



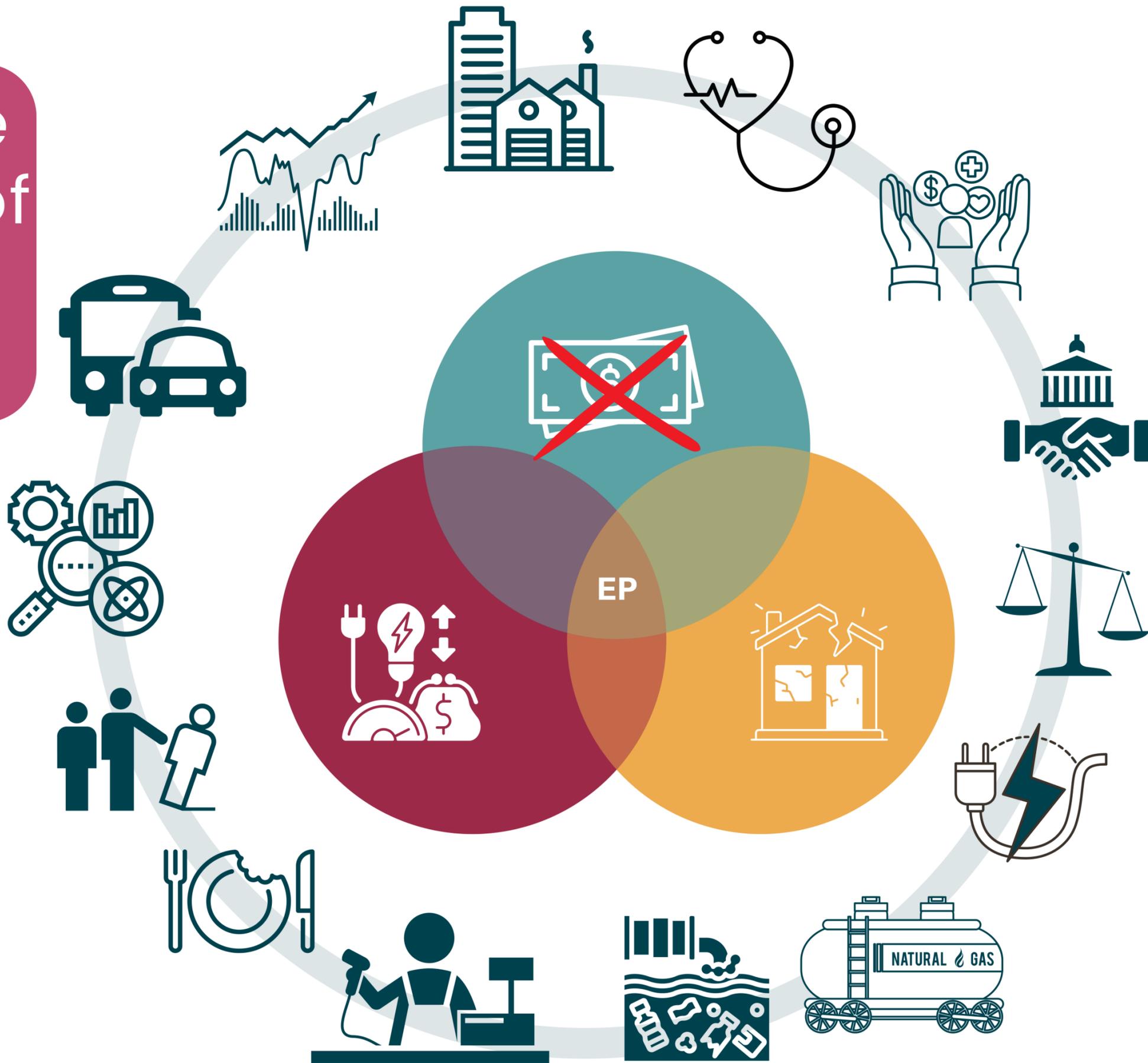
REPORT

HOW TO AVOID A RENOVICTION WAVE

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Multiple causes of energy poverty



LESSON 1

Many renovation programmes & policies miss the poorest



- Renovation may worsen their situation, leading to gentrification and social exclusion
- Ex: untargeted & first-come-first-served funding not reaching the poorest, higher condo expenses; exclusion of some categories of dwellings, privatisation leading to renoviction

LESSON 2

Many local policies and initiatives prove that it's possible to reconcile social and environmental objectives



- very local and small experiences; specific community, economic or financial fabric
- high capacity for replication thanks to unambiguous identification of needs (France), often where public policies fail (Hungary, Slovakia).
- willingness to learn and improve in pursuit of greater impact (Austria, Czech Republic)
- collective responses over and above individual interests (Spain, Italy).

LESSON 3:

more evidence is needed on MEPS & access to housing for the most vulnerable

MEPS +  = ?

- Need for a carrot, stick & tambourine approach for landlords
- MEPS must be enforceable
- Ambitions might be too slow and too low (G -> F)?!; renewable readiness?

DISCUSSION – POSITIVE IMPACTS



Improving the quality of life, addressing unfit housing, and reducing the risk of energy poverty

€ 10 billion Could be saved in health costs in France if all "thermal sieves" were renovated (Ministère de la Transition Ecologie, 2022)



Reduced rent arrears and voids benefitting landlords

more energy efficient homes remain unoccupied for a shorter time



Trust and broader community benefit

- willingness to receive future assistance
- step out of the logic of housing financialisation



Positive economic impacts

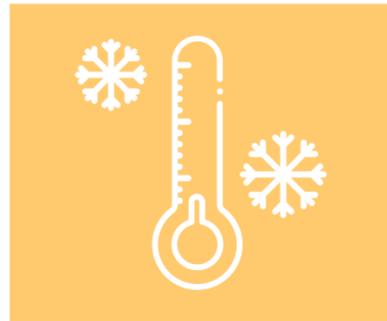
Impact on local job market and prosperity

POTENTIAL REBOUND AND NEGATIVE SOCIAL IMPACTS : (1)



The problem of unsustainable and unfit renovations

- few tasks at a time = intrusive but few energy, comfort or financial gains
- can hide or create additional problems (mould, fire safety)



Unrealistic energy improvements

- 'prebound' effect when "before" energy uses are overestimated
- 'rebound' effect when savings are absorbed by other uses



Challenges in the Funding streams

- remaining costs
- access to banks, loans and credits
- distrusts in banks and financial intermediaries



Affordability crunch

- EE improvements = +3 to 8% in the purchase or rent price of residential properties
- But wages, pensions and benefits stagnate or are eaten up by inflation and rising costs

POTENTIAL REBOUND AND NEGATIVE SOCIAL IMPACTS : (2)



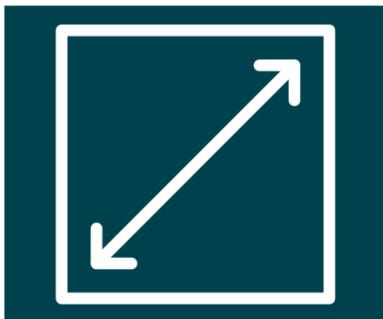
Lack of acknowledgement of the social factor

- Technical aspects > information and support
- Neglect of people's lived experience
- Needs of social and temporary accommodations (shelters, hostels, refuges)



Accelerated renoviction and gentrification

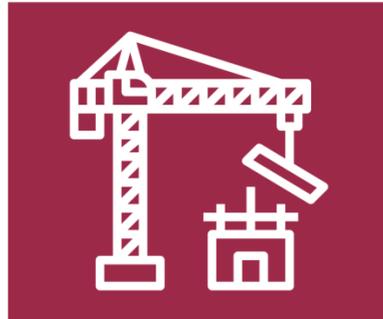
- energy efficient renovation = the tip of the iceberg
- greater social injustices, such as evictions, occur because of energy renovation and neighbourhood gentrification
- improving the “reputation” = increased rents, displacement, and segregation of marginalised groups who look for cheaper alternatives



The danger of one-size-fits-all policies

- heterogenous housing, urban development, climate, and economic or associative fabric
- governance of renovation policies and programmes should be targeted to the needs of the local populations, including for racialised, marginalised and disabled people, also thanks to the EU

RECOMMENDATIONS (1)



Prioritise deep renovation

- in the least performing homes of the people living in energy poverty, including temporary accommodation (e.g., hostels, shelters, refuge accommodation, etc.)



Revise the Energy Performance Certificates

- to include the living conditions of the inhabitants... to consider housing as a social right and not an investment opportunity



Design financial tools for the low-income

- e.g. 100% grants, earmark the highest share of financial support, keep remaining costs close to 0
- —> European Cold House Fund?



Foster Social and community housing

- to put people before profit

RECOMMENDATIONS (2)



Actively prevent renoviction

- Gov. should set rent caps and renoviction bans
- Need to assess the situation private rented sector



Ensure the implementation and enforcement of the right to housing

- Article 31 of the European Social Charter, incl. legal representation
- Stronger social impact indicators in monitoring frameworks



Think beyond the building sector

- sustainable approach = horizontal participation and inclusiveness of diverse parties
- link up all sectors and policy areas: regulation, building regulation, taxation, environmental and energy policies, and social policies

there's no one-size-fits all to
put green AND social justice at
the centre

Let's not
forget the
tools for
short-term
challenges
too!



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THANK
you!

Further questions/ comments?
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