



Actions to Mitigate Energy Poverty
in the Private Rented Sector

MANCHESTER
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SIET Conference – TU Delft

SETTING THE SCENE FOR TACKLING ENERGY INJUSTICE IN THE EUROPEAN PRIVATE RENTED SECTOR

FINDINGS FROM THE ENPOR PROJECT

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INTRODUCTION TO THE ENPOR PROJECT



Engin Akyurt via Unsplash

INTRODUCTION TO THE ENPOR PROJECT

What is the ENPOR project and what are its aims?

- Horizon 2020 funded project, running 2020 – 2023, representing **key stakeholders** across the private rented sector.
- **Deepen understanding** on energy poverty and associated policies for the private rented sector.
- **Monitor dimensions of energy poverty** in the private rented sector with the Energy Poverty Dashboard.
- Support the **set-up and implementation of energy efficiency policies** to alleviate energy poverty in the private rented sector with Regional Energy Action (REACT) groups.



Analyse energy poverty literature, policies and barriers in the PRS across the EU



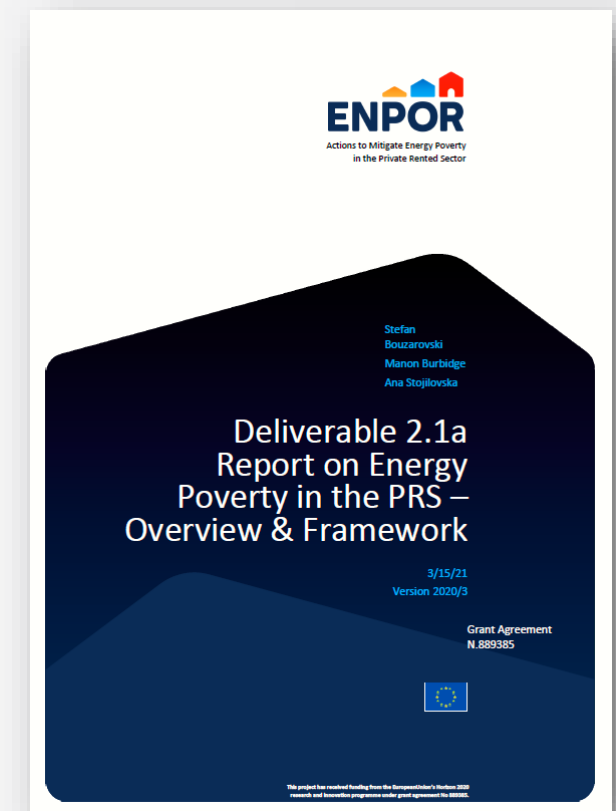
Monitor and map the dimensions of energy poverty in the PRS with the Energy Poverty Dashboard



Support the adaption and implementation of 10 policies in 7 countries tailored to the PRS' needs via REACT Groups

(ENPOR, 2021)

WHAT DOES THE PRIVATE RENTED SECTOR LOOK LIKE IN EUROPE?



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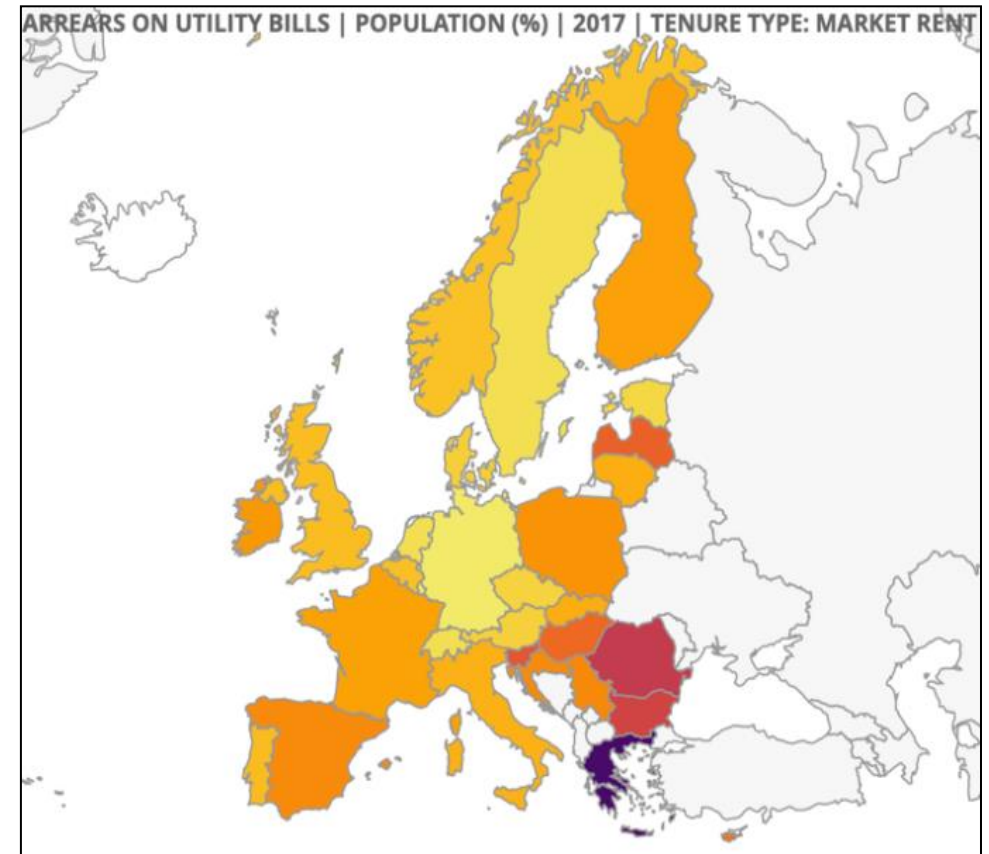
A historical and geographical overview of energy poverty in the European PRS

Fuel/energy poverty and vulnerability are increasing in the European private rented sector. Across the EU, **more than 1 in 10 people spend more than 40% of their income on housing costs.**

The size of the PRS has increased in many traditionally home-owning societies, with a **wider cross-section of society renting for longer.**

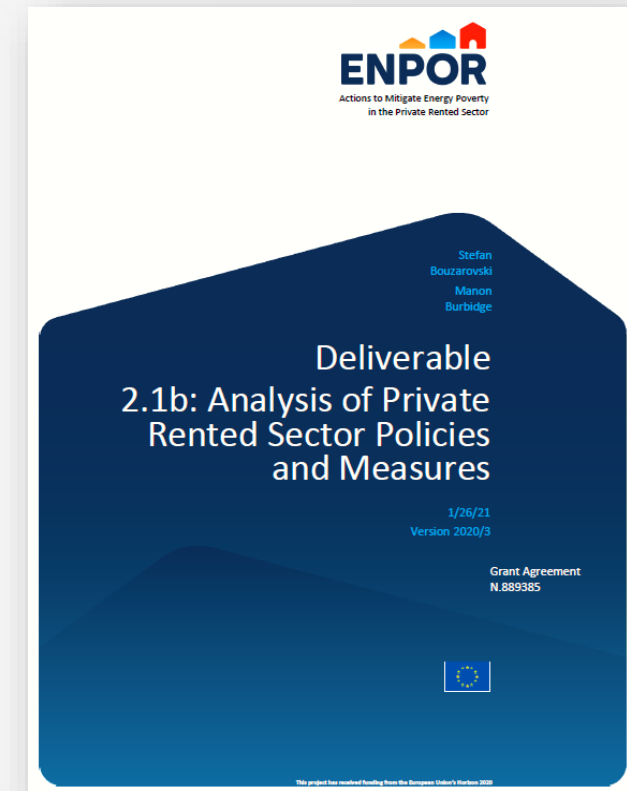
Quality of PRS housing for low-income renters can be poor. For example, in the UK, the PRS was the worst-performing tenure type in the Decent Homes Standard.

Race, class, ethnicity, age and gender are recognised factors that lead towards **increased discrimination and precarity** in the PRS.



(EPOV, 2020)

WHAT IS THE CURRENT POLICY LANDSCAPE IN THE EUROPEAN PRS?



WHAT IS THE CURRENT POLICY LANDSCAPE IN THE EU PRS?

Rationale and Methodology

Analysis and assessment of existing policies in the Private Rented Sector (PRS) across the EU and beyond- provide **indicative insights regarding their aims, content, and structure.**

Review and discussion of the collected measures, based on a number of criteria (implementing authorities, geographical temporal scopes, vulnerable groups, etc.).

Analytical summary of the policies based on well-established energy justice principles.

Conclusions with **recommendations identifying gaps** in present knowledge and practice.

Policy Acronym	Policy Full Name	Operating Country	Years Active
VSC	<u>1. Verbund-Stromhilfefonds der Caritas</u>	Austria	2009-present
G-EN	<u>2. Gratis Energiescan</u>	Belgium	2007-present
STEP	<u>3. Energy Performance Incentive Scheme for the Rental Sector (STEP)</u>	Netherlands	2014
SI-Rental	<u>4. Grants for Social Insulation Projects in Rental Buildings</u>	Belgium	2016-present
WU-NZ	<u>5. Warm Up New Zealand</u>	New Zealand	2016-2018

(ENPOR, 2021)

WHAT IS THE CURRENT POLICY LANDSCAPE IN THE EU PRS?

Policy Collection and Analysis

35 policies were analysed across a range of scales.

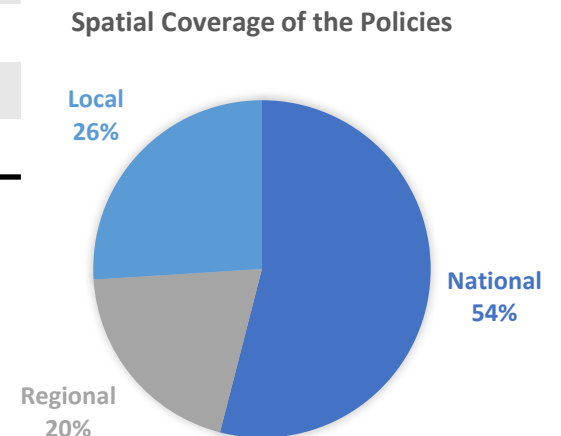
They comprised:

- **Technical** (energy efficiency measures).
- **Financial** (one off payments, subsidies, loans, and advice).
- **Educational** (energy-saving tips).

Many policies were **not directly targeted** at the PRS. Ten of the policies were engaging only landlords, or landlords and tenants, and **only two** were aimed solely at tenants.

Across all policies, just **under half (48%)** were aimed at **low-income groups**.

Country	# Policies
Australia	1
Austria	2
Belgium	4
France	4
Ireland	2
Netherlands	2
New Zealand	2
Spain	1
UK and NI	15
USA	2



(ENPOR, 2021)

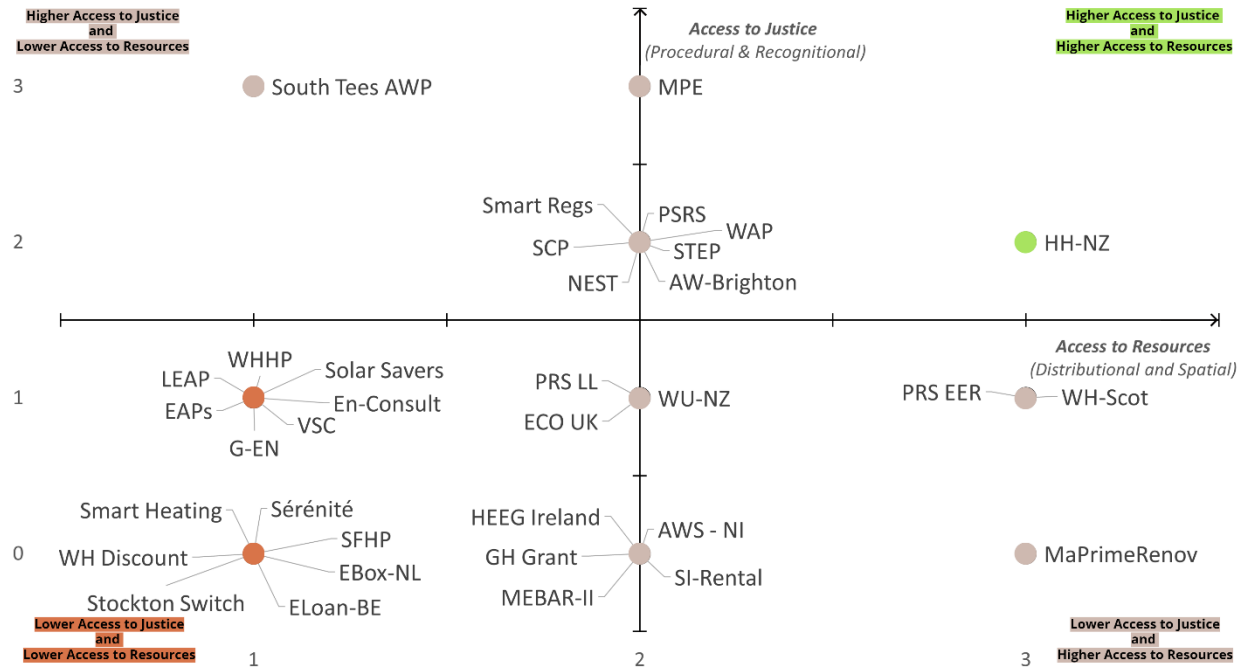
WHAT IS THE CURRENT POLICY LANDSCAPE IN THE EU PRS?

Analysis of Policies Along Energy Justice Axes

The analysis was undertaken along **axes based on the basic tenets of energy justice** as it relates to energy poverty.

A policy grading system was developed, with categories based on whether the policy addressed a particular dimension of social justice:

- Procedural
- Recognitional
- Distributional
- Spatial



(ENPOR, 2021)

WHAT IS THE CURRENT POLICY LANDSCAPE IN THE EU PRS?

Making PRS Policies visible using the Energy Poverty Dashboard

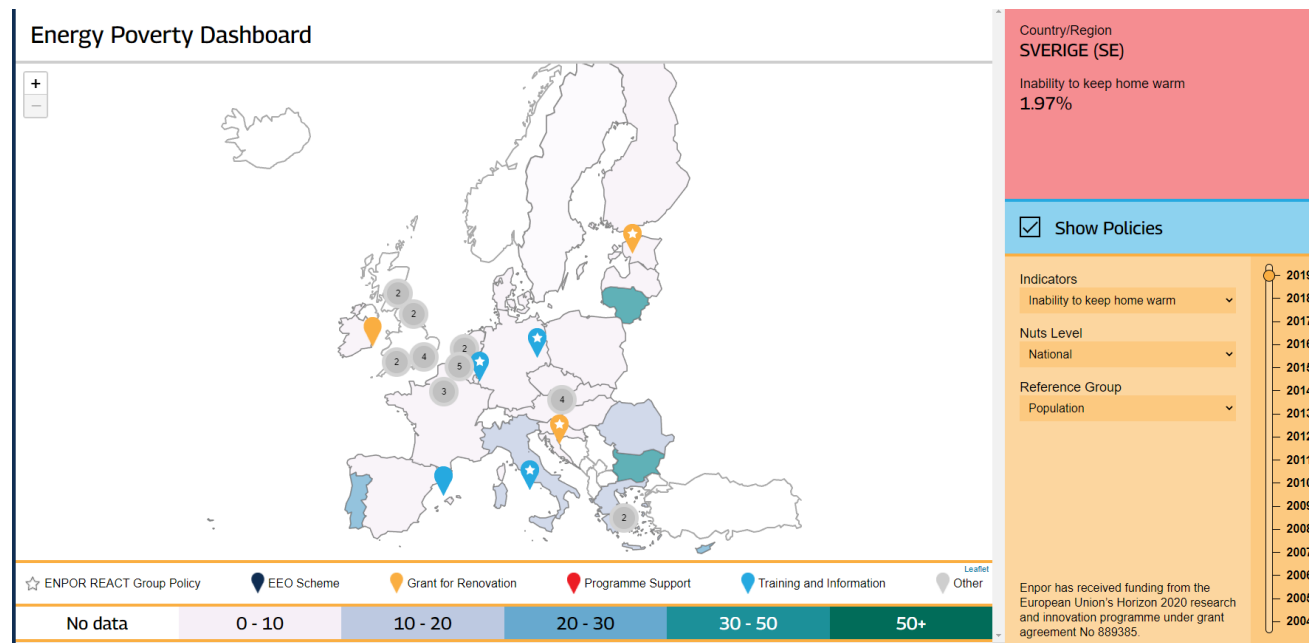
Energy Poverty Dashboard tool

- Twofold data:
 - The first is **Eurostat, SILC and household budget indicator data** displayed to show visual trends and patterns
 - Second is to **display policies and measures** that are working to tackle energy poverty in the PRS across Europe.

Seeks to make **PRS energy poverty and the policies that are designed to tackle it more visible**, create platform for knowledge exchange and become a useful resource.

- Know a policy? Submit it here!

(ENPOR, 2021)



visit energypoverty.info to explore the data and policies

WHAT FACTORS PREVENT ENERGY EFFICIENCY POLICY IMPLEMENTATION IN THE EUROPEAN PRS?



STRUCTURAL BARRIERS TO POLICY IMPLEMENTATION

Methodology

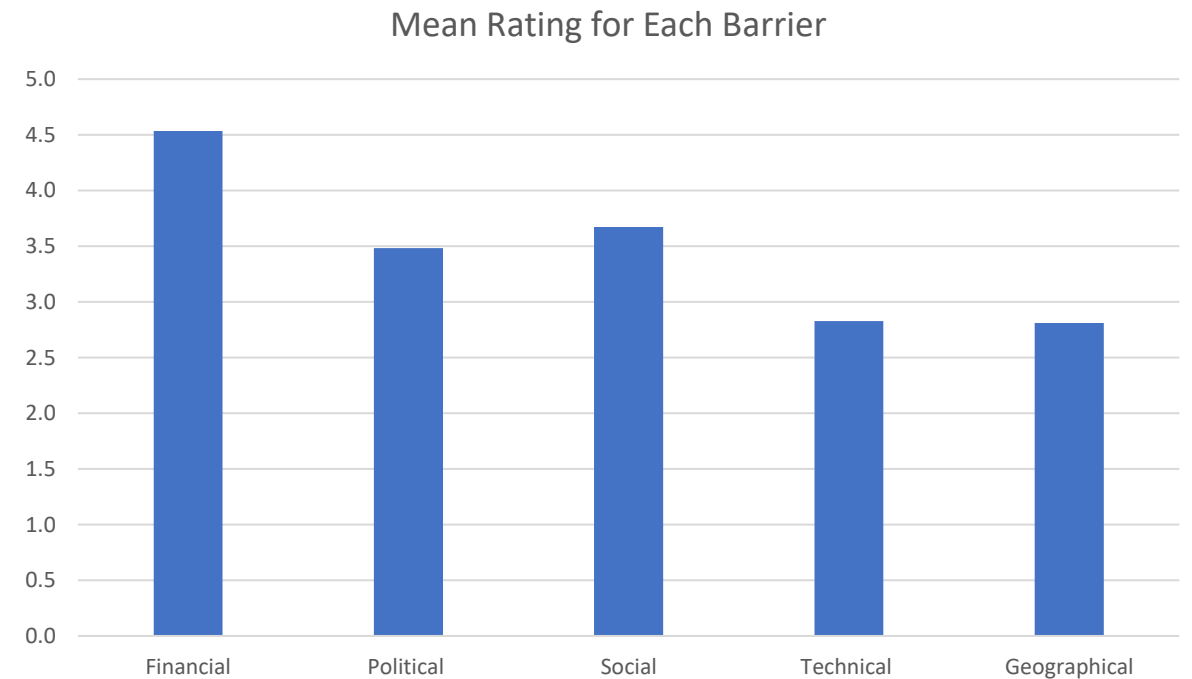
Purpose to **assess and understand barriers to energy efficiency policy implementation** in the PRS.

Structural Barriers identified:

- Financial;
- Social;
- Political/Regulatory;
- Technical;
- Geographical.

Primary survey conducted online with sector stakeholders.

Partners of the ENPOR project provided expert situated viewpoints.



(ENPOR, 2021)

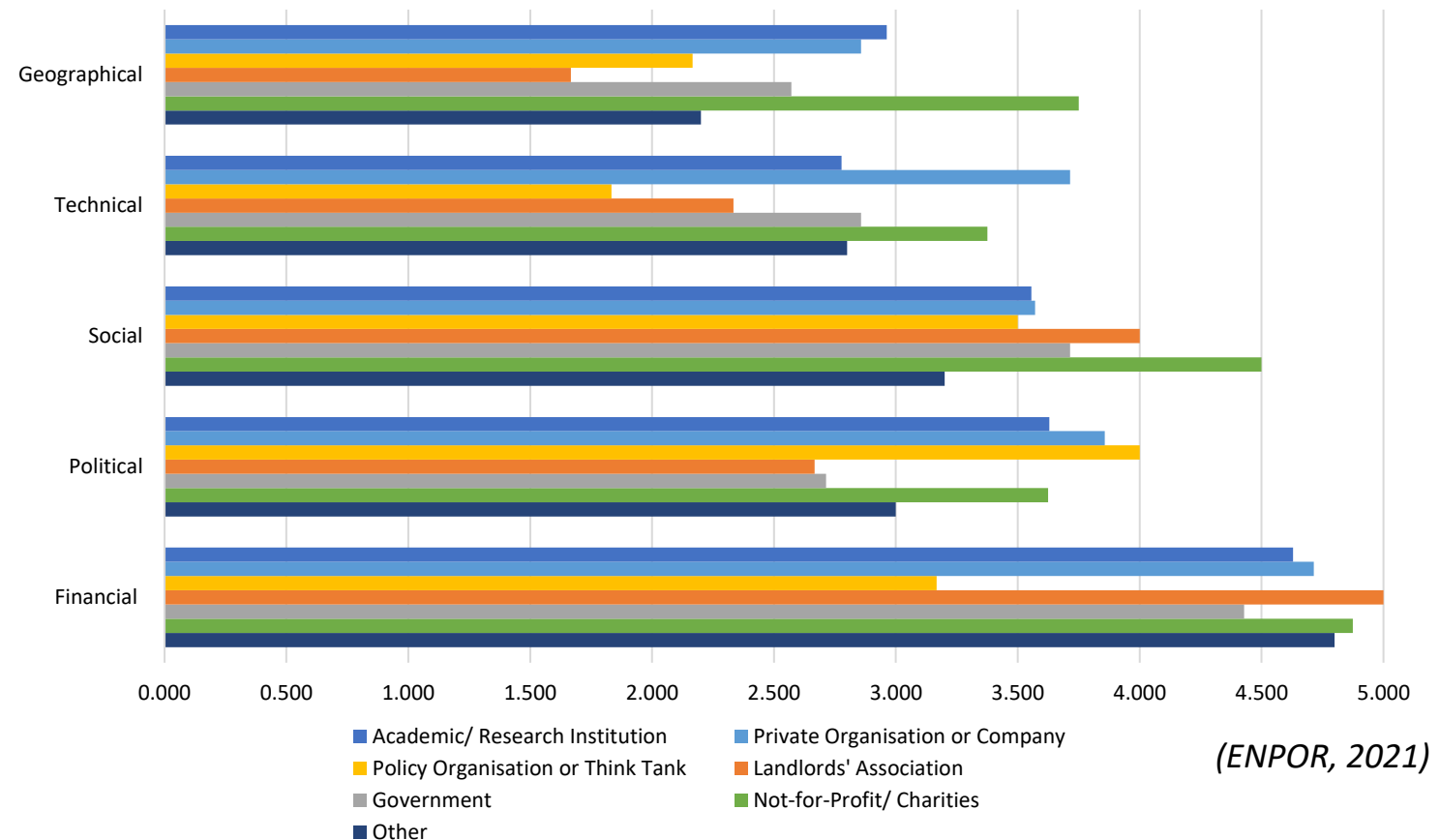
STRUCTURAL BARRIERS TO POLICY IMPLEMENTATION

Findings: Survey Results

Survey Results:

- Financial barriers are seen as the most important.
- Policy awareness was low-fair.
- National policies are seen as most effective level of governance.

Solutions do not fit neatly into one category - **in reality must incorporate all of the barriers.**



(ENPOR, 2021)

STRUCTURAL BARRIERS TO POLICY IMPLEMENTATION

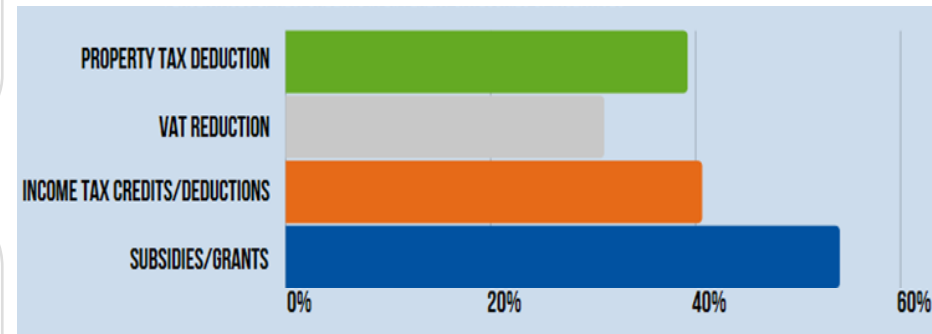
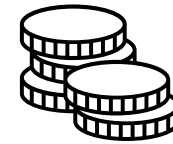
Findings: Financial Barriers and Solutions

Financial Barriers

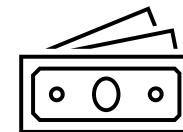
- **Split incentives** - lack of direct financial incentives-high upfront costs (assessment, installation, replacement, financing costs, etc.).
- **Property value increase.**

Financial Solutions

- **Support packages** for landlords (grants, subsidies, tax relief).
- The set-up of an ideal financial policy to address this barrier is not a straightforward task and would likely require **multiple interventions.**



(UIPI, 2021)



STRUCTURAL BARRIERS TO POLICY IMPLEMENTATION

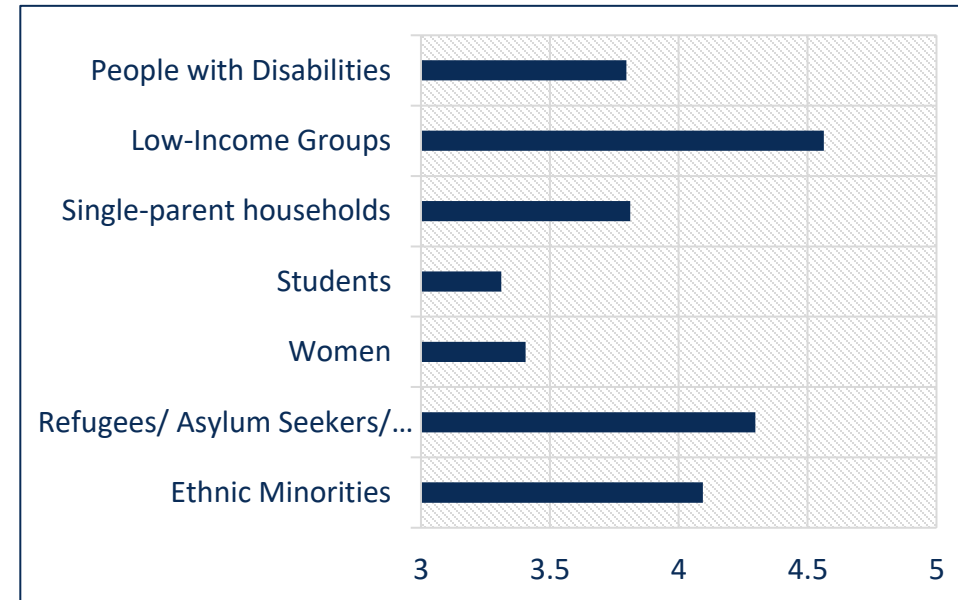
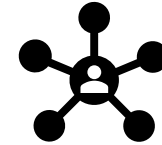
Findings: Social Barriers and Solutions

Social Barriers

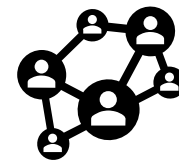
- **Lack of knowledge**- mistrust towards energy consultants, government policies.
- Feelings of **stigmatization**- gender dimension.
- Rebound effects.
- Lack of professionalism in the sector.

Social Solutions

- Improved **outreach**- expansion of advice services/ specific consulting services.
- **Education** on energy efficiency measures
- Increased and **systematic participation** in landlords'/ tenants' associations.
- Citizens' involvement.



(ENPOR, 2021)



STRUCTURAL BARRIERS TO POLICY IMPLEMENTATION

Findings: Political Barriers and Solutions

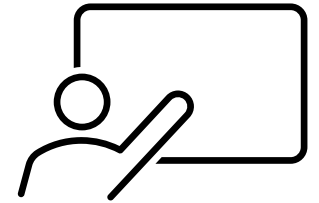
Political Barriers

- **Political invisibility** of the most vulnerable tenants, esp. in the PRS
- **Low level of awareness** of EU-based policies that address energy efficiency in the PRS even from relevant stakeholders.
- Few policies adequately face **the specificities** of the PRS, or they are sufficiently targeted to the **lower-income**, vulnerable segment of the PRS.



Political Solutions

- Creation and operation of **observatories** at the national and/ or the EU level (e.g., EPOV/EPAH).
- Support of the **dialogue** between **involved** parties, design, and implementation of legal frameworks and specific conditions.
- **Energy performance assessment** of buildings through Energy Performance Certificates & **Mandatory Minimum Energy Performance Standards**.



CONCLUSIONS



Annie Spratt via Unsplash

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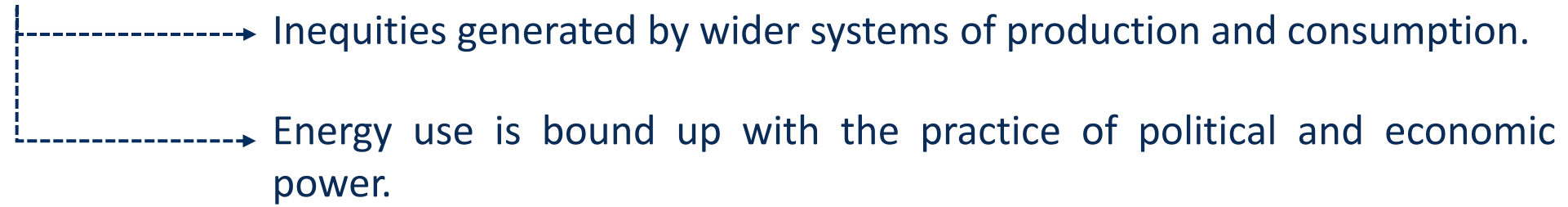
Drawing Together the Threads of Research

The PRS generally has the **poorest energy performance** relative to the rest of the housing stock. Coverage is geographically uneven- **it is difficult to formulate universally generalisable findings.**

Relevant policies are principally implemented by the state, and **insufficiently directed at low-income tenants.**
Most of the policies involve technical and financial measures.

Energy efficiency solutions/ policies in the PRS should cover technical, political, social and financial issues, which cannot be viewed in isolation.

- ✗ Regulatory & political context.
- ✗ Behaviour change & energy conservation measures.
- ✗ Public participation & policy engagement.



CONCLUSIONS

Setting the Scene for Future Research

How does our research set the scene for policy innovation to support a sustainable and fair energy transition in the European PRS?

- Opens up a conversation – the **first research of its kind** looking at energy poverty in the European PRS.
- Addresses the **lack of data and increases visibility of** the PRS and energy poverty more broadly
- Inputs from a range of **stakeholders**
- Provides a **platform for sharing knowledge** and practice to inform policy



Daniel von Appen via Unsplash

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