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Optimising the involvement of tenants in the decision-making process for energy efficiency renovation: revealing behavioural barriers of tenants

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Abstract:
Energy efficiency renovation (EER) of the existing residential housing stock is crucial to achieving further decarbonization to be climate neutral by 2050. This transition is particularly challenging for affordable rental housing providers as they have to make intensive investment decisions while balancing rental affordability for their low- and middle income tenants. The affordable housing market is designed to provide affordable and accessible accommodation for individuals or families who may have difficulties finding suitable housing in the private rental market due to low income, disabilities, senior age or other vulnerable characteristics. Although the affordable rental housing providers design, invest, coordinate and perform energy-efficiency measures to improve the energy label of the existing housing stock, in many cases they need the approval of the tenants to finally execute the EER. Depending on the national governance, arrangements and regulations, as well as the event of a well-structured arrangement, tenants may exert a degree of influence on the decision-making process. We propose that it is necessary to understand the attitudes, strategies and perceptions of people occupying affordable housing, to be able to include them efficiently in the whole EER-decision-making process. This study aims to compile all behavioural factors analysed in literature and cluster them to reveal behavioural barriers and involvement preferences. We will offer a holistic profile of influencing factors unravelling tenants behavioural characteristics and lay a solid foundation for the design of potential policy and behavioural interventions to accelerate the EER in the affordable housing sector.

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