sizeable programmes that address a high number of buildings, in particular the worst-performing buildings, and that result in an overall reduction of at least 30% of primary energy use.

(3E) Financial incentives shall target, as a priority, vulnerable households, people affected by energy poverty and people living in social housing.

(3F) When providing financial incentives to owners of buildings or building units for the renovation of rented buildings or building units, the competent authority shall aim at financial incentives benefiting both the owners and the tenants.".

Insertion of new Regulation 11A.

16. After regulation 11 insert-

"**One-stop shops for the energy performance of buildings.**

11A.(1) The competent authority shall, in cooperation with relevant stakeholders, ensure the establishment and the operation of at least one one-stop shop for the energy performance of buildings, targeting all actors involved in building renovations, including homeowners, administrative, financial and economic actors.

(2) The one-stop shop established pursuant to subregulation (1) shall-

(a) provide streamlined information on technical and financial possibilities and solutions to households, small and medium-sized enterprises and public authorities;

(b) provide holistic support to all households, with a particular focus on households affected by energy poverty and on worst-performing buildings;

(c) provide independent advice on the energy performance of buildings;

(d) offer dedicated services for vulnerable households, people affected by energy poverty and people in low-income households.

(3) The one-stop shop may accompany integrated district renovation programmes.".

Amendment of Regulation 12.

17.(1) Replace regulation 12(2) with-

"(2) The competent authority shall ensure that, any energy performance certificates issued after the 1st June 2026 shall comply with the template in Schedule 6 and shall include-

(a) the energy performance of a building expressed by a numeric indicator of primary energy use in kWh/(m².y), and reference values such as minimum energy performance requirements, minimum energy performance standards, nearly zero-energy building requirements and zero-emission building requirements, in order to make it possible for owners or tenants of the building or building unit to compare and assess its energy performance;

(b) the energy performance class of the building, on a closed scale using only letters from A to G, where the letter A shall correspond to zero-emission buildings, and the letter G shall correspond to the very worst-performing buildings in Gibraltar's building stock at the time of the introduction of the scale;

(c) the calculated annual final energy use in kWh/(m².y);

(d) renewable energy produced on-site in percentage of energy use;

(e) operational greenhouse gas emissions in $kgCO_2$/(m².y), and the value of the life-cycle GWP, if available; and

(f) recommendations for the cost optimal or cost effective improvement of the energy performance and the reduction of operational greenhouse gases emissions and the improvement of indoor environmental quality of a building or building unit, unless there is no reasonable potential for such improvement compared to the energy performance requirements in force.".

(2) Replace regulation 12(3) with-

"(3) The energy performance certificate shall also display the following elements-

(a) the calculated annual primary and final energy consumption in kWh or MWh;

(b) renewable energy production in kWh or MWh, main energy carrier and type of renewable energy source;

(c) the calculated energy needs in kWh/(m².y);

(d) a yes/no indication whether the building has a capacity to react to external signals and adjust the energy consumption;

(e) a yes/no indication whether the heat distribution system inside the building is capable to work at low or more efficient temperature levels, where applicable; and

(f) the contact information of the relevant one-stop shop for renovation advice.".

(3) In regulation 12(4) replace "(2)(b)" with "(2)(f)".

(4) In regulation 12(5) replace "(2)(b)" with "(2)(f)".

(5) In regulation 12(5)(b) replace "." with ";".

(6) After regulation 12(5)(b) insert-

"(c) provide an estimate for the energy savings and the reduction of operational greenhouse gas emissions and the improvement of indoor environmental quality;

(d) include an assessment of whether the heating systems, ventilation systems, air-conditioning systems and domestic hot-water systems can be adapted to operate at more efficient temperature settings, such as low temperature emitters for water-based heating systems; and

(e) include an assessment of the remaining lifespan of the heating system or air-conditioning system and, where relevant, shall indicate possible alternatives for the replacement of the heating system or air-conditioning system, in line with the 2030 and 2050 climate targets.".

(7) After regulation 12(10) insert-

"(10A) The competent authority shall ensure that, where a building was issued an energy performance certificate below level C, building owners are invited to a one-stop shop to receive renovation advice on whichever of the following is the earlier-

(a) immediately after the energy performance certificate of the building expires; or

(b) five years after the issuance of the energy performance certificate.

(10B) The competent authority shall make simplified procedures for updating an energy performance certificate available where only individual elements are upgraded, by means of single or standalone measures.".

Amendment of Regulation 13.

18.(1) In regulation 13(1) replace "an" with "a digital".

(2) In regulation 13(1)(a) insert "have undergone a major renovation" after "constructed".

(3) In regulation 13(1)(a) insert "or for which a rental contract has been renewed" after "tenant".

(4) In regulation 13(4) insert “carries out a major renovation,” after “constructs”.

(5) In regulation 13(5) insert "or major renovation” after “construction”.

(6) After regulation 13(8) insert-

“(8A) The competent authority shall carry out sample checks or other controls to ensure compliance with the requirements of this section.

(8B) The competent authority shall ensure that all energy performance certificates issued are uploaded to the database for the energy performance of buildings referred to in regulation 13A. The upload shall contain the full energy performance certificate, including all necessary data required for the calculation of the energy performance of the building.”.

Insertion of new Regulation 13A.

19. After regulation 13 insert-

“**Databases for energy performance of buildings.**

13A.(1) The competent authority shall set up a database for energy performance certificates and the energy performance of buildings which allows data to be gathered on the energy performance of individual buildings and on the overall energy performance of Gibraltar's building stock.

(2) The database shall allow data to be gathered from all relevant sources related to energy performance certificates, inspections, renovation passports, smart readiness indicators and the calculated or measured energy consumption of the buildings covered.

(3) Data may also be gathered and stored on both operational and embodied emissions and life-cycle GWP.

(4) The aggregated and anonymised data of building stock shall be made publicly available, in compliance with applicable data protection laws.

(5) The data stored shall be machine-readable and accessible via an appropriate digital interface.

(6) The competent authority shall ensure easy and free-of-charge access to the full energy performance certificate for building owners, tenants and managers and to financial institutions as regards the buildings in their investment and lending portfolios.

(7) The competent authority shall make publicly available information on the share of buildings in Gibraltar's building stock covered by energy performance certificates

and aggregated or anonymised data on the energy performance. The public information shall be updated at least twice per year.".

Amendment of Regulation 15.

20.(1) After regulation 15(1) insert-

"(1A) The effective rating of the system shall be based on the sum of the rated output of the heat generators generators.

(1B) Systems shall be inspected every five years with systems with generators of an effective rated output of more that 290kW shall be inspected every three years.".

(2) In regulation 15(2)(a) insert "or generators and of their main components" after "generator".

(3) In regulation 15(2)(b) replace "." with ";".

(4) After regulation 15(2)(b) insert-

"(c) the feasibility of the system to operate under different and more efficient temperature settings; and

(d) where relevant, include a basic assessment of the feasibility to reduce on-site use of fossil fuels, for example by integrating renewable energy, changing energy source or replacing or adjusting the existing systems.".

Amendment of Regulation 16.

21.(1) After regulation 16(1) insert-

"(1A) The effective rating of the system shall be based on the sum of the rated output of the heat generators.

(1B) Systems shall be inspected every five years with systems with generators of an effective rated output of more that 290kW shall be inspected every three years.".

(2) In regulation 16(2)(a) insert "or generators and of their main components" after "air conditioning system".

(3) In regulation 16(2)(b) replace "." with ";".

(4) After regulation 16(2)(b) insert-

"(c) the feasibility of the system to operate under different and more efficient temperature settings; and

(d) where relevant, include a basic assessment of the feasibility to reduce on-site use of fossil fuels, for example by integrating renewable energy, changing energy source or replacing or adjusting the existing systems.".

Amendment of Regulation 17.

22.(1) In regulation 17(1) insert ", ventilation" after "heating".

(2) In regulation 17(2) insert ", using energy saving technologies" after "feasible system".

(3) After regulation 17(2) insert-

"(2A) The recommendations in subregulation (1) shall contain, where relevant, the results from the basic assessment of the feasibility to reduce on-site use of fossil fuels.

(2B) The inspection report shall be uploaded to the database for the energy performance of buildings pursuant to regulation 13A.".

Amendment of Regulation 18.

23.(1) In regulation 18(1) insert "the establishment of renovation passports, any smart readiness assessment" after "certification of buildings".

(2) In regulation 18(1) insert ", ventilation systems" after "heating systems".

(3) In regulation 18(2) replace "public body" with "public authority".

Amendment of Regulation 20.

24.(1) Replace regulation 20(1) with-

"(1) The competent authority shall ensure that independent control systems for energy performance certificates, renovation passports, smart readiness indicators and reports on the inspection of heating systems, ventilation systems and air-conditioning systems are established in accordance with Schedule 2 and shall publish the details of such systems on its website.".

(2) Replace regulation 20(2) with –

"(2) The competent authority may establish separate systems for the control of energy performance certificates, renovation passports, smart readiness indicators and reports on the inspection of heating systems, ventilation systems and air-conditioning systems.".

(3) In regulation 20(3) insert ", renovation passports, smart readiness indicators" after "energy performance certificates".

Amendment of Regulation 21.

25.(1) After regulation 21(1) insert-

"(1A) The competent authority shall take the necessary measures to provide tailor made information to vulnerable households.".

(2) In regulation 21(2A) relace "workshops" with "shops".

(3) In regulation 21(3)(b) insert "reduction of greenhouse gas emissions," after "energy efficiency".

Amendment of Schedule 1.

26.(1) Insert the following after paragraph 1-

"(1A) Where measured energy use is the basis for calculating the energy performance of buildings, the calculation methodology shall be capable of identifying the influence of the behaviour of occupants and the local climate, which shall not be reflected in the result of the calculation. Measured energy use for the purpose of calculating the energy performance of buildings shall require readings of at least monthly intervals and must differentiate between energy carriers.

(1B) The competent authority may use measured energy consumption under typical operating conditions to verify the correctness of the calculated energy use and enable comparison between calculated and actual performance."

(2) In paragraph 3(i) replace "." with ";" and insert-

"(j) capacity of installed on-site renewable energy generation and energy storage;

(k) building automation and control systems and their capabilities to monitor, control and optimise energy performance."

(3) In paragraph 4(d) replace "." with ";" and insert-

"(e) electrical storage systems;

(f) thermal storage systems;"

Amendment to Schedule 2.

27.(1) In paragraph 1 insert "energy performance certificates" insert ", renovation passports and smart readiness indicators."

(2) After paragraph 1 insert-

"1A. The validity of the input data shall be verified by on-site visits, which may be carried out by virtual means, where appropriate in at least 10% of the energy performance certificates that are part of the random sampling used to assess the overall quality of the scheme."

(3) After paragraph 2 insert-

"2A. The independent control system shall verify the availability of energy performance certificates to prospective buyers and tenants in order to ensure that it is possible to consider the energy performance of the building in their decision to buy or rent.

2B. The independent control system shall verify the visibility of the energy performance indicator and class in advertising media.

2C. The independent control system shall account for different building typologies, particularly for building typologies that are most prevalent in the real estate market."

Insertion of new Schedules.

28. After schedule 2 insert-

"SCHEDULE 3

Regulation 3A

Template for the Gibraltar building renovation plans

Regulation 3A(2)	**Mandatory indicators**	**Optional indicators**
(a)Overview of the national building stock	Number of buildings and total floor area (m^2): —per building type (including public buildings and social housing) —per energy performance class —nearly zero-energy buildings —worst-performing buildings (including a definition) —the 43 % worst-performing residential buildings —estimation of the share of buildings exempted pursuant to regulation 8A	Number of buildings and total floor area (m^2): — per building age — per building size — per climatic zone —demolition (number and total floor area (m^2))
	Number of energy performance certificates:	Number of energy performance certificates:

	—per building type (including public buildings) —per energy performance class	— per construction period
	Annual renovation rates: number and total floor area (m^2) — per building type —to nearly zero-energy and/or to zero-emission building levels —per renovation depth (weighted average renovation) — public buildings	
	Primary and final annual energy consumption (ktoe): — per building type — per end use Energy savings (ktoe): — residential buildings — non-residential buildings — public buildings Average primary energy use in kWh/(m^2.y) for residential buildings Share of renewable energy in the building sector (MW installed or GWh generated): — for different uses	Reduction in energy costs (EUR) per household (average) Primary energy use of a building corresponding to the top 15 % (substantial contribution threshold) and the top 30 % (do no significant harm threshold) of the national building stock. Share of heating system in the building sector per boiler/heating system type Share of renewable energy in the building sector (MW installed or GWh generated): — on-site — off-site
	Annual operational greenhouse gas emissions ($kgCO_2eq/(m^2.y)$): — per building type Annual operational greenhouse gas emission reduction ($kgCO_2eq/(m^2.y)$): — per building type	Life-cycle GWP ($kgCO_2eq/m^2$) in new buildings: — per building type
	Market barriers and failures (description): — split incentives —capacity of construction and energy sector Evaluation of the capacities in the construction, energy efficiency and renewable energy sectors	Market barriers and failures (description): — administrative — financial — technical — awareness — other Number of: — energy service companies — construction companies — architects and engineers — skilled workers — one-stop shops

		—SMEs in the construction/renovation sector —renewable energy communities and citizen-led renovation initiatives Projections of the construction workforce: —retiring architects/engineers/skilled workers —architects/engineers/skilled workers entering the market — young people in the sector — women in the sector Overview and forecast of the evolution of prices of construction materials and national market developments
	Energy poverty (definition): —% of people affected by energy poverty —proportion of disposable household income spent on energy —population living in inadequate dwelling conditions (e.g. leaking roof) or with inadequate thermal comfort conditions	
	Primary energy factors: — per energy carrier —non-renewable primary energy factor —renewable primary energy factor — total primary energy factor	
	Definition of nearly-zero energy building for new and existing buildings	Overview of the legal and administrative framework
	Cost-optimal minimum energy performance requirements for new and existing buildings	
(b)Roadmap for 2030, 2040, 2050	Targets for annual renovation rates: number and total floor area (m^2): — per building type — worst-performing buildings —the 43 % worst-performing residential buildings	Targets for expected share (%) of renovated buildings: — per building type — per renovation depth

	Information pursuant to regulation 8A: —criteria to exempt individual non-residential buildings —estimated share of exempted non-residential buildings —estimation of equivalent energy performance improvements due to exempted non-residential buildings	
	Targets for expected primary and final annual energy consumption (ktoe): — per building type — per end use Expected energy savings: — per building type Targets for the increase in the share of renewable energy Numerical targets for the deployment of solar energy in buildings	Share of energy from renewable sources in the building sector (MW installed or GWh generated)
	Targets for expected operational greenhouse gas emissions ($kgCO_2eq/(m^2.y)$): — per building type Targets for expected operational greenhouse gas emission reduction (%): — per building type	Split between emissions covered stationary installations, emissions trading system for buildings, road transport and additional sectors, and other stock; Targets for expected whole-life-cycle greenhouse gas emission ($kgCO_2eq/(m^2.y)$) in new buildings: — per building type
	Expected wider benefits: —% reduction of people affected by energy poverty	— Creation of new jobs —Increase in GDP (share and billion euros)
	The Gibraltar's contribution to energy efficiency targets in accordance with the Environmental Protection (Energy Efficiency) Act 2009 attributable to its building stock's renovation (share and figure in ktoe)	
	The Gibraltar's contribution to renewable energy targets attributable to its building stock's renovation (share, MW installed or GWh generated)	

(c)Overview of implemented and planned policies and measures	Policies and measures with regard to the following elements: (a)the identification of cost-effective approaches to renovation for different building types and climatic zones, considering potential relevant trigger points in the life cycle of the building; (b)national minimum energy performance standards pursuant to regulation 8A and other policies and actions to target the worst-performing segments of the national building stock. (c)the promotion of deep renovation of buildings, including staged deep renovation; (d)empowering and protecting vulnerable customers and the alleviation of energy poverty, including policies and measures pursuant to the Environmental Protection (Energy Efficiency) Act 2009, and housing affordability; (e)the creation of one-stop shops or similar mechanisms pursuant to A for the provision of technical, administrative and financial advice and assistance; (f)the decarbonisation of heating and cooling, including through district heating and cooling networks, and the phasing out of fossil fuels in heating and cooling with a view to a complete phasing out of fossil fuel boilers by 2040; (g)prevention and high-quality treatment of construction and demolition waste, in particular as regards the waste hierarchy, and the objectives of the circular economy;	Policies and measures with regard to the following elements: (a)the increase in the climate resilience of buildings; (b)the promotion of the energy services market; (c) the increase in fire safety; (d)the increase in resilience against disaster risks, including risks related to intense seismic activity; (e)the removal of hazardous substances including asbestos; (f)accessibility for persons with disabilities; (g)the role of renewable energy communities and citizen energy communities in district and neighbourhood approaches; (h)addressing mismatches in human capacities; and (i)addressing the improvement of indoor environmental quality. For all policies and measures: —administrative resources and capacities — area(s) covered — worst-performing —minimum energy performance standards —energy poverty, social housing — public buildings —residential (single-family, multi-family) — non-residential — industry — renewable energy sources —phasing out of fossil fuels in heating and cooling —whole-lifecycle greenhouse gas emissions — circular economy and waste — one-stop shops — renovation passports — smart technologies —sustainable mobility in buildings —district and neighbourhood approaches

	(h)the promotion of renewable energy sources in buildings in line with the indicative target for the share of energy from renewable sources in the building sector; (i)the deployment of solar energy installations on buildings; (j)the reduction of whole-life-cycle greenhouse gas emissions for the construction, renovation, operation and end of life of buildings, and the uptake of carbon removals; (k)the promotion of district and neighbourhood approaches and integrated renovation programmes at district level, which may address issues such as energy, mobility, green infrastructure, waste and water treatment and other aspects of urban planning and may take into account local and regional resources, circularity and sufficiency; (l)the improvement of buildings owned by public bodies, including policies and measures pursuant to the Environmental Protection (Energy Efficiency) Act 2009; (m)the promotion of smart technologies and infrastructure for sustainable mobility in buildings; (n)addressing market barriers and market failures; (o)addressing skills gaps and promoting education, targeted training, upskilling and reskilling in the construction sector and energy efficiency and renewable energy sectors (whether public or private), with a view to ensuring that there is a sufficient workforce with the	— skills, training —awareness campaigns and advisory tools

	appropriate level of skills corresponding to the needs in the building sector, with a special focus on the underrepresented groups; (p) awareness-raising campaigns and other advisory tools; and (q) promotion of modular and industrialised solutions for construction and building renovation. For all policies and measures: — name of policy or measure — short description (precise scope, objective and conditions of operation) — quantified objective — type of policy or measure (such as legislative; economic; fiscal; training, awareness) — planned budget and funding sources — entities responsible for implementing the policy — expected impact — status of implementation — date of entry into force — implementation period	
(d) Outline of the investment needs, the budgetary sources and the administrative resources	— total investment needs for 2030, 2040, 2050 — public investments — private investments — budgetary resources	
(e) Thresholds of new and renovated zero-emission buildings, referred to in regulation 10A	— operational greenhouse gas emissions thresholds of new zero-emission buildings; — operational greenhouse gas emissions thresholds of renovated zero-emission buildings; — annual primary energy use thresholds of new zero-emission buildings; — annual primary energy use thresholds of renovated zero-emission buildings	

(f)Minimum energy performance standards for non-residential buildings	—maximum energy performance thresholds, pursuant to regulation 8A	
(g)National trajectory for the progressive renovation of the residential building stock	—the national trajectory for the progressive renovation of the residential building stock, including the 2030 and 2035 milestones for average primary energy use in kWh/(m^2.y), pursuant to regulation 8A	

SCHEDULE 4

Regulation 7

Calculation of life-cycle GWP of new buildings

For the calculation of the life-cycle GWP of new buildings, the total life-cycle GWP is communicated as a numeric indicator for each life-cycle stage expressed as $kgCO_2eq/(m^2)$ (of useful floor area) calculated over a reference study period of 50 years. The data selection, scenario definition and calculations shall be carried out in accordance with EN 15978 (EN 15978:2011 Sustainability of construction works. Assessment of environmental performance of buildings. Calculation method) and taking into account any subsequent standard relating to the sustainability of construction works and the calculation method for the assessment of environmental performance of buildings. The scope of building elements and technical equipment is as defined in the Level(s) common EU framework for indicator 1.2. Where a national calculation tool or method exists, or is required for making disclosures or for obtaining building permits, that tool or method may be used to provide the required disclosure. Other calculation tools or methods may be used if they fulfil the minimum criteria established by the Level(s) common EU framework.

SCHEDULE 5

Regulation 8C

Requirements for renovation passports

1. The renovation passport shall include:

(a) information on the current energy performance of the building;

(b) a graphical representation or graphical representations of the roadmap and its steps for a staged deep renovation;

(c) information on relevant national requirements such as minimum energy performance requirements for buildings, minimum energy performance standards and rules in Gibraltar on the phasing out of fossil-fuel used in buildings for heating and cooling, including application dates;

(d) a succinct explanation on the optimal sequencing of steps;

(e) information about each step, including-

(i) the name and description of the renovation measures for the step, including relevant options for the technologies, techniques and materials to be used;

(ii) the estimated energy savings in primary and final energy consumption, in kWh and in percentage improvement compared to the energy consumption prior to the step;

(iii) the estimated reduction of operational greenhouse gas emissions;

(iv) the estimated savings on the energy bill, clearly indicating the assumptions on energy costs used for the calculation;

(v) the estimated energy performance class of the energy performance certificate to be achieved following completion of the step;

(f) information about a potential connection to an efficient district heating and cooling system;

(g) the share of individual or collective generation and self-consumption of renewable energy estimated to be achieved after the renovation;

(h) general information on available options for improving construction products' circularity and for reducing their whole-life-cycle greenhouse gas emissions, as well as wider benefits related to health and comfort, indoor environmental quality and the improved adaptive capacity of the building to climate change;

(i) information on available funding and links to the relevant web pages indicating the sources of such funding;

(j) information on technical advice and advisory services, including contact details and links to the web pages of one-stop shops.

2. The renovation passport may include-

(a) an indicative timing of the steps;

(b) for each step-

(i) a detailed description of the technologies, techniques and materials to be used, their advantages, disadvantages and costs;

(ii) how the energy performance of the building would compare to minimum energy performance requirements for buildings undergoing major renovation, nearly zero-energy building and zero-emission building requirements after completion of the step and how the energy performance of the building elements replaced would compare to minimum energy performance requirements for single building elements, where these exist;

(iii) the estimated costs for carrying out the step;

(iv) the estimated payback period for the step, with and without any available financial support;

(v) the estimated time needed to carry out the step;

(vi) where available, the reference values on the life-cycle greenhouse gas emissions for the materials and equipment and links to the relevant web pages where they can be found;

(vii) the estimated lifetime of measures and the estimated maintenance costs;

(c) independent modules on:

(i) the typical trades necessary or recommended for carrying out energy renovations (architects, advisors, contractors, suppliers and installer, etc.) or links to the relevant web pages;

(ii) a list of relevant architects, advisors, contractors, suppliers or installers in the area, that may include only those fulfilling certain conditions such as matching higher qualification or certification labels or conditions, or links to the relevant web pages;

(iii) the technical conditions needed for an optimal roll-out of low temperature heating;

(iv) how the renovation steps and additional measures could improve the smart readiness of a building;

(v) technical and safety requirements for materials and works;

(vi) the underlying assumptions behind the calculations provided or links to the relevant web page where they can be found;

(d) information on how to access a digital version of the renovation passport;

(e) any major renovations made to the building or building unit, as referred to in Article 8(1), and any retrofitting or replacement of a building element that forms part of the building envelope and which has a significant impact on the energy performance of the building envelope, as referred to in Article 8(2), where such information is made available to the expert carrying out the renovation passport;

(f) information related to seismic safety, where such information relevant to the building is made available to the expert;

(g) upon request of and on the basis of information made available by the current building owner, an attachment containing additional information, such as the adaptability of spaces to evolving needs and any planned renovations.

3. Regarding the status of the building prior to the renovation steps, the renovation passport shall consider, to the extent possible, information contained in the energy performance certificate.

4. Each metric used for estimating the impact of steps shall be based on a set of standard conditions.

SCHEDULE 6

Regulation 12

Template for energy performance certificates

1. On its front page, the energy performance certificate shall display at least the following elements-

(a) the energy performance class;

(b) the calculated annual primary energy use in kWh/(m^2.y);

(c) the calculated annual final energy use in kWh/(m^2.y);

(d) renewable energy produced on-site in % of energy use;

(e) operational greenhouse gas emissions ($kgCO_2$/(m^2.y)), and the value of the life-cycle GWP, if available.

2. The energy performance certificate shall also display the following elements-

(a) the calculated annual primary and final energy consumption in kWh or MWh;

(b) renewable energy production in kWh or MWh; main energy carrier and type of renewable energy source;

(c) the calculated energy needs in kWh/(m^2.y);

(d) a yes/no indication whether the building has a capacity to react to external signals and adjust the energy consumption;

(e) a yes/no indication whether the heat distribution system inside the building is capable to work at low or more efficient temperature levels, where applicable;

(f) the contact information of the relevant one-stop shop for renovation advice.

3. In addition, the energy performance certificate may include the following indicators-

(a) energy use, peak load, size of generator or system, main energy carrier and main type of element for each of the uses: heating, cooling, domestic hot water, ventilation and in-built lighting;
(b) the greenhouse gas emission class (if applicable);

(c) information on carbon removals associated to the temporary storage of carbon in or on buildings;

(d) a yes/no indication whether a renovation passport is available for the building;

(e) the average U-value for the opaque elements of the building envelope;

(f) the average U-value for the transparent elements of the building envelope;

(g) type of most common transparent element (e.g. double-glazed window);

(h) results of the analysis on overheating risk (if available);

(i) the presence of fixed sensors that monitor the indoor environmental quality;

(j) the presence of fixed controls that respond to the levels of indoor environmental quality;

(k) number and type of recharging points for electric vehicles;

(l) presence, type and size of energy storage systems;

(m) expected remaining lifespan of the heating or air-conditioning systems and appliances, where applicable;

(n) feasibility of adapting the heating system to operate at more efficient temperature settings;

(o) feasibility of adapting the domestic hot-water system to operate at more efficient temperature settings;

(p) feasibility of adapting the air-conditioning system to operate at more efficient temperature settings;

(q) measured energy consumption;

(r) whether there is a connection to a district heating and cooling network, and, if available, information about a potential connection to an efficient district heating and cooling system;

(s) local primary energy factors and related carbon emission factors of the connected heating and cooling network;

(t) operational fine particulate matter ($PM_{2,5}$) emissions.

4. The energy performance certificate may include the following links with other initiatives if these apply in Gibraltar-

(a) a yes/no indication whether a smart readiness assessment has been carried out for the building;

(b) where available, the value of the smart readiness assessment;

(c) a yes/no indication whether a Digital Building Logbook is available for the building.".

Dated: 19th March 2026.

PROF. J CORTES,
Minister with responsibility for the Environment,
for the Government.

EXPLANATORY MEMORANDUM

These Regulations amend the Environment (Energy Performance of Buildings) Regulations 2012 ("the principal Regulations") to make provision for the purposes of the implementation of Article 219(4) of the Agreement in respect of Gibraltar between the European Union and the European Atomic Energy Community of the one part and the United Kingdom of Great Britain and Northern Ireland in respect of Gibraltar on the energy performance of buildings.

These Regulations significantly strengthens the regulatory framework for building energy performance by, amongst other things-

(a) introducing the concept of "zero-emission buildings" as the new standard for new construction from 2028/2030;

(b) establishing mandatory minimum energy performance standards for existing non-residential buildings;

(c) requiring Member States to establish trajectories for the renovation of residential building stock;

(d) mandating the deployment of solar energy installations on buildings;

(e) introducing renovation passports as tailored roadmaps for building renovation;

(f) requiring the calculation and disclosure of life-cycle greenhouse gas emissions; and

(g) strengthening provisions on financial incentives, energy performance certificates, and technical building systems.