



Actions to Mitigate Energy Poverty  
in the Private Rented Sector



# *Lunch Talk: Tackling Split Incentives: A European Outlook*



Christos Tourkolas  
CRES

## Presentation of Greek case

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# SPLIT INCENTIVES IN GREECE – CONDUCTION OF TARGETED STUDY BY THE MINISTRY OF ENVIRONMENT AND ENERGY



I. Mapping potential regulatory and non-regulatory barriers

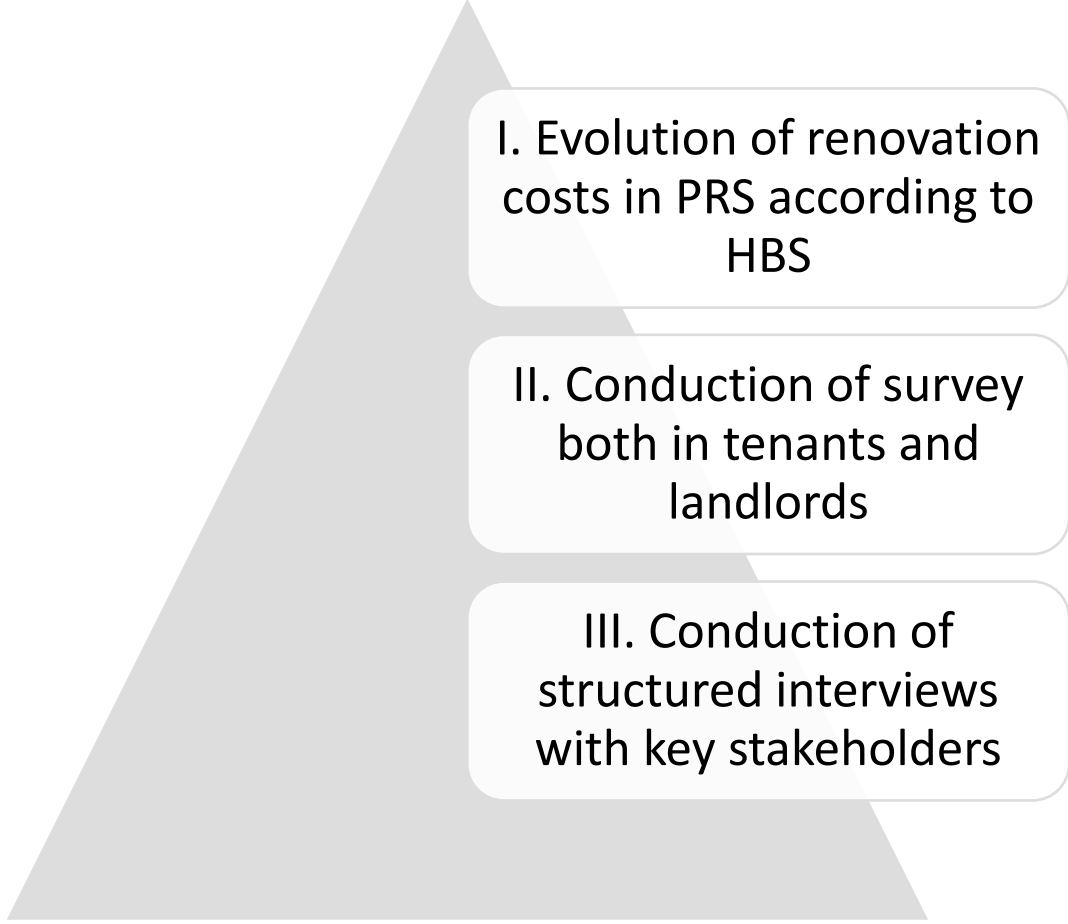


II. Assessing potential regulatory and non-regulatory barriers



III. Drafting policies and measures fro tackling the identified barriers

## SPLIT INCENTIVES IN GREECE – METHODOLOGICAL APPROACH OF TARGETED STUDY

A large, light gray triangle is positioned on the left side of the slide. To its right, three white rounded rectangular boxes are stacked vertically, each containing a step of the methodological approach. The boxes are numbered I, II, and III from top to bottom.

I. Evolution of renovation costs in PRS according to HBS

II. Conduction of survey both in tenants and landlords

III. Conduction of structured interviews with key stakeholders

## SPLIT INCENTIVES IN GREECE – KEY CONCLUSIONS OF TARGETED STUDY

Lack of officially established framework for tackling split incentives

Lack of culture and low level of awareness and understanding

Continuous reduction of the renovation expenses

Only a small percentage of landlords wants the contribution of tenants to the total cost of the energy renovation

The vast majority of tenants wants the contribution of landlords to the total cost of the energy renovation

The landlords intend to increase of the building value and to reduce the maintenance cost

The tenants intend to reduce the energy cost and to improve thermal comfort

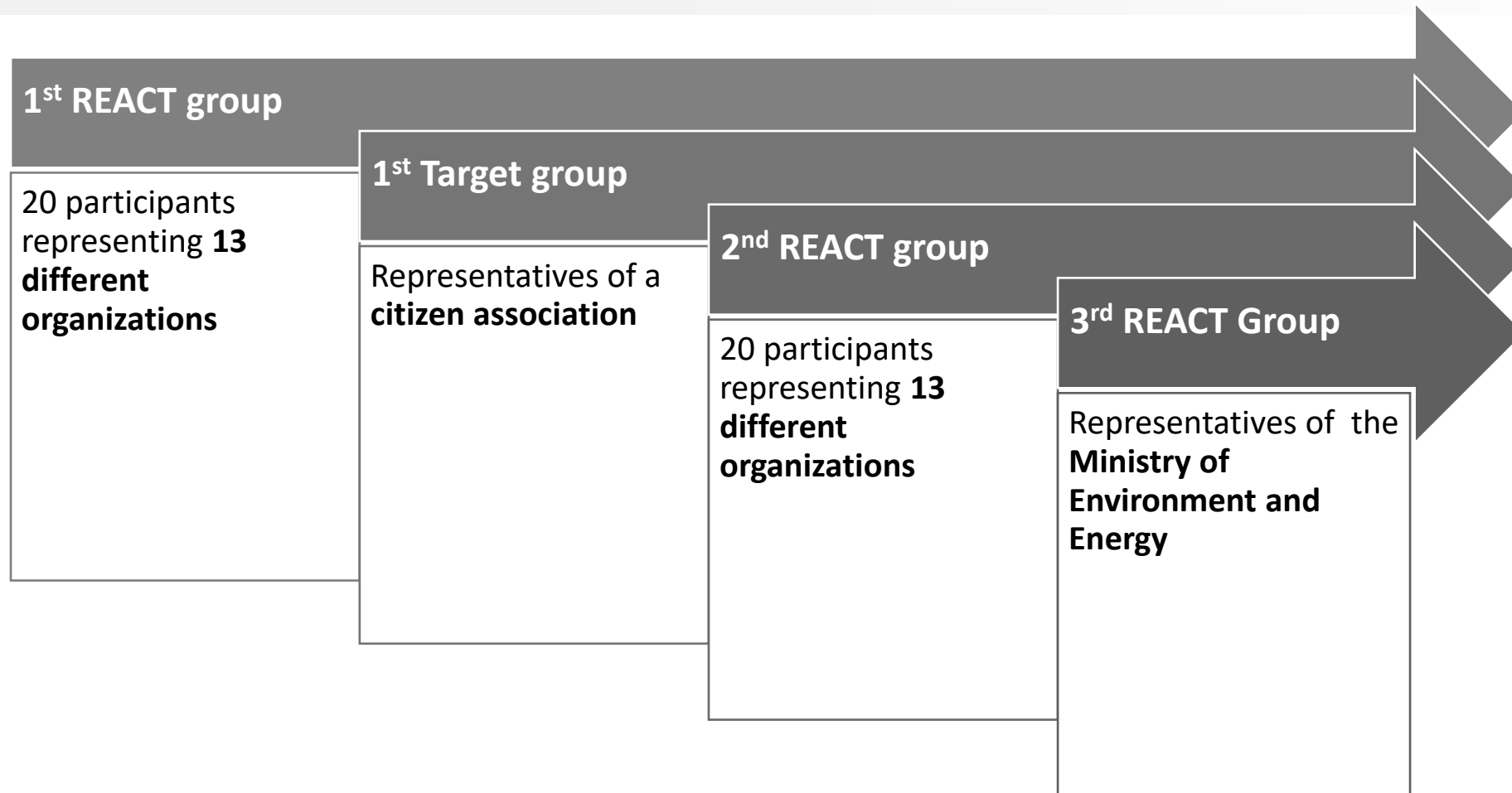
Even if the introduction of MEPS was assessed as the most effective measure, a well balanced mixture of policies and measures is required

Focus on the calculation of the real benefits both for landlords and tenants for the whole duration of the lease period

Tackle the obstacles for reaching consent during the general assembly of the apartment buildings

Involve both landlords and tenants in the design of the required policies and measures

# SPLIT INCENTIVES IN GREECE – KEY CONCLUSIONS OF CO-CREATION PROCESS



## SPLIT INCENTIVES IN GREECE – KEY CONCLUSIONS OF CO-CREATION PROCESS



- Initiate **financing schemes** with the **participation of landlords and tenants** for the energy renovation of their buildings.
- **Integrate tenants as distinct category into the evaluation procedure** of the programme.
- Foresee **dedicated portion of the public budget** to be allocated to the energy poor households.
- Calculate the required public support **taking into consideration the shared benefits** between landlords and tenants.
- Organize **public consultation procedure** with the participation of involved parties so as to **create trust** – foster **co-creation**.

- The **problem of split incentives** is significant.
- The alleviation of the energy in the private-rented sector is a **holistic problem affecting many economic sectors**.
- **Difficulties in altering the legislative framework** as law governing the operation of the apartment buildings lays in the jurisdiction of other ministries than the Ministry of Environment and Energy.
- Potential appearance of **phenomenon of renovation**.
- The **low awareness of the households** about the delivered energy savings is considered as the main barrier.

Christos Tourkolias

[ctourkolias@cres.gr](mailto:ctourkolias@cres.gr)

Twitter: @ENPORProject

LinkedIn: ENPORProject

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

THANK YOU

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