

A black and white photograph of a single-story house with a corrugated metal roof. A person is walking in the foreground, and there are windows and a door visible on the house. The image is used as a background for the text.

Improving Energy Efficiency in the PRS: insights from the UK and NZ

**Insights
from the
UK and NZ**

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Contributors



Aimee Ambrose (Planning): Energy use in everyday lives; the PRS and energy efficiency; district heating



Will Eadson (Geography): energy policy and the politics of low carbon transitions; SMEs and low carbon transitions; energy infrastructure



Jan Gilbertson (Urban Studies): vulnerable groups; fuel poverty; housing, health and wellbeing



Lindsey McCarthy (Housing): homelessness and housing exclusion; energy efficiency and the PRS; welfare policy and reform

Why am I talking about this?

- ❑ Because more people die than need to due to inefficient, cold housing
- ❑ Affects low income PRS households more
- ❑ Energy efficiency upgrades improve health, wellbeing and prosperity and reduce carbon
- ❑ But private landlords least likely to do them.

**But why don't
they act?**

The research

60+ in-depth interviews with diverse sample of landlords, letting agents and local stakeholders

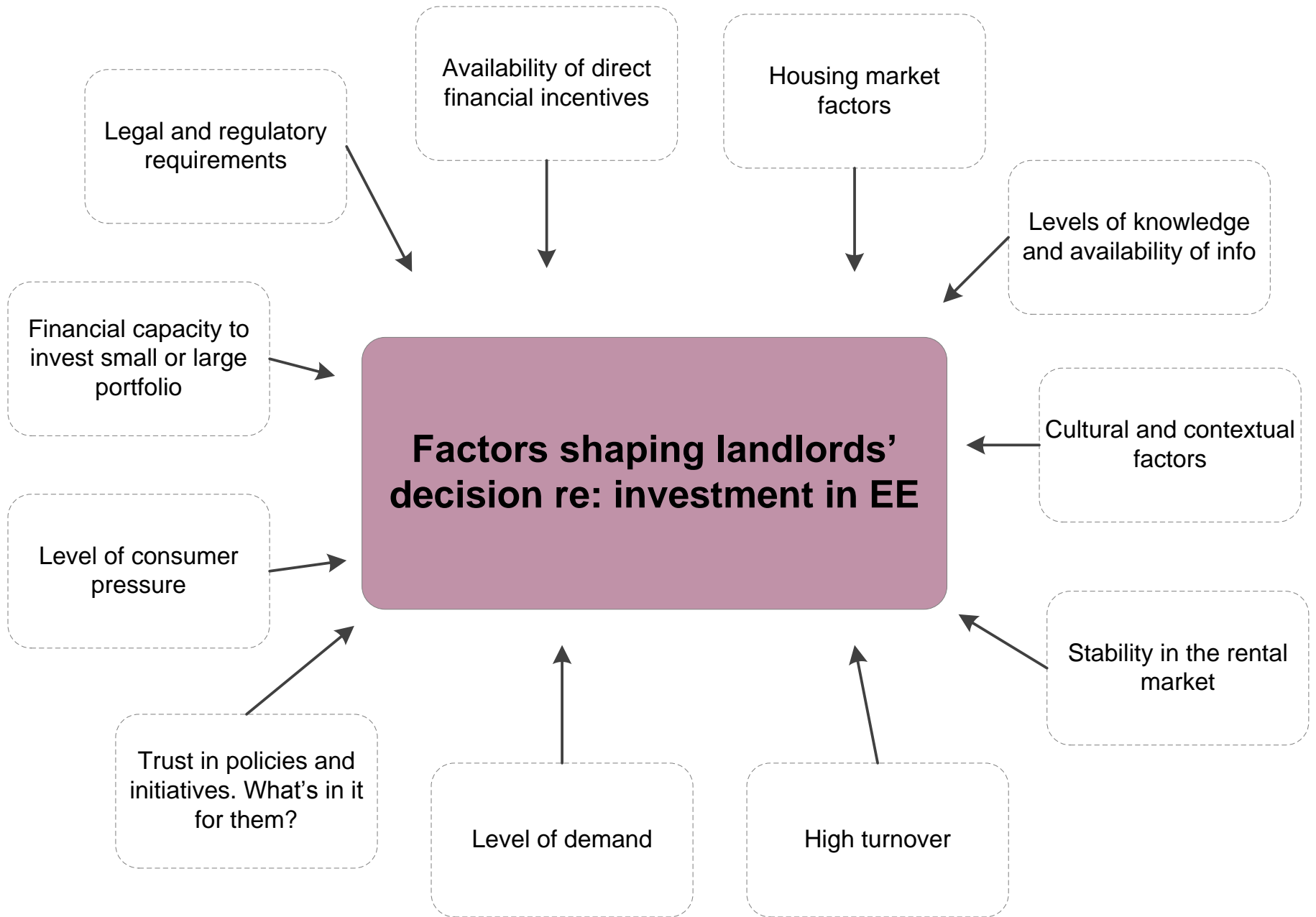
The research

- ❑ Not a comparative study....
- ❑ Together they challenge conventional wisdom....

Hypothesis

Principal-agent.....

Tenants (principals) are poorly informed about EE and unlikely to pay a premium for it. Knowing this, the landlord (agent) is unwilling to invest in EE as they will not recoup the cost.



What did I find?

- 11,000 miles south, in Dunedin:
- **70% landlords positive** about providing basic EE measures



Why are landlords more active?



Consumer
pressure



Changing
expectations



Tolerance
waning

Why are tenants more aware?



Media



Activism



Price

Beyond principal-agent?

- **Not universally applicable...**
- **Principals can be agents of change**
- ...even in a strong market
- **EE may be poorly understood but** cold homes, unaffordable to heat are not