



Investigating Rates Mechanisms

Adaptation Mechanisms for Vulnerable Low Income and Rental Households

Final Project Report

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Summary

Elderly, low income and rental households are particularly vulnerable to the impacts of climate change, such as heatwaves.

Climate impacts are compounded by often poor quality housing and for renters a split incentive between landlords and tenants where both parties have different goals, e.g. the landlord controls the efficiency of the property's systems (e.g. insulation, windows, lighting/water fixtures, etc.), but the tenant pays the electricity bills. In this situation, there is often little financial incentive for the landlord to choose the most efficient fixtures or to upgrade the performance of the property.

This project sought to explore ways to improve the climate resilience of low income and rental households. The project focussed on applying the rates mechanisms in innovative ways (via councils' rates systems and communication channels) to assist vulnerable households, both rentals and owner-occupiers, to adapt to climate change risks (particularly heatwaves) and rising energy costs.

The project had two streams:

1. **Solar Saver** initiated and managed by Darebin Council. Darebin Council committed through its Community Climate Action Plan not only to reduce greenhouse emissions, but to support those most vulnerable to climate change impacts and increasing energy costs. Solar Saver which applied a special rates mechanism to enable 292 pensioner households to install solar PV and receive energy efficiency advice re-paid through a special charge attached to the property. The entire Solar Saver Project was much larger than the grant supported elements which have focussed on the monitoring and evaluation of the outcomes for the target group and the replicability of the model for use by other councils.

Solar Saver was a great success with 545 kW of solar PV installed. The average solar system size was 1.87 kW and the average repayment is \$290 per year, whilst it is estimated that the average household will save on electricity costs another \$90 - \$120 per year above the rates charge. The Solar Saver program is equivalent to reducing greenhouse gas emissions by 3.2 tonnes per year per household. The Solar Saver program is a win-win scenario for pensioners and the environment.

Importantly from a climate change adaptation point of view, a survey of participants found that found that 55% of households would now consider using their cooling systems on hot days after the solar installations, and 47% of householders were less concerned about increasing electricity bill costs after the solar installations and 32% considered that they now understand their electricity use better. 79% of those surveyed and able to compare bills had lower electricity bills than in previous years.

The program's success has led to much interest from other councils and bodies from both within Victoria and across other local government regions in Australia. Multiple discussions are underway to assist other areas to adapt the solar savers project for their purposes, and a how to guide has been produced as part of this project.

2. **Rental Property Upgrades** trialled offering a modest property upgrade or investor advice on upgrades to a sample of landlords. Property owners have proved a difficult to reach group. A number of small scale pilots reached out to property owners (landlords) through the rates database, as well as real estate property



managers, to provide information and incentives to upgrade their property. NAGA aimed to better understand the challenges and barriers to reach property owners and for them to take action.

As one off trials, the response rate from landlords was predictably low. A follow up survey was conducted to better understand the motivations of landlords and communications. The survey found that 69% of landlords considered their property to already be energy efficient, which contradicts existing literature. The remaining 31% considered it too much effort to take up the offer, even though this offer was no cost improvement or potential financial gain. When asked how the incentives could be made more attractive, 89% of survey respondents said there was nothing that could make it more attractive.

However, the project did find that the rates database proved a reasonably effective way to reach landlords though the ease of accessing the list and direct communications. Conformity to privacy requirements varied from council to council. In the best case it was very straightforward and in the worst it delayed the communications by some months, in order to get approvals.

In addition, discussions with landlords and real estate agents suggest that accountants may be a potential avenue for engaging landlords and this warrants further exploration. Also, end of lease is the best time to target landlords to undertake retrofits, which requires working closely with real estate property managers.

1. Introduction

1.1 Project background

Elderly, low income and rental households are particularly vulnerable to the impacts of climate change, including heatwaves, due to often poor quality housing and a landlord-tenant split incentive which discourages investment in improvements.

Darebin and Moreland are ranked as areas of higher risk to heat-related vulnerability, both in terms of health and financial vulnerability¹. These areas also have compounding factors, including a higher concentration of aged persons and households where English is not the primary language.

Rental households, especially low-income tenants, are often not catered for when it comes to strategies that seek to lessen the impact of climate change on households. Rental housing comprises 27 per cent of housing in Australia, is currently poorly adapted to climate change, incorporates the lowest quality housing which is over represented by low income earners and is the most vulnerable to climate change². Greater Melbourne's housing stock also comprises private rental average of 27 per

¹ Loughnan, Tapper, Phan, Lynch & McInnes, 2013, A spatial vulnerability analysis of urban populations during extreme heat events in Australian capital cities, National Climate Change Adaptation Research Facility, Gold Coast
<http://www.mappingvulnerabilityindex.com/home/melbournevi>

² Instone, Mee, Palmer, Williams & Vaughan, 2013, Climate change adaptation and the rental sector, National Climate Change Adaptation Research Facility, Gold Coast
<http://www.nccarf.edu.au/publications/climate-change-adaptation-rental-sector>



cent; the average in the NAGA region is slightly higher than the Melbourne and national average (28.6 per cent).

Improving the climate resilience of residential rental properties is a complex and multi-faceted undertaking³. The crux of the problem is the 'split incentive' or 'principal-agent' issue. This refers to the potential difficulties when two parties engaged in a contract have different goals and different levels of information, e.g. the landlord controls the efficiency of the property's systems (e.g. insulation, windows, lighting/water fixtures, etc.), but the tenant pays the electricity bills. In this situation, there is often little financial incentive for the landlord to choose the most efficient fixtures or to upgrade the performance of the property. Compounding this issue is the general lack of knowledge among landlords, tenants and real estate agents about the sustainability profile of properties⁴.

Key stakeholders in the rental housing sector are property owners, real estate and property managers, and tenants. Studies have shown that rental property owners in Australia's private residential rental market are a diverse group, primarily made up of couples or individuals owning two or less properties. The sector has been described as a 'cottage industry', driven by negative gearing and capital gains tax incentives. Studies have found that low-rent dwellings tend to be owned by older investors with lower incomes, and low income households tend to occupy older dwellings of a poorer standard or quality. Investigation of low capital investment options forms a part of this project. The real estate industry represents two percent of national GDP and has significant influence in the property market; the industry manages over 500,000 residential rental properties in Victoria alone (approximately 20 per cent of all housing stock).

This project also sought to address information gaps and to test the effectiveness of direct and mediated approaches, through councils (via the rates data base) and real estate agents, to owners (both owner-occupier and landlords) to improve their properties.

The project aimed to engage policy makers and the real estate industry to overcome information, financial and policy barriers to improved quality housing for vulnerable low income and rental households.

This project had two streams:

1. **Darebin Solar Saver:** This innovative project applied a Special Rates Charge to enable pensioner home owners to install solar PV to reduce their energy costs and improve home comfort and resilience to heatwave events. Households were provided with energy efficiency advice and, an offer of solar PV which would be re-paid through a special charge attached to the property. This stream was initiated and managed by Darebin Council. The entire Solar Saver Project was much larger than the grant supported elements which have focussed on the monitoring and evaluation of the outcomes in energy and costs savings and comfort levels for the target group and the replicability of the model for use by other councils.

³ Pape, A, 2013, Energy Efficiency and People on Low Incomes: improving affordability, ACOSS www.acoss.org.au

⁴ Gabriel, M. et al. (2010), The environmental sustainability of Australia's private rental housing stock, AHURI Positioning Paper No.125. Melbourne: Australian Housing and Urban Research Institute.



2. Rental Property Upgrades: Property owners have proved a difficult to reach group. A number of small scale pilots reached out to property owners (landlords) through the rates database, as well as real estate property managers, to provide information and incentives to upgrade their property. NAGA aimed to better understand the challenges and barriers to reach property owners and for them to take action. This stream was managed by NAGA.

1.2 Project objectives

A series of objectives, outcomes and outputs were identified through development of a project logic (see Appendix 4: Project Plan/Project Logic):

Overarching objective

Northern region housing is more resilient to the impacts of climate change

Immediate objectives: 2014/2015

- Increased knowledge about improving climate resilience of low income and rental households
- A foundation for further work

Intermediate objective: 2015-2018

- Increased capacity within NAGA members to adapt and build on the use of communications and rates mechanisms to improve climate resilience of low income and rental households, influence policy makers and industry

Longer term objective: 2018-2030 years

- Led and supported by NAGA members, northern region communities and businesses act to develop and implement appropriate climate resilient housing

Planned Outputs

- Project Plan, Project Control Group established
- Project Working Group established, Monitoring and Evaluation Plan, report of investigation of special rates mechanism to upgrade properties, establish pilot retrofit program for landlords with councils and real estate agents, report on application of a special rates mechanism and solar PV uptake for low income owner occupied housing, action Plan to identify further policy mechanisms to support climate resilient housing improvements
- IRM project report summarising the key activities, achievements, lessons learned and evaluation of the rentals property upgrades and Darebin Solar Saver streams
- A step by step guide is produced based on the Darebin Solar Saver model for replication, including environmental, social and financial business case
- Launch events held to disseminate findings and reports amongst NAGA member Councils and stakeholders

1.3 Project partners

Solar Saver built on council, NGO and industry programs to provide a tailored project design for pensioners. Darebin partnered with Moreland Energy Foundation's Positive Charge Program and Energy Matters. Other partner councils involved in the mail out were City of Yarra and City of Melbourne. City of Whittlesea were an observer council.



Rental Property Upgrades built on council, NGO and industry knowledge to provide a tailored project design for landlords. NAGA partnered with Moreland Energy Foundation who delivered the trials with partner councils and real estate industry partner Love Real Estate. Advice and project facilitation was provided by Just Change, Tenants' Union and LJ Hooker Sustainable Real Estate.

1.4 Project budget (Appendix 2)

The project's planned budget totaled \$135,484, comprising \$85,000 grant funding and \$20,000 partner contributions and \$30,485 in kind contributions. In kind contributions far exceeded the estimated level due to additional activities associated with the project and the wider involvement of representatives from member councils in the project.

2. Project methodology and activities

2.1 Methodology

i) Solar Saver:

Design: legal advice on Special Rates Mechanism (SRM), literature review and resident survey, project budget and plan, public tender for delivery

Implementation: Special Charge Scheme approvals and advertising, recruitment of target households, eligibility requirements, household assessments, quotations, installations, information seminars on electricity costs and smart meters

Monitoring and Evaluation: measurement of energy use on solar installations, qualitative measures on comfort levels and energy savings. A post installation survey was conducted.

ii) Rental Property Upgrades:

Design: literature review, stakeholder engagement on project design elements, design pilot scheme and incentives

Implementation: information packs: develop and design, distribution of information packs in Moreland, Darebin, Whittlesea, Melbourne, pilot program for landlords via rates channels and real estate, landlord survey, deliver tax incentive workshops, review rental properties, undertake rental property upgrades, interviews and workshop of key stakeholders to develop Rental Market Action Plan

Monitoring and evaluation: information on key barriers, stakeholder feedback, response from landlords to pilots and surveys, use of rates database

2.2 Project activities

i) Solar Saver:

In addition to the above listed activities special regard was given to ensuring the scheme would be a net benefit to participants and Council.

Warranties cover the whole repayment period of 10 years on panels and standard, 10 years on Inverter (not standard, usually 5 years), 10 years on Installation. Pensioners were also provided with a brief home energy assessment and advice during the quotation phase and could attend a free follow up workshop post installation to explain energy bills, smart meters and maximising savings.



ii) Rental Property Upgrades:

Following the initial trial which received few responses a survey of 19 landlords from Moreland and Melbourne lists was conducted to review the communications and motivations of landlords.

3.3 Key activities required under the Knowledge Transfer Plan (Appendix 3)

Knowledge transfer was an integral part of the project from conception to completion.

Key activities included:

- Project Briefings
- Written reports
- Meetings
- Workshops
- Face to face meetings
- Conference, forum and workshop presentations

A number of useful products were created for this project. These include:

- A how to guide for local governments wishing to undertake a Solar Rates project
- A summary of the Rental Upgrades Project and an Action Plan

The interest in the Solar Savers stream of the project was significant, and much advice, support and media coverage was conducted throughout the project:

Media coverage of Solar Saver

There has been considerable press coverage of the program including:

- 8 Oct 2013 – Preston Leader & corresponding article in Northcote Leader 9 Oct 2103
- 10 April 2014 – Renew Economy – refers to Solar Saver
- 3 June 2014 - The Weekly Times, Melbourne,
- 12 Sept 2014 - Northcote Leader
- 18 Sept 2014 - Government News
- Spring 2014 - Council Manager
- 9 Dec 2014 - Preston Leader
- December 2015 - Civic Magazine
- 1 Jan 2015 - WME Waste Management & Environment
- Australian Local Government Yearbook – 2015 (booked in)
- 20 Apr 2015 Renew Economy – refers to Solar Saver
- 18 June 2015 The Conversation – Referred to in the ‘Communities are taking renewable power into their own hands’ Nicky Ison and Ed Langham.

Advice

Many councils and others have sought advice and support in developing similar programs including:

- Central Victorian Greenhouse Alliance – multiple calls and speaking at the AGM in 27 Nov 2014, Cohuna
- Ballarat City Council – multiple calls and information to Community Care Dept.
- Eastern Alliance for Greenhouse Action – phone conversations, presentation at Conference 5 Mar 2014 and support funding application
- Western Alliance for Greenhouse Action (WAGA) – phone conversations and presentation 4 June 2015
- Adelaide City Council – phone conversations and meeting April 2015

- Local Government Association of South Australia LGASA – speaking at the Annual Conference on Solar Saver – 30 April 2015
- Eurobodalla Council and Eurobodalla Climate Action Group – multiple phone conversations, interview on 2 Dec 2014 and support funding application
- NSW Dept. Environment and Heritage – multiple phone conversations and emails, keen to study final report and potentially alter legislation to accommodate Special Rates Charges.

Awards

Darebin Council's leadership role has been acknowledged in the following awards:

- United Nations Association Australian – World Environment Day 2014 – Finalist
- Banskia Sustainability Awards – November 2014 – Finalist
- LGPro 2015 – Winner Sustainability Awards Feb 2015.

3. Key findings

3.1 Solar Saver

- High response rate from 292 low income households with 545 kW solar PV installed, reaching the target group. The average solar system size was 1.87 kW and the average repayment is \$290 per year, whilst it is estimated that the average household will save on electricity costs another \$90 - \$120 per year above the rates charge.
- A post installation survey was conducted to assess the impacts of housing improvements on householder health and housing resilience. The survey found that 47% of householders were less concerned about increasing electricity bill costs after the solar installations and that 32% considered that they now understand their electricity use better. 55% of households would now consider using their cooling systems on hot days after the solar installations.
- Survey responses indicated that 79%⁵ of participants had lower electricity bills than in previous years. However, this needs to be considered against the fact that the survey was conducted after a relatively mild summer, unlike previous years with prolonged extreme heatwaves.
- More than 80% of participants surveyed would recommend the scheme to others.
- Reaching residents through council was successful in both the pensioner and bulk buy trials as council considered to be trustworthy.
- The project design and execution, as planned worked well eg. eligibility (risk, consumer satisfaction)
- Special rates charge scheme complex and administratively heavy especially with one off rollout – a staged approach would have worked better
- Success relied on large council investment and prepared to have funds returned over 10 year period
- Council permitted additional work such as switchboard upgrades to be included in the Special Charge

⁵ A number of households are not likely to have received their first electricity account post installation of solar PV at the time of the survey. In addition 23% of households will have had a \$309 (include GST) smart meter reprogramming fee from Citipower added to their bill. So for these households the total bill will not be less than a previous bill and consequently there may be some ambiguity in understanding the question.

- Legal advice indicates that other renewable energy or energy efficiency 'fixtures' could also be included in a rates charge scheme. The special charge does not have to be limited to just solar PV.
- Results indicate that using a council initiated scheme using a rates charge attached to property should be a replicable model
- Moreland Energy Foundation Limited is testing that model: Councils have an opportunity to play a pivotal role by utilising rates charges to underpin a stable finance model that encourages low interest lending and allows debt transfer to a new property owner to increase household and business confidence in investment. The model can support both households and business invest more confidently in solar and energy efficiency and at the same time stimulate a competitive green economy with minimal need for incentives or Council debt liability.

3.2 Rental Property Upgrades

- Proved that it's possible to reach landlords via rates database
- Response rate was poor but expected for a one off activity/offer
- What surprised was the belief by landlords that their property was already energy efficient, which contradicts existing literature. 69% of respondents to the follow up survey thought that their property was already energy efficient and that is why they didn't take up the offer. The remaining 31% considered it too much effort, even though this offer was no cost improvement or potential financial gain.
- The impact of incentives in the trial was low. When asked how the incentives could be made more attractive, 89% of survey respondents said there was nothing that could make it more attractive.
- Some conclusions emerging:
 - Landlords unaware of the costs and discomfort levels associated with their properties
 - There are few incentives to attract property upgrades, either through energy efficiency schemes or through the taxation/ investor system
 - Any policy or program has to make it easy as possible for landlords to act. There is a 'sweet spot' between tenancies/end of lease where upgrades are most feasible with minimal disruption.
 - While there was 'equal' response to Council and real estate communications channels the sweet spot is known and understood by property managers as tenants vacate.
 - Property upgrades are not part of the culture of property management. Focus on maintenance and meeting minimum standards eg. Smoke alarms, gas heater maintenance. However, this may change if there becomes a glut of available rentals in coming years as predicted, it may become more of a competitive rental market where energy efficiency is valued higher by agents and prospective tenants.
 - On voluntary basis may be scope to trial a program of expanded property maintenance incorporating energy efficiency measures
 - No substitute for mandatory minimum energy performance standards to be introduced

- Potential advocacy to get a tax ruling for broader energy efficiency upgrades to be considered maintenance rather than improvement, in order to realise the financial benefit in the same financial year.
- MEFL to prepare an action plan based on the trials and stakeholder input on risks, challenges, opportunities, solutions

4. Project evaluation

4.1 Overview of evaluation findings (Appendix 1)

Special Rates Charge Scheme

Advantages

- No GST -10% saving
- Use existing Rates system
- Quarterly billing
- If the property is to be sold and bought, then the new property owner pays out liability
- Council always paid rates so reduces credit risk

Disadvantage

- legal issues
- takes time and administratively complex
- additional complexity for ratepayer

4.2 Project success measures

The key success measure for Solar Saver was replicability. Work is ongoing to scale up the solar savers project to other regions, both within NAGA and through other alliances.

For the Rental Property Upgrades it was to progress knowledge about landlord motives and drivers, better understand the existing financial incentives or compensation for housing upgrades and commence engagement with the residential real estate industry. This has enabled NAGA Councils to continue to work towards long term goals of climate resilient housing.

4.3 Relationships formed during the project

A relationship with REIV was attempted but was not successful.

Love Real Estate were very supportive of the project providing industry advice and access to landlords, and are willing to support and assist on future projects. LJ Hooker Sustainability and Just Change provided support, contacts and industry advice and Edward Love Depreciation Services. ATA were extremely supportive and facilitated industry contact and advice, and wrote a submission for EEIG grant funding before we were able to secure the VASP grant. Other support, advice and assistance were provided from the Tenants Union of Victoria and Kildonan Uniting Care.

4.4 Project legacy

Where to next with Solar Saver

The Solar Savers project has generated significant interest from other local governments and alliances within Victoria and other parts of the country including:

- Central Victorian Greenhouse Alliance – multiple calls and speaking at the AGM in 27 Nov 2014, Cohuna
- Ballarat City Council – multiple calls and information to Community Care Dept.
- Eastern Alliance for Greenhouse Action – phone conversations, presentation at Conference 5 Mar 2014 and support funding application
- Western Alliance for Greenhouse Action (WAGA) – phone conversations and presentation 4 June 2015
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- Eurobodalla Council and Eurobodalla Climate Action Group – multiple phone conversations, interview on 2 Dec 2014 and support funding application
- NSW Dept. Environment and Heritage – multiple phone conversations and emails, keen to study final report and potentially alter legislation to accommodation Special Rates Charges.

Adoption of Special Rates Charge Scheme or similar

The following have made decisions to work on adopting a Council related charge schemes for solar PV:

- Central Victorian Greenhouse Alliance (CVGA resolved at the AGM Nov 2014) in partnership with the Wimmera Mallee Sustainability Alliance aims to roll out \$8.5 million worth of solar PV (average size of 1.75kw) systems for 2,500 households (pensioners who receive a Rate Rebate and Home and Community Care Program clients) through a Special Rate Charge across 17 Councils/Shires in central, northern and western Victoria.
- Moreland City Council – set a target for 500 households to install solar for 2014-15, and 1,200 households for 2015-16 through a rates scheme, but are exploring the details.
- The Southern Sydney Regional Organisation of councils which includes - Ashfield, Bankstown, Canterbury, Canada Bay, Kogarah, Leichhardt, Marrickville and Rockdale – plan to add another 3000 solar PV and solar hot water homes in their area. The eight Sydney councils will recommend 11 solar suppliers – offering panels, solar hot water and heat pumps – selected through a tender process with "rigorous quality review". NSW Local Government legislation doesn't allow for the provision of Special Rate Charges.

Where to next on rentals

Solutions for the 'split incentive' issue between landlords and renters have been sought for over three decades and remains challenging. This project has helped to better understand communication methods to landlords, and has identified that the council rates database is an effective and efficient way of accessing landlords. Darebin council is considering a rentals component in its next round of solar savers to test out and explore some of the findings of the project further. Discussions are also underway within NAGA councils to develop future projects for addressing the split incentive issue, building on the work of the IRM project. NAGA will continue to advocate to the State and Federal Government to address the issue through legislation and policy.

4.5 Alternative future if this project wasn't funded

Solar Saver would have happened anyway, but the grant has enabled a more thorough evaluation to take place in terms of participating households' level of comfort and energy savings.



The rentals project would not have happened. NAGA had maintained a working group since late 2011 to address rentals as part of its response to its regional plan Towards Zero Net Emissions. NAGA quickly discovered that aside from efforts of a few NGOs to provide advice to renters (EV, Green renters and Just Change) there was minimal policy, program or industry interest to address split incentive issues. The Tenants Union which has been advocating for minimum housing standards since 1975, for which there is little appetite in the day of voluntary measures and deregulation.

Occasionally NGOs will report on the problems of rental housing: for example the Footscray Community Legal Centre
http://www.footscrayclc.org.au/images/stories/home_sweet_home_-_act_for_the_house_not_the_tenant_report_2013.pdf

Without a peak body for landlords, a highly disaggregated group with lots of small investors and 'accidental landlords' who may inherit properties or have other changes in circumstances, there is no easy way to engage them. The real estate industry at the residential level is not yet engaged in the virtues and value of energy efficiency in homes for home buyers, let alone renters. Rental property management is a low status area of work.

Finally, it is highly unlikely that local government would fund a project which has no concrete outcomes. This project was small scale and experimental. In fact the project was expected to "fail", but because no one had tried this approach to our knowledge this is why we had to do it, to advance the issue.

5. Recommendations and future directions

Local government/NAGA:

- Continue to explore potential for replicability of solar savers models, and opportunities to support low income owner occupiers access cheap finance for solar.
- Continue to support and develop programs to work with landlords to increase energy efficiency outcomes in low income rental households.
- Explore funding opportunities for scaling up the solar savers project, including trialling a social housing and rental component.
- Investigate advocacy options for addressing tax incentives for energy efficiency improvements of rental stock.

State government:

- There is an essential role for state government to develop policies to address the issues of inequity amongst the poor and expensive housing conditions of many renters.
- Similar to the recommendations in the 2013 ACOSS report (Pape 2013), the State Government could look into options for working with the Commonwealth to change tax incentives to fund improvements in the energy efficiency of rental housing stock. This could be most equitably realised through a flat allowance, rather than tax incentives linked to tax brackets which would disproportionately reward higher income landowners. The UK Government has introduced a tax incentive scheme (the Landlord's Energy Saving Allowance) that enables landlords to claim up to £1,500 a year for insulation (wall, ceiling and floor), draught proofing and hot water system insulation. Similar incentives could be introduced either through state government funding or changes to the tax



system and could include insulation, draught proofing, solar hot water, solar PV systems, awnings etc.

The project has highlighted that voluntary measures alone are not enough to incentivise landlords to improve their properties for renters. After a period of incentives such as that described above we recommend introducing appropriate energy efficiency standards for rental properties. Revisiting and supporting previous COAG mandatory energy performance disclosure at point of sale is also strongly recommended as well as measures to incentivise landlords to act on home energy assessments beyond simple disclosure.

- It is recommended the State Government work closely with the alliances to realise scalable alternative financial models for delivering solar PV to vulnerable households. One example is the State Government's role in helping to consider the legal issues associated with broader scaling of the Solar Savers model across the regions. Legislative change would be welcome to smooth out some of the administrative burden to implementation. For example, the local government act as it stands required advertising public notice declaration for utilising the special rates charge in this way and a public comment period of 28 days.

Project products (Appendix 5)

A number of useful products were created for this project. These include:

- A how to guide for local governments wishing to undertake a Solar Rates project
- A summary of the Rental Upgrades Project and an Action Plan

Acknowledgements

The Project was led by the City of Darebin in conjunction with the Northern Alliance for Greenhouse action. Project partners were NAGA members City of Melbourne, Moreland City Council, Moreland Energy Foundation, City of Whittlesea and the City of Yarra. NAGA acknowledges the contributions of Just Change, Love Real Estate, Edward Love from Victorian Depreciation Services for the rentals project side and to NAGA acknowledges the work of Rose Read who managed the project for NAGA until January 2015. Laura Cacho, now back in the United States, whose internship at NAGA in 2013 informed much of our thinking to trial engagement with landlords.

Darebin Council acknowledges the very effective partnership between Council, Positive Charge (Moreland Energy Foundation) and Energy Matters (now Sun Edison) which led to Solar Savers success.

Appendix 1: Project Plan/Project Logic

Appendix 2: Project Financial Report

Appendix 3: Communication and Knowledge Transfer Plan



Appendix 4: Evaluation Framework

Appendix 5: Project Products