

Energy-efficiency in housing EU tools to unlock the potential

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Tenants' input in the energy-efficiency debate

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Prevent fuel poverty

- Premise: Energy-efficiency has to be affordable also for low-income and poor households
- IUT represents the consumers, the residents and tenants in 29 countries in Europe
- Many of them are considered low-income and poor households in the private and social sector and in the restituted housing sector in Central and Eastern Europe
- Fuel poverty is the new social danger

Reduce the „second rent“

- The rising energy costs cause a new problem: Heating, warm water and electricity costs are a „second rent“ for many tenants
- Future scenario on the housing markets: the supply of affordable housing means affordable *and energy-efficient* housing
- We need a new strategic partnership between landlords, tenants and governments

Common interest of tenants and landlords

- Energy price explosion changed the cash-flow: More and more of the tenants' available budget goes to the energy suppliers- and not to the landlords
- Lack of money to invest in their buildings
- Vicious circle- need to change the cash-flow from energy suppliers back to landlords and strengthen their investment capacity
- State incentives are necessary
- EU-commission on the right way: Open the structural funds for energy-efficient modernisation- targeted to low-income and poor households

IUT statements on EU-legislation

- EU-climate and energy-efficiency package has the right ingredients: renewable energy, higher construction standards and transparency for consumers
- The tenants unions are actively involved in the climate debate- on national and European level
- Our central points:
 - 1) Energy-efficiency has to be affordable
 - 2) Concentrate on the existing housing stock

IUT statement on EPBD

- Recast of the energy performance buildings directive (EPBD):
- More transparency about the energy performance of a building
- Focus on objective measuring and benchmarking
- New EPBD strengthens the role of the consumers
- Tenant unions appeal to the European Parliament: We need a fast legislation to speed up the national implementation of the EPBD

IUT statement on renewable energy directive

- Renewable energy directive:
- Tenant claims:
 - 1) Concentrate on the existing housing stock
 - 2) The use of renewable energies shall be obligatory combined with energy-efficiency and energy-saving measures
 - 3) State incentives to keep housing affordable and secure planning reliability for housing providers

Information campaigns necessary

- Tenants need clear information on energy-saving in their homes
- Information and participation campaigns, energy audits
- Easy and objective labelling- tenant unions are ready to give the information to consumers to make the labels a success
- Rents have to tell the „ecological truth“- our unions can offer legal advice when implementing ecological rent levels

The International Union of Tenants

- IUT represents the interests of tenants on a supranational level
- 56 members worldwide, in 29 European countries
- IUT-Headquarter in Stockholm, Sweden – Since February 2008 EU-office in Belgium
- Thanks for your attention!
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