



Tackling Fuel Poverty in the Private Rental Sector

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% of PRS in Fuel Poverty

49% in 2009

62,000 PRS households in fuel poverty
(need to spend 10%+ on energy)

21,000 PRS households in *severe* fuel poverty
(need to spend 15%+ on energy)

What causes fuel poverty?

House not of
a high EE standard



FP risk

Lower than
average income

Higher than
average heating costs

Affordable Warmth Programme 2014

Eligible households

Low income HH's who are



Owner Occupiers : Private Renters

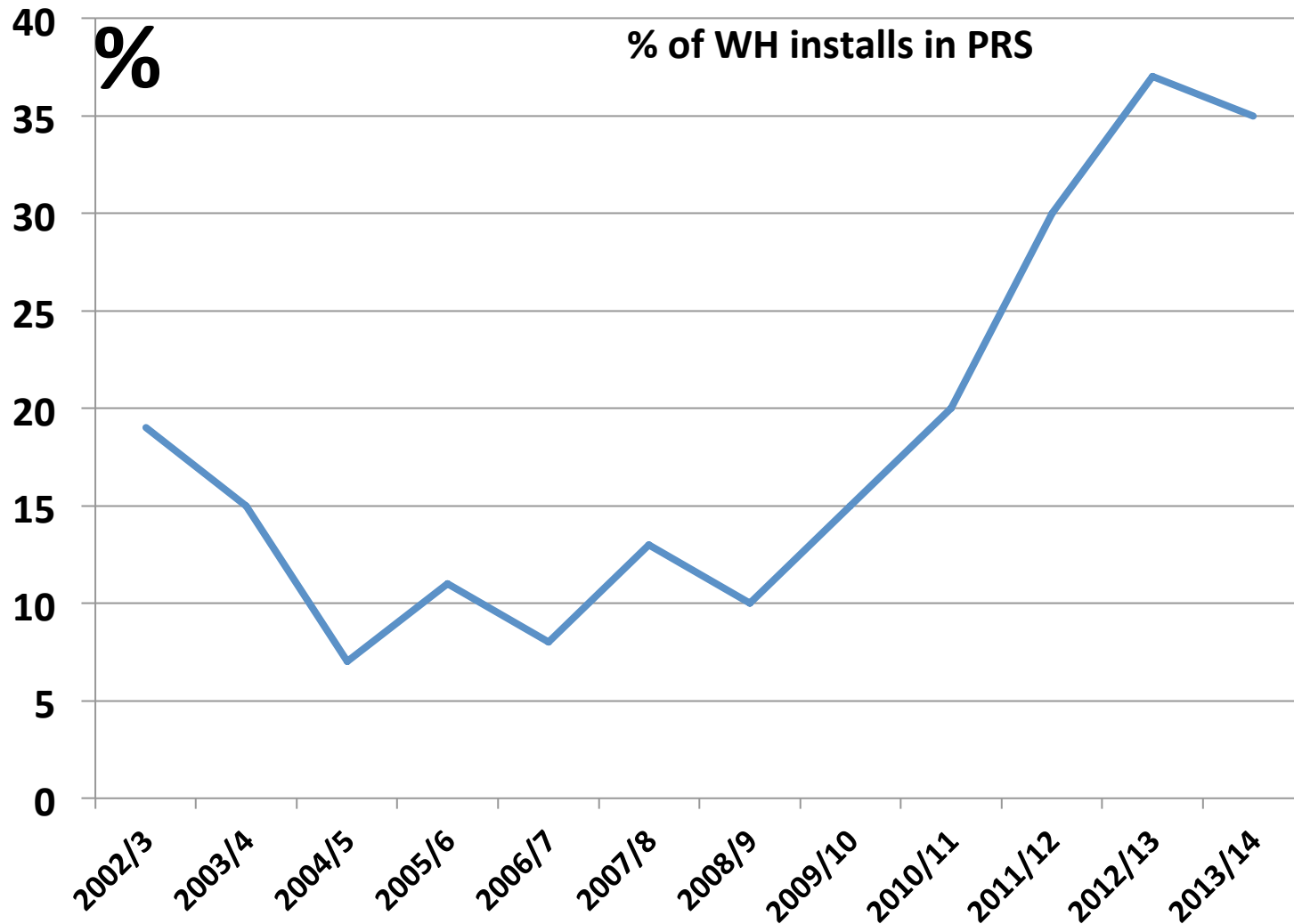
100% subsidy

50% subsidy

Why the distinction in support?

Warm Homes installations in the PRS

2002/3 – 2013/4

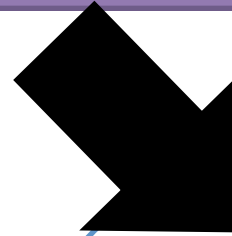
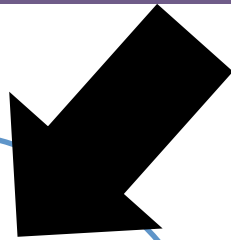


Warm Homes (WH) Scheme

- Landlords & tenants : over-represented in the last 4 years of Scheme
- Relatively few later WH landlords were small business men and women
- Greater cost of assisting private renters e.g. double the number of cancelled WH jobs (**35%**) than for OO's

SURVEY 2012/3

Households in severe fuel poverty



Owner
Occupiers
N=1650

Private
Renters
N=413

Households living in the same streets



Incomes

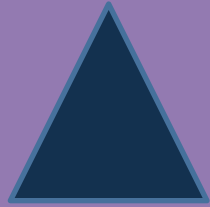
Income band	Owner occupied	Private renters
Less than £12,000	41%	60%
£12,000 - £15,999	22%	20%
£16,000 - £19,999	12%	4%
£20,000 - £29,999	9%	5%
More than £30,000	5%	2%



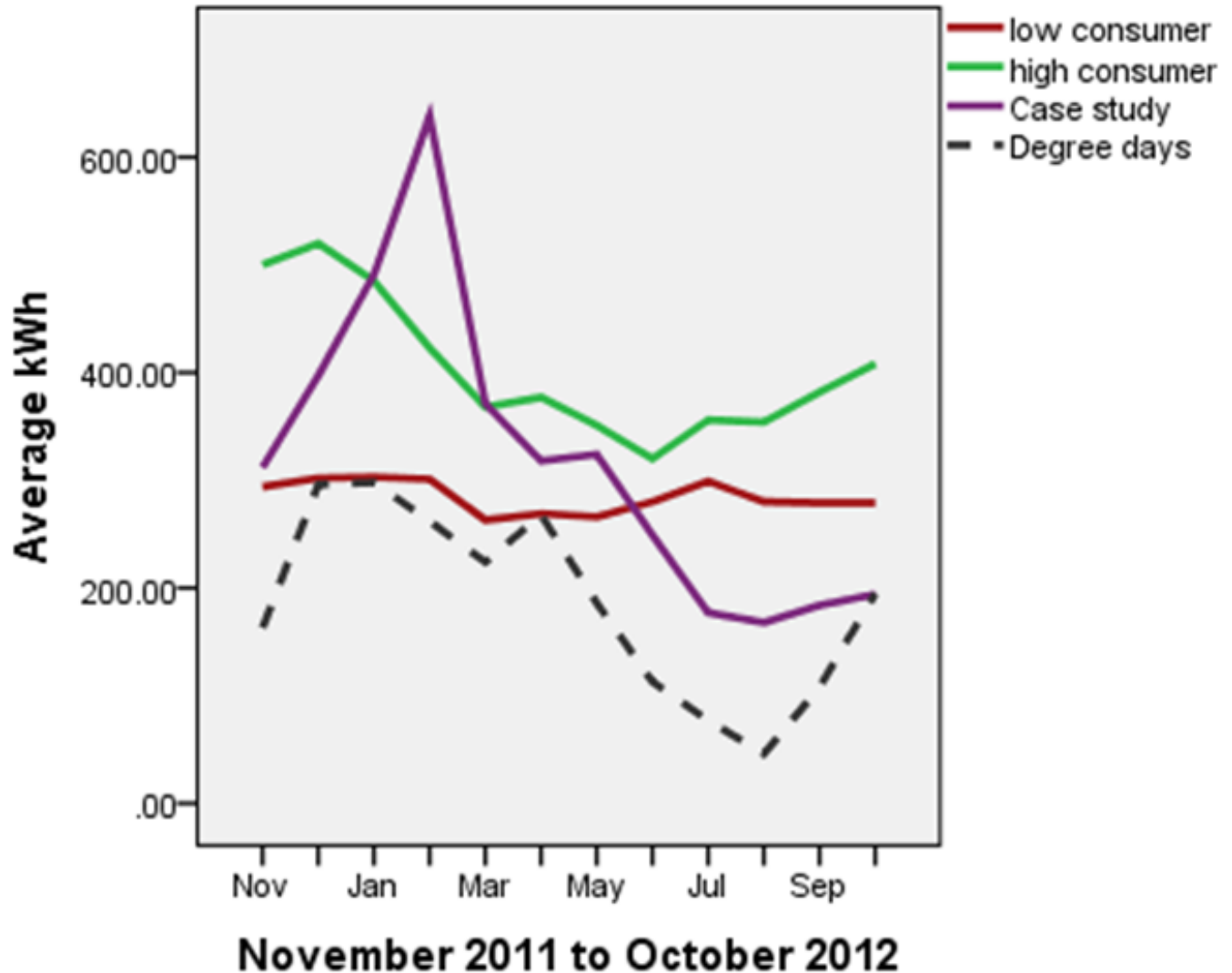
Energy efficiency of homes

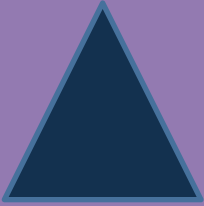
Private renters were:

- Two-thirds more likely to be without CWI
- Twice as likely to have single glazing
- Twice as likely to be without loft insulation
- Twice as likely to be without hot water tank insulation
- Twice as likely to rely on electric fires as primary heating source

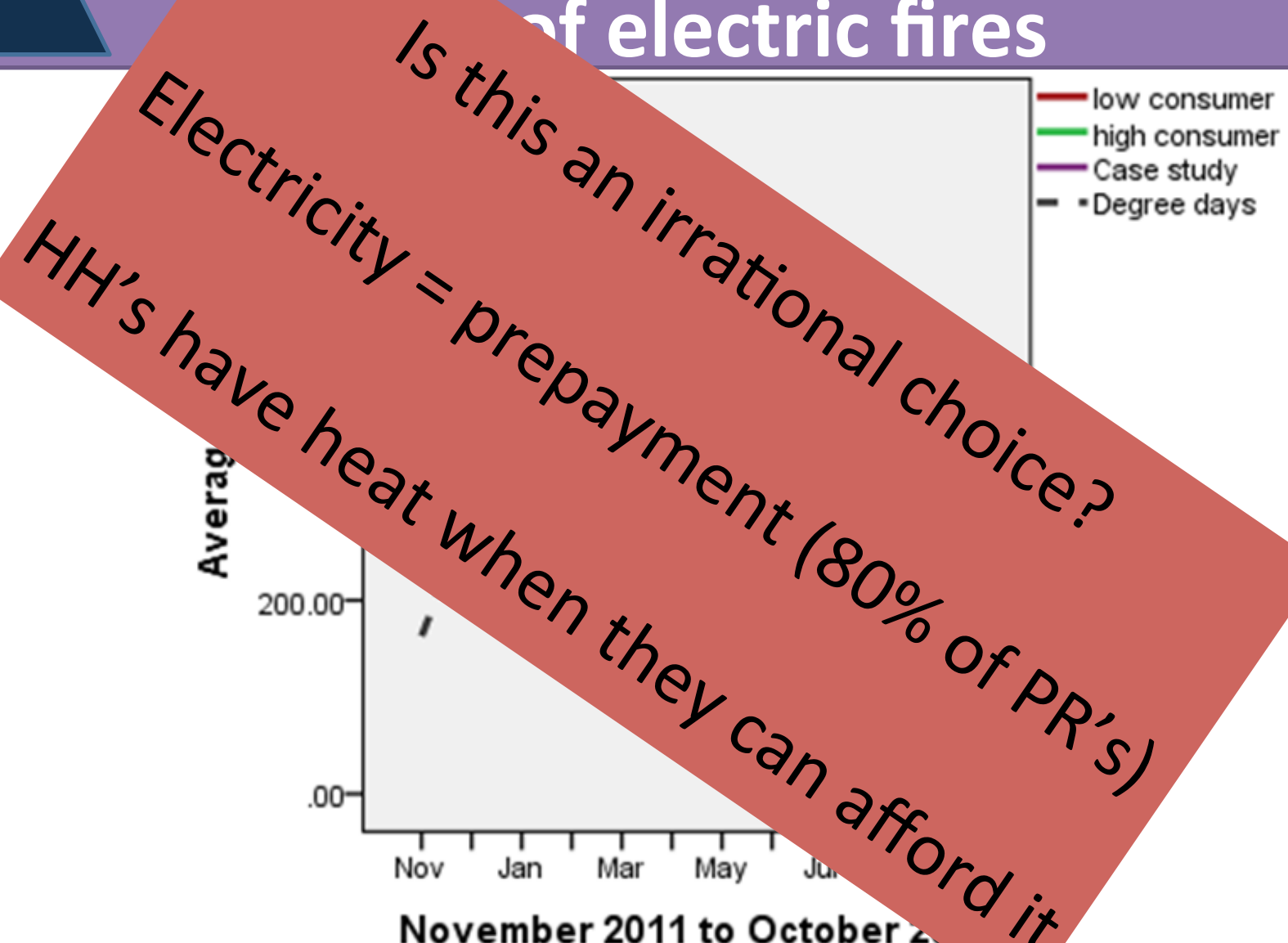


Supplementary heating: cost burden of electric fires





Supplementary heating: Use of electric fires



Is this an irrational choice?
Electricity = prepayment (80% of PR's)
HH's have heat when they can afford it

November 2011 to October 2012

Jam jar financing



Source: Bates et al., 2014

Summary of survey results

- PRs tend to live in the smaller properties on a street
- Heating demand should be lower than their OO neighbours, but...
- ..poor energy efficiency standards = opposite
- Energy bills are likely to be higher...
- ...and are paid for from lower income streams

PRs are fuel poor because they tick all three risk boxes for FP

House not of
a high EE standard



FP risk

Lower than
average income

Higher than
average heating costs

Most PRs in NI need not be fuel poor

High EE standard



FP risk

Lower than
average income



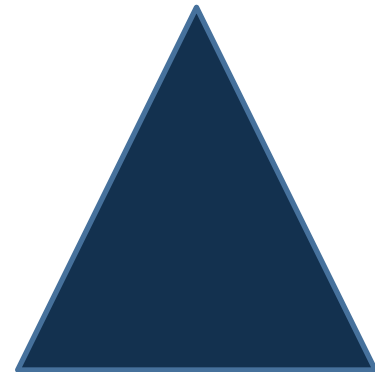
average heating costs

In summary

- FP is very prevalent in NI
- It is especially so in the PR sector
- Unlike some other problems in the PR sector
this one is not insoluble

Tackling FP is a can-do strategy

- We know how many PR households are in FP
 - We know their location
- We know how to remove *almost all* of them from severe FP
- We know how to remove at least half of them from FP altogether





Thanks for listening