



# JUST CHANGE

Energy Efficiency and Equity

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3. what we found
4. how it applies to localised energy generation projects

# Why we exist



Low-income households spend a higher proportion of their income on energy costs

Vulnerable when prices increase

Health and social impacts

“It’s very cold at night, we cover our heads with blankets to try to keep warm. The cold has also made it harder to get a new housemate.”

“We’re at the bottom of the market so I never feel like I can make any demands”

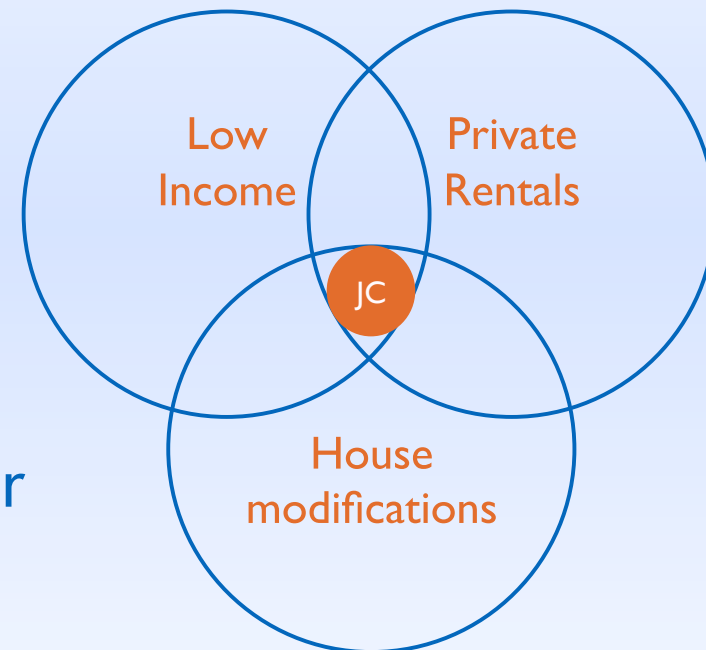
# Who we are



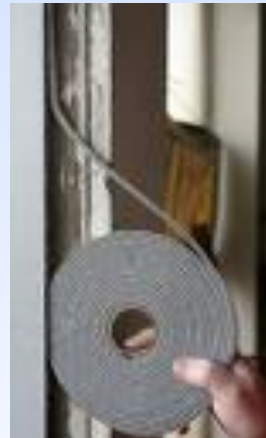
Many groups and governments are seeking improved energy efficiency in low-income homes

Just Change addresses:

- the 'split incentive' problem for low income renters
- The anxiety of negotiating changes to a rental property



# What we did



eco<sup>v</sup>antage

# How we did it



## The Just Change Model

### Simplified administration for tenants

Standardised consent and application forms

One-stop-shop delivery, including all coordination (eg. bookings, consent)

### Rental freeze commitment from landlords

No rent increase in exchange for free retrofits; to protect tenants

### Partnerships with key stakeholders

Real Estate bodies, Government, Funders, Providers

# How we paid for it



## Estimated value per house

\$1200- \$1800

Ceiling insulation, draught proofing, CFLs, showerheads, thermal window treatments, and 3 to 6 hours of labour

**Funding:** REIV, SV, CUAC, NetBalance

**Rebates:** Federal Insulation Scheme

**Certificates:** VEECs sold to Simply Energy

**Bulk rates:** EcoVantage, Construct Ramsey, Camberwell Roofing

**Volunteers:** Committee, house managers

**In kind:** REIV, SV, TUV, MEFL, ATA , volunteers & others

# What we found - tenants



“My family and I have already done everything we can to reduce our energy usage. But this still didn’t meet our needs the way insulation would.”

“We try to hide from the real estate agent”

“If you make a change to your house, they can evict you. I can’t afford to lose this house”



# What we found — tenants



“I think it helped having the request come from an organisation that has some credibility rather than an individual. It can be difficult dealing with a landlord.”

“When we look outside and see how freezing cold it is, we realise that the house is so much warmer now with the insulation. One of the biggest differences since the retrofits is that we use the heater a lot less, and for shorter periods of time...this never would have happened without you”



# What we found – agents & landlords

“It didn’t take much time. But to be honest, anything that takes any of my time is too much time”-agent

“I’ll see if I can think of any landlords that might want that.” -agent

“I don’t think [the agent] likes me” -house manager

“...from Just Change, calling again...” -house manager



# Application to other technologies

Shared food  
production

Water tanks

Energy generation

Need to decrease:

- Difficulty
- Cost

Need to increase:

- Demand
- Empowerment
- Information & confidence
- Ability to negotiate



Local programs are likely to be most effective (trust, efficiencies of scale) but if you don't explicitly factor in renters' issues, you'll exclude 23% of Victorian households



[www.justchangeaustralia.org](http://www.justchangeaustralia.org)