On page 5, lines 19 to 22 of Mr. Wells' Pre-filed Evidence, he notes that there is an overwhelming preference for electricity as the energy source of choice for space heating in new construction. Why is this, and would it be the case if NLH had been charging customers the full cost of power rather than accumulating oil costs in the RSP?

A. The preference for electric heat in new construction can be attributed to a number of factors including its low initial capital cost and its maintenance-free operating characteristic. Hydro would expect that a full price signal to consumers in recent years to have had a marginal impact on the penetration rate of electric heat in new construction. However, the past few years have been a difficult period for the fuel oil industry and those using the fuel due to high and volatile prices and environmental concerns regarding fuel storage.