



Actions to Mitigate Energy Poverty  
in the Private Rented Sector

# Analysis of Private Rented Sector Policies and Measures

Report Summary

Manon Burbidge  
Stefan Bouzarovski



This project has received funding from the European Union's Horizon 2020  
research and innovation programme under grant agreement No 889385.

© ENPOR - This work is licensed under a Creative Commons Attribution-ShareAlike 4.0 International  
(CC BY-SA 4.0) / Attribution 4.0 International (CC BY 4.0)

[www.enpor.eu](http://www.enpor.eu)



EnporProject



NPOR Project



enporproject

#ENPOR

## OVERVIEW OF ENERGY-RELATED POLICIES IN THE PRS:

This analysis assesses existing policies in the PRS, reviewing intervention strategies aimed at advancing measures to address energy poverty among vulnerable households. The objective was to **investigate the aims, content and structure of policies and identify some of the wider structural challenges** in the type of support currently available to energy-poor households.

- 🏠 35 policies, from 1976–2020, primarily from the EU and predominantly Anglophone contexts, were analysed across a range of scales. Most of the implementing authorities were government bodies and some NGOs, local community organisations and private companies.
  
- 🏠 The measures and policies displayed a range of technical and financial aspects designed to assist both tenants and landlords to tackle energy poverty.
  - Technical measures were often aimed at increasing the energy efficiency of a household. These most commonly were through the implementation of large-scale loft, underfloor, cavity wall insulation improvements, indoor ventilation, installation of windows and doors, and central heating improvements, and were often tied to the financial measures.
  - Financial measures ranged from one-off payments, to subsidies and long-term loans for the implementation of technical measures, as well as the provision of financial advice.
  - Some of policies were educational, focussed on informing tenants on energy and energy-saving techniques, rather than implementing a particular technical or financial measure.
  
- 🏠 **Many of the collected policies were not directly targeted at the PRS: 66% of policies were general, inclusive of PRS tenants, homeowners, landlords and social renters alike. Only ten were engaging only landlords, or landlords and tenants, and only two were aimed only at tenants. Across all the policies, just under half (48%) were aimed at low-income groups.**

## ANALYTICAL SUMMARY OF POLICIES

- 🏠 The analysis was undertaken along four axes based on the basic tenets of energy justice as it relates to energy poverty.** The first two dimensions include questions around the **‘provision of resources’ in the distributional and spatial domain.** The second two axes query the initiatives’ ability to provide **‘access to justice’, combining procedure and recognition justice dimensions.** The four aspects were examined qualitatively and quantitatively. A policy grading system was developed, with categories based on whether the policy addressed a particular dimension of social justice.
- 🏠 Overall, the findings showed that the surveyed initiatives insufficiently directed at low-income tenants.** A limited number of measures addressed the regulatory and political context of energy poverty in this housing stock. **The public participation and policy engagement dimension is inadequately represented:** involving tenants and landlords in the formulation, design and implementation of future initiatives and interventions is paramount.
- 🏠 Very few policies addressed or considered the tenant-landlord dilemma,** or even brought together tenants and landlords to address both of these groups’ needs. By allowing space within policies for greater communication and mediation between stakeholders, it is considered that the likelihood of success in energy poverty alleviation measures would be greater.
- 🏠 Difficulties with access to funding and information remains an issue for both tenants and landlords,** and considerations of what prevents landlords and tenants from participating in renovation and efficiency measures should also be more fully addressed.

ENERGY VULNERABILITY IS A CRITICAL FACTOR TO CONSIDER WITHIN A FAIR ENERGY TRANSITION. IT MUST BE ADDRESSED WITH ADEQUATE POLICIES.



**WHO WE ARE** We are a **Consortium of organisations** working together on this project for 3 years:

Institute for European Energy and Climate Policy Foundation

Climate Alliance - Klima-Bündnis - Alianza del Clima e.V.

The University of Manchester

University of Piraeus Research Center

Drustvo Za Oblikovanje Odrzivog Razvoja

Centre for Renewable Energy Sources and Saving Foundation

Agenzia Nazionale per le Nuove Tecnologie, L'Energia e lo Sviluppo Economico Sostenibile

Tartu Regional Energy Agency

Austrian Energy Agency

Stichting Hogeschool Utrecht

Wuppertal Institut für Klima, Umwelt, Energie gGmbH

Union Internationale de la Propriete Immobiliere

