

On Common Ground- Landlords and Tenants shaping thermal performance of rental properties in New Zealand

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Funders & Support



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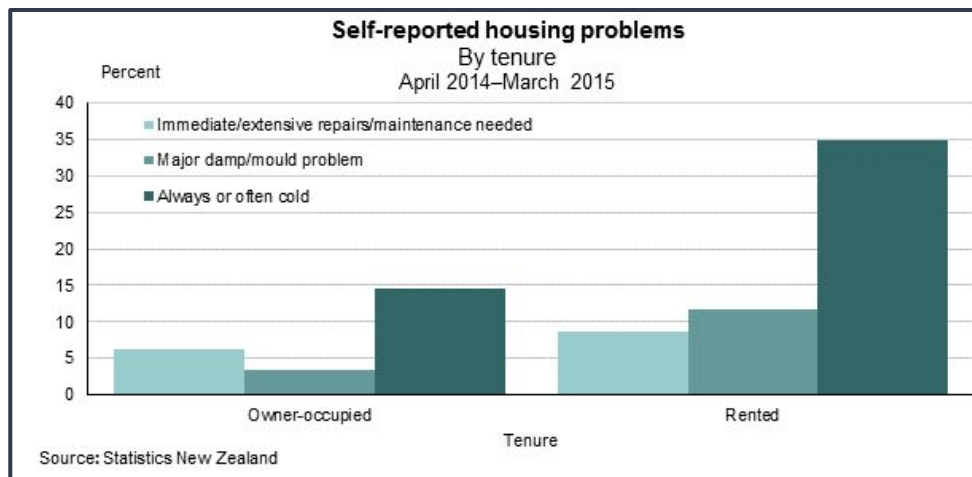
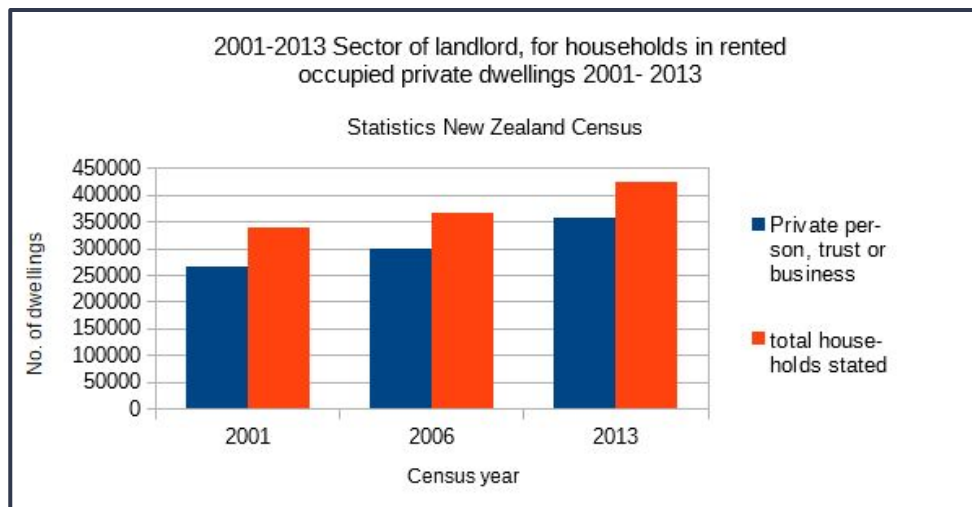


Ministry of **Transport**
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Energy Efficiency and
Conservation Authority
Te Tari Tiaki Pūngao

Rental housing thermal performance



Why don't landlords invest in thermal performance & energy efficiency?

- Lack of knowledge & misinformation
 - Local & regional housing market factors
 - Cultural and contextual factors
 - Transience within the rental market
 - Low trust in government initiatives
(Ambrose, 2015 UK).
-
- High up-front cost of refurbishments
 - Landlords don't pay the energy bills
 - Policy not specific to rental housing issues.
(Hope & Booth, 2014 UK)

A different story..

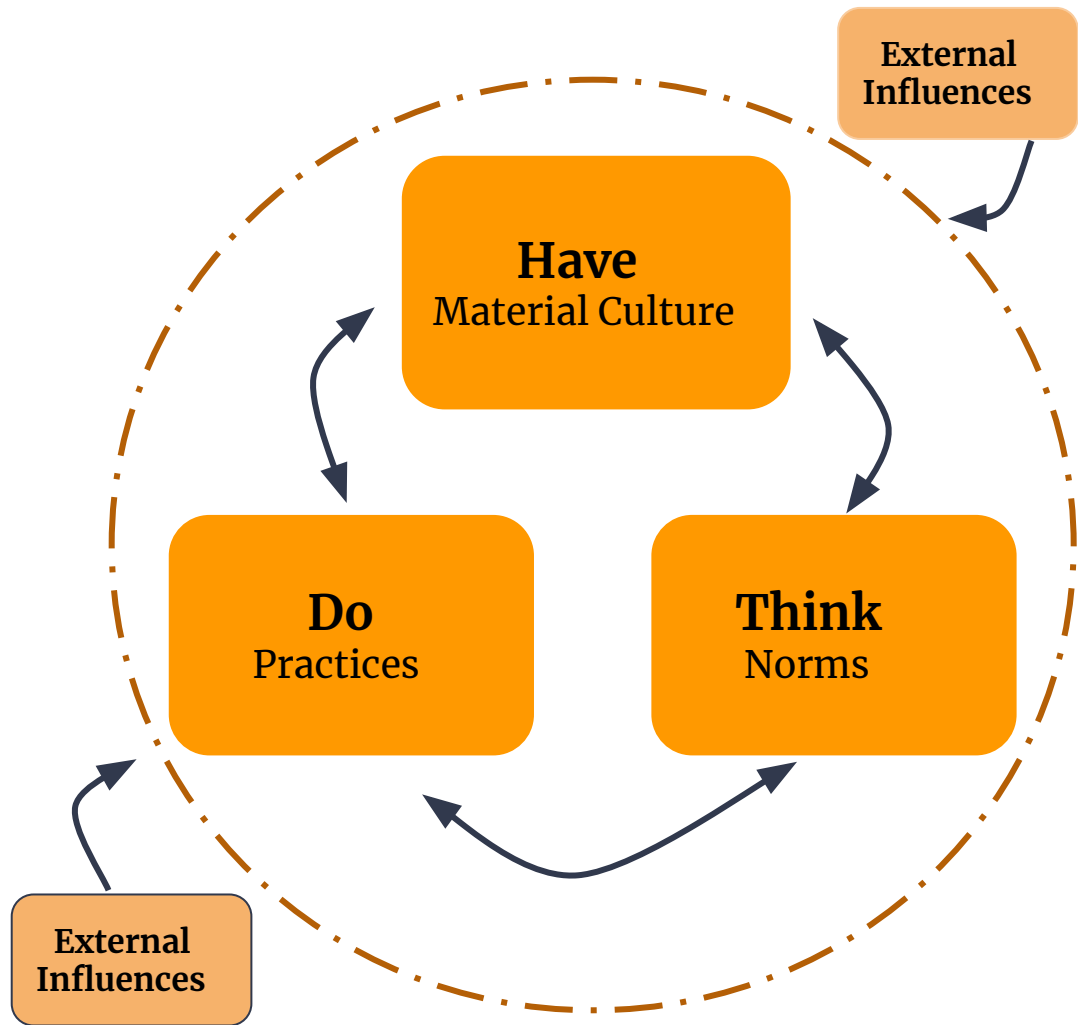


Energy Cultures to understand rental housing complexity



What is an Energy Culture?

The interaction between what you **have** (heaters), what you think is **normal** (cold inside) what you **do** (just put a jersey on!). Plus, external influences like legislation (HHG) and economy (housing market). (Stephenson et al., 2015)





Material Culture

Practices

Norms



Examples of Housing energy Cultures

My masters
research focussed
on understanding
the landlord &
tenant dynamic and
how this influenced
thermal
performance of
rental housing

- Qualitative research
- Three pairs of landlords & tenants - connected through rental property
- Landlords & tenants from across NZ, diverse backgrounds
- One pair included a property manager
- 10 participants in total (three unpaired landlords)

Tauranga Tenant Energy Culture

External Influences

House location

Coffee
blankets, jerseys

Cost of electricity

Material
culture

Stay healthy for work
Keep power bill low
as possible

Sit in sun
Turn off hot water
cylinder every day

Climate change

Tauranga is
cold

Norms

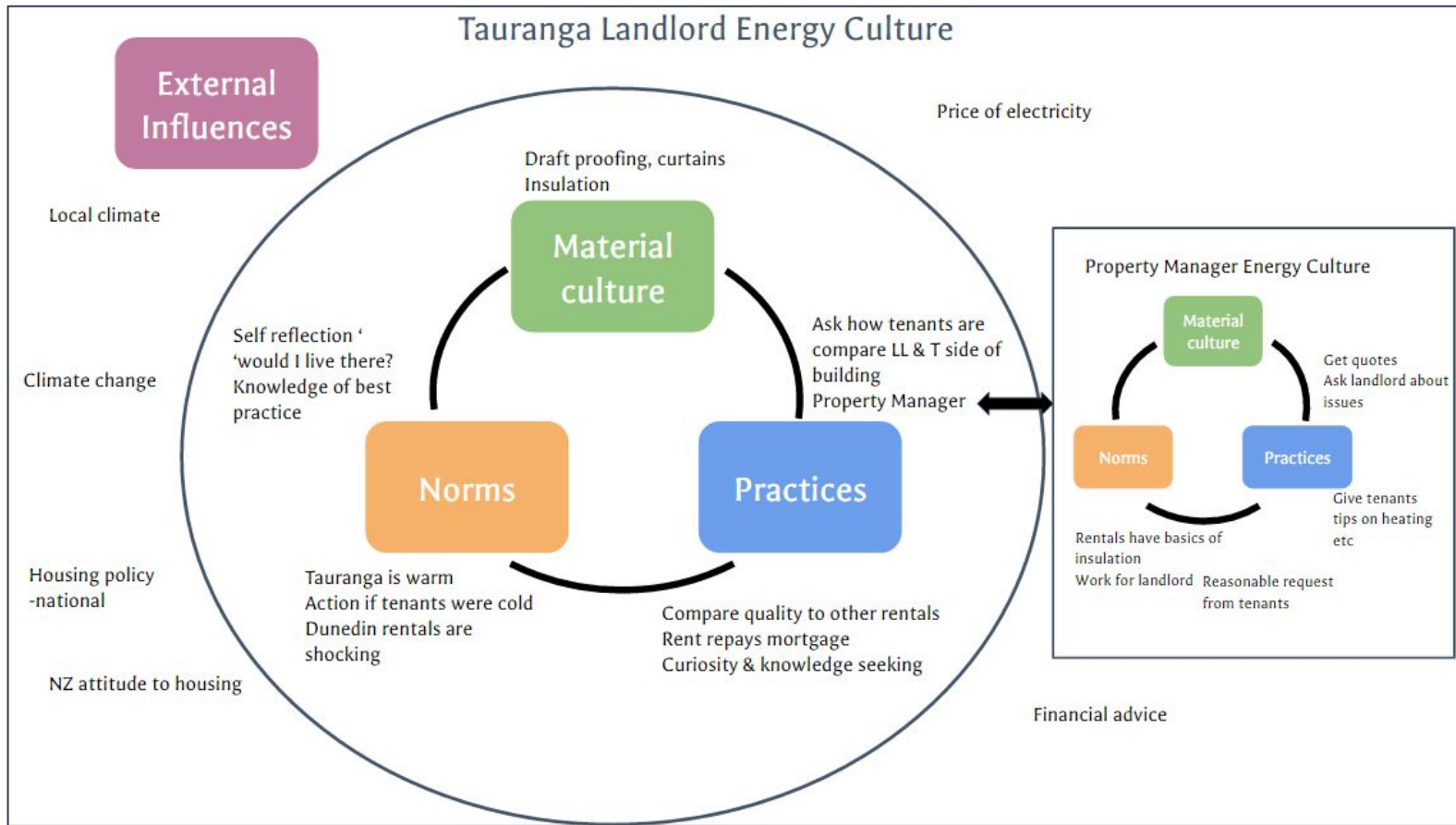
Practices

Social learning & peer
influence
Ideal temp is not shivering

Power & internet combined bill
Don't tell landlord rental cold

External
Influences

Tauranga Landlord Energy Culture



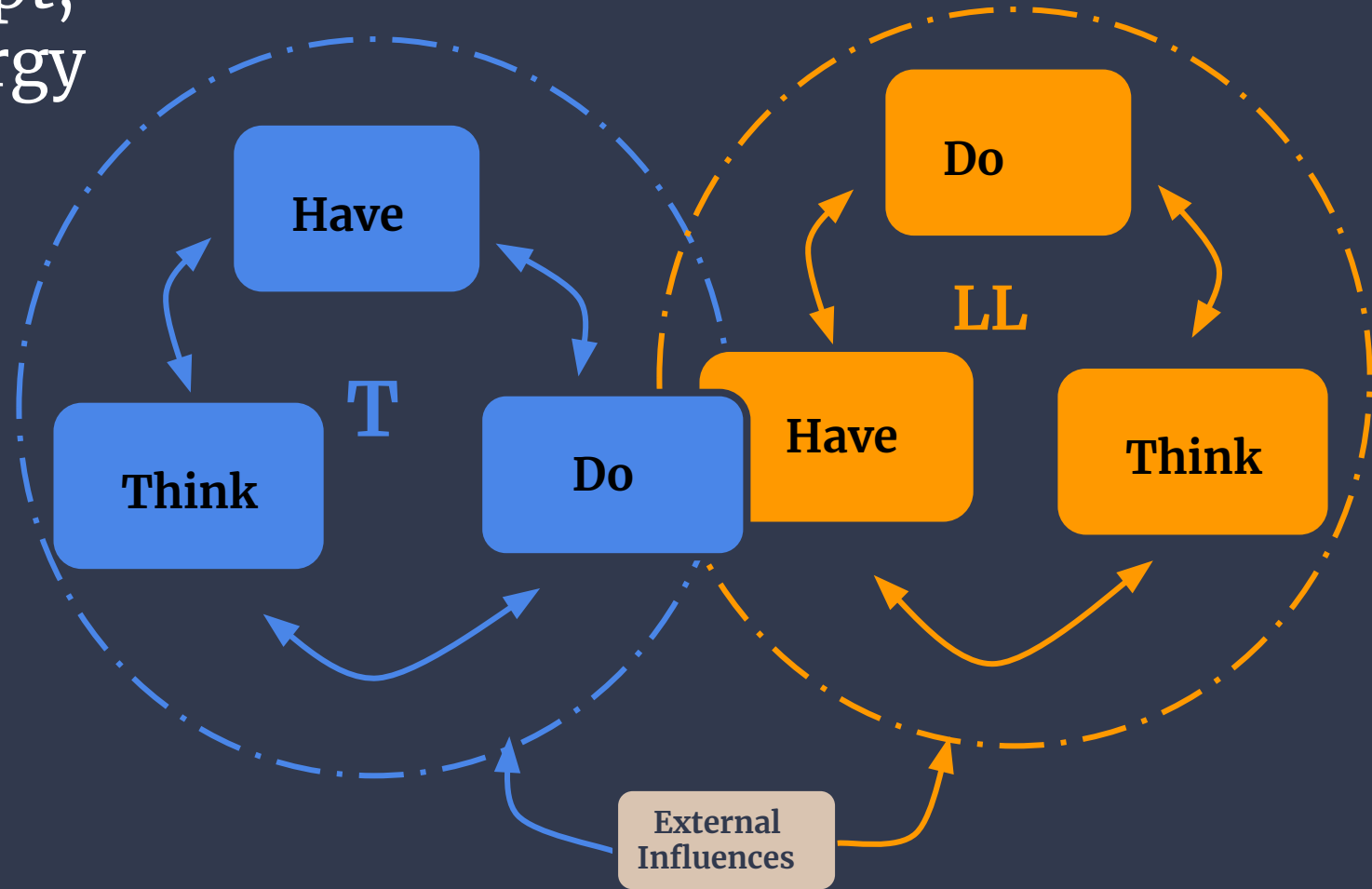
Landlord Energy culture w/ Property manager

Shared energy cultures



Landlords and tenants share aspects of each others energy cultures and this influences the rental property's thermal performance.

Early concept;
Shared Energy
Culture



“... the landlord suggested that somebody was going to come and do the insulation and I said, ‘oh that’s good, that’s a good idea, insulation’, because I had never heard of that before...”

Tenant B

“...we want our tenants to be more comfortable. We have put in more insulation and we’ll follow up this winter and ask them specifically ourselves... then we may consider putting a heat pump in.”

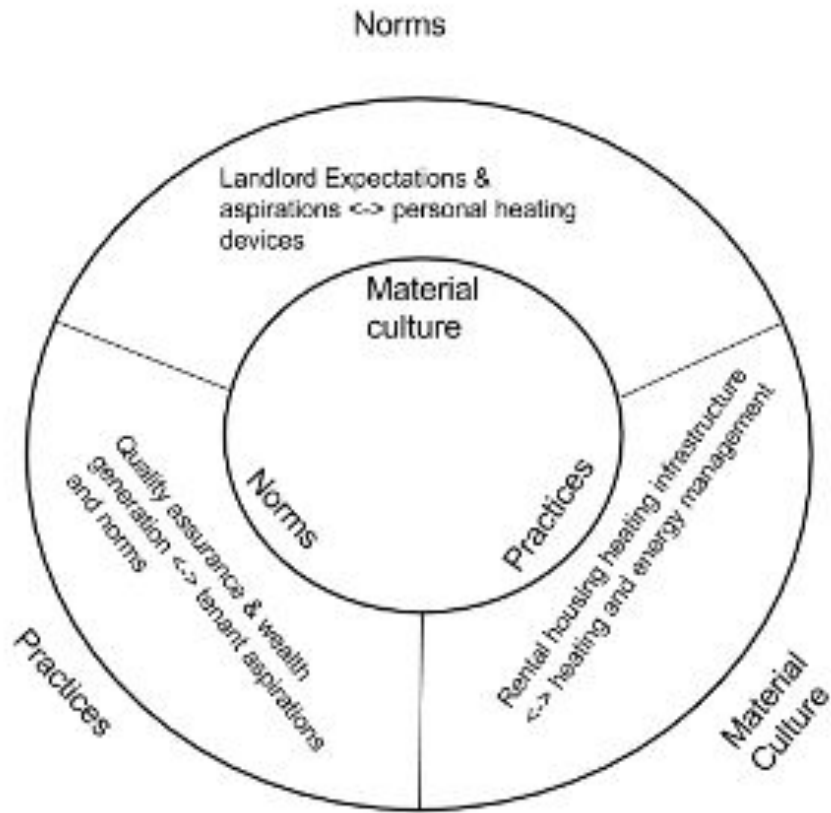
Landlord B

“...the landlord actually went out and bought some for us, so there is actually a small amount of influence...”

Tenant A

“...the current tenants would like the house to be double glazed, but [sic] not going to do it.”

Landlord A



Norms
Landlord
Expectations
& aspirations



Material Culture
Tenants personal
heating devices

Practices
Landlord Rental
housing heating
infrastructure



Material Culture
Tenant Heating
and energy
management

Practices
Landlord Quality
assurance &
wealth generation



Norms
Tenant housing
aspirations &
norms

Example of High level influence pathways between landlords & tenants

Thankyou!

Contact

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Visit

www.energycultures.org