

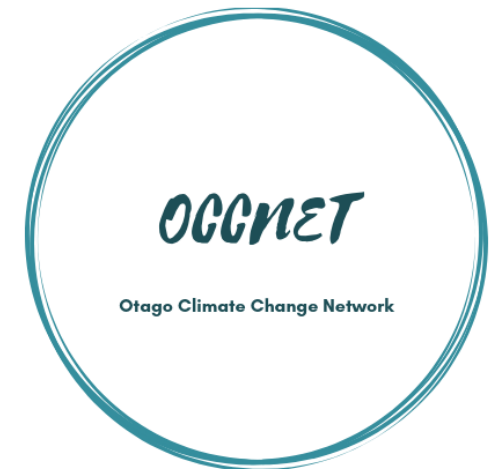


Making a difference...Has there been a difference? Data from the student measurement of rental housing accommodation standards in Dunedin

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Context: MANT337 Orgs & Sustainability

- Holistic approach to business and sustainability.
- Future focus
- Assessment – designed to be relevant and authentic for student engagement
 - 1. Carbon Footprint assignment
 - 2. Make a difference assignment
 - 3. Exam – developing and writing a scenario for the year 2035
- ‘Make a difference’ WOF/energy assignment.
 - Using eco-innovation as a framework look at change.
 - Assumption that we need to change and that change is multi-dimensional.

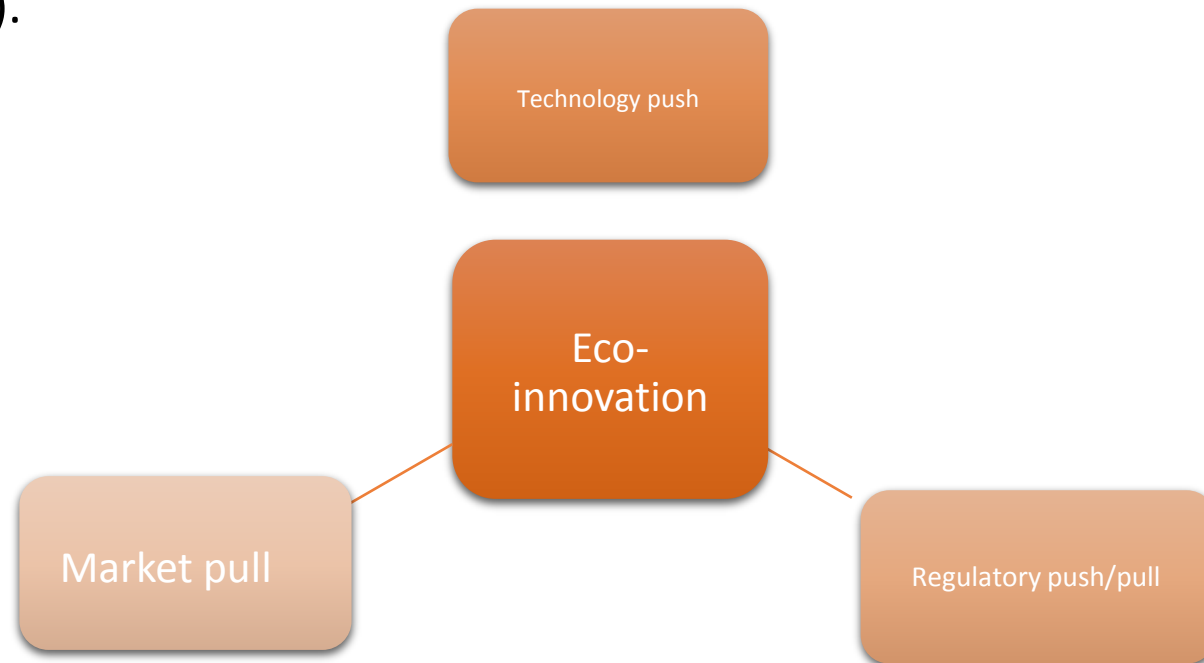
Eco-innovation - change

Organising framework for the assignment.

Definition: "Eco-innovations are all measures of relevant actors...which:

Develop new ideas, behaviour, products and processes, apply and introduce them and

Which contribute to a reduction of environmental burdens or to ecologically specified sustainability targets" (Rennings, 2000: 322).



Components of the assignment

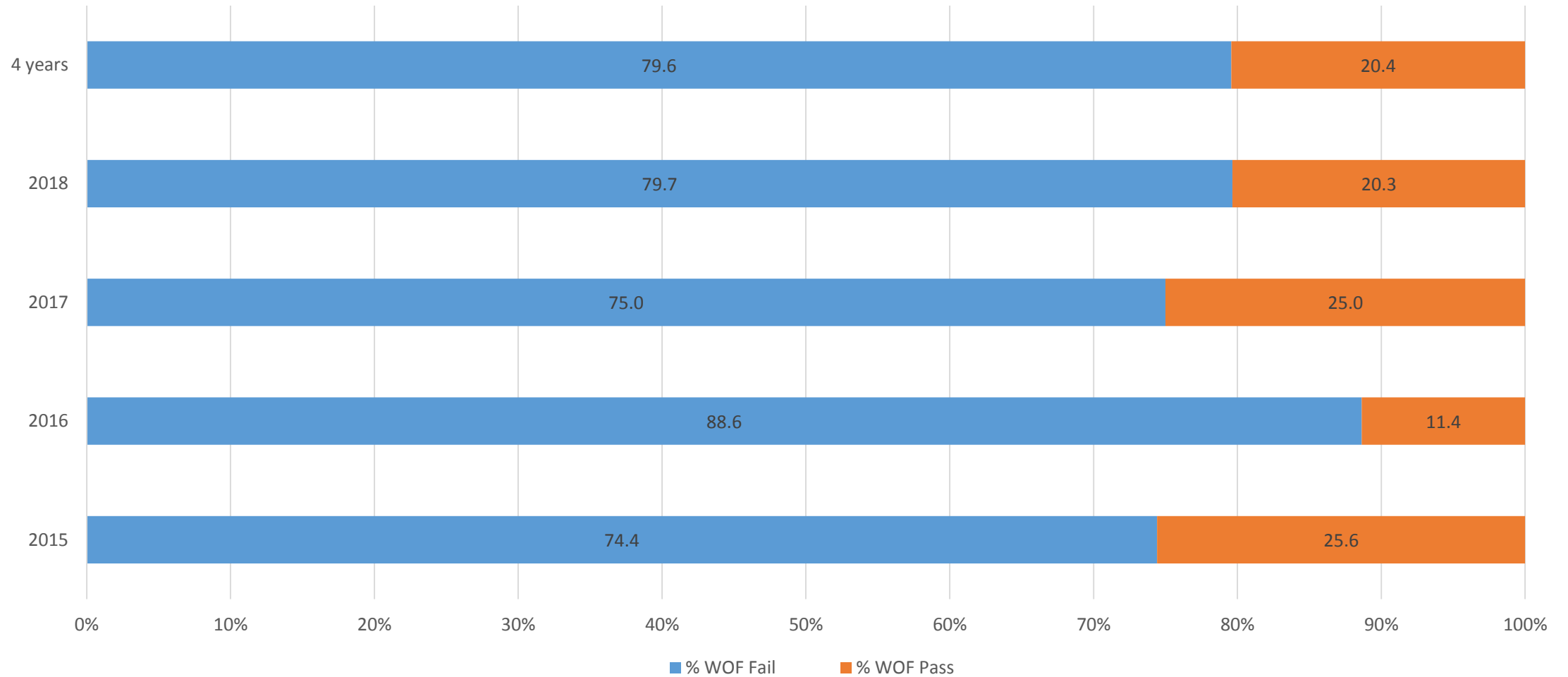
MEASURE

- Warrant of Fitness
 - Developed by Sustainable Cities Group at the Wellington School of Medicine.
 - Used by WCC and DCC
 - Series of indicators.
 - Self-assessment in this assignment.
- Ibutton temperature measurements

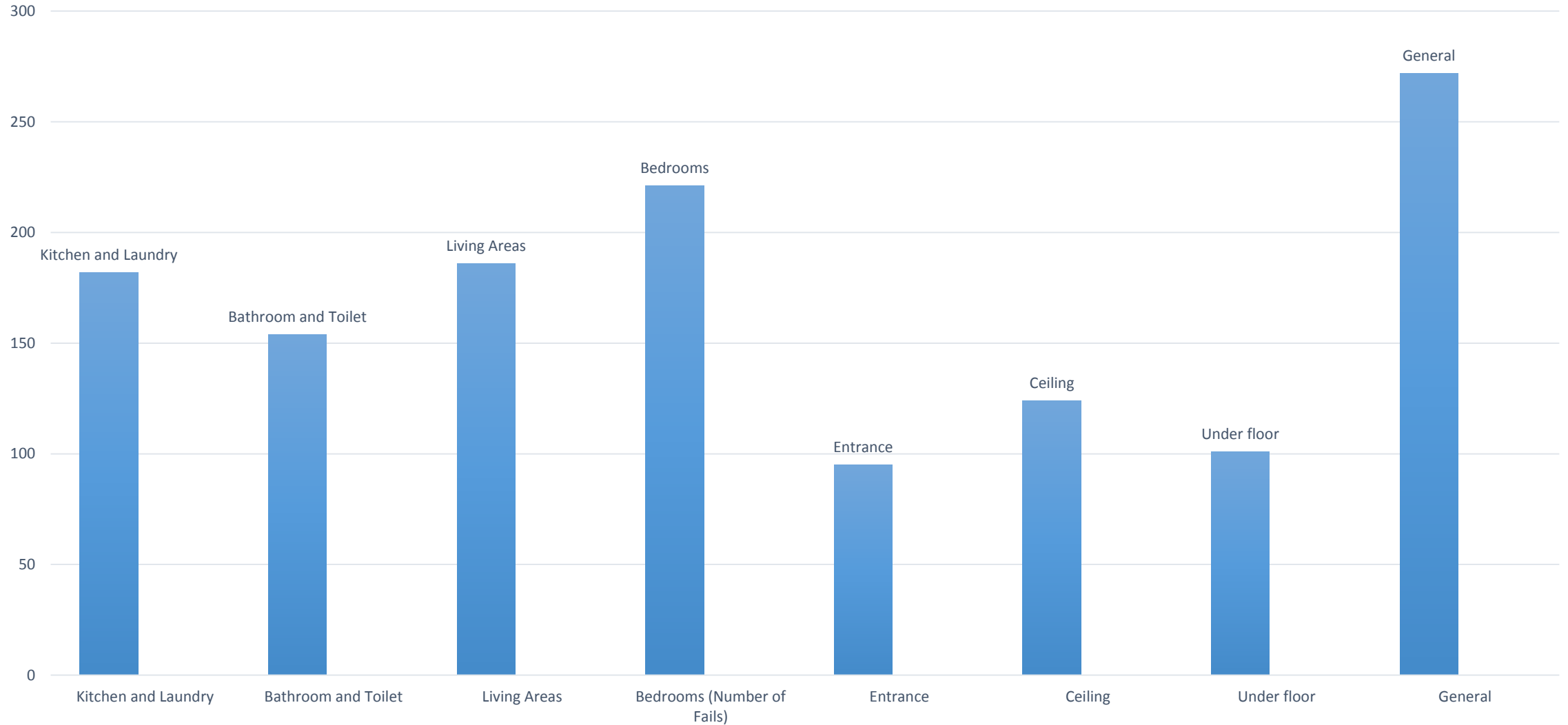
ANALYSE - RECOMMENDATIONS

- Market
 - Supply/demand
 - What is the situation in Dunedin North?
- Regulation
 - What regulation can help bring about change?
- Own energy behaviours
 - Energy cultures

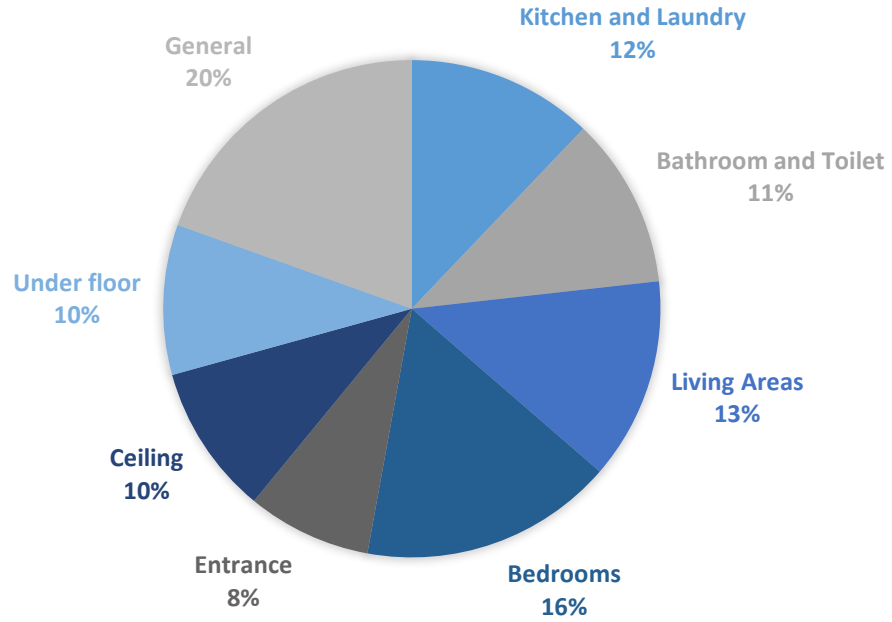
WoF pass/fail



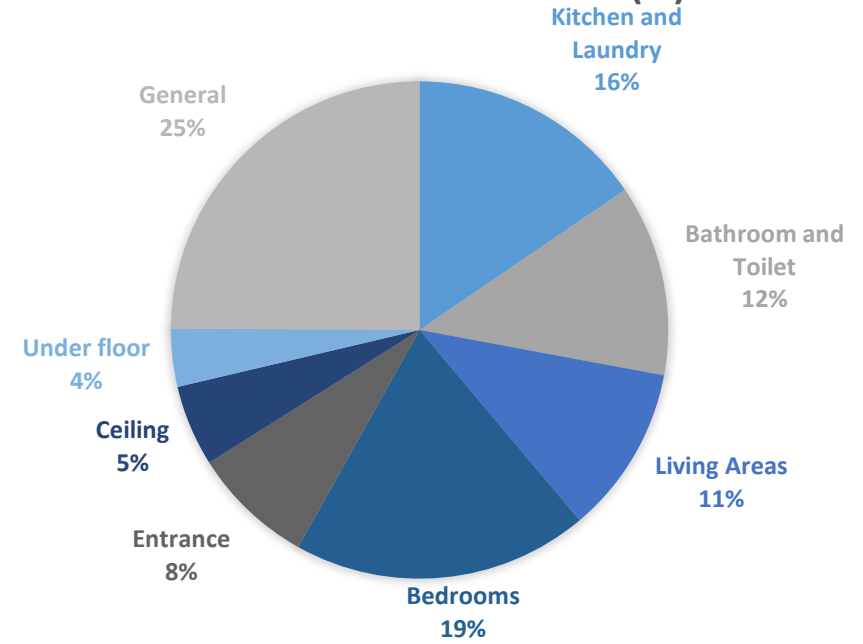
Main causes of failures – 4 years combined



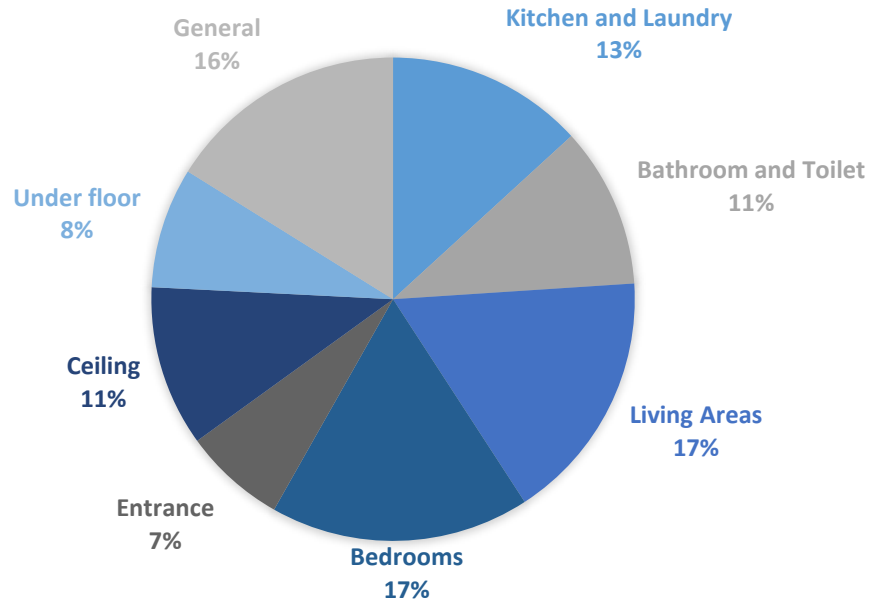
MAIN CAUSES OF WOF FAILURES(%)-2015



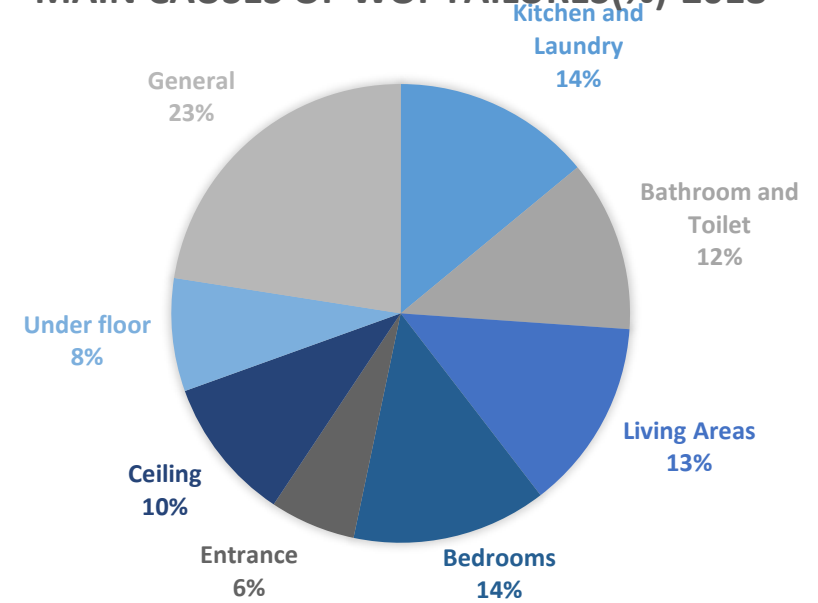
MAIN CAUSES OF WOF FAILURES(%)-2017



MAIN CAUSES OF WOF FAILURES(%)-2016



MAIN CAUSES OF WOF FAILURES(%)-2018



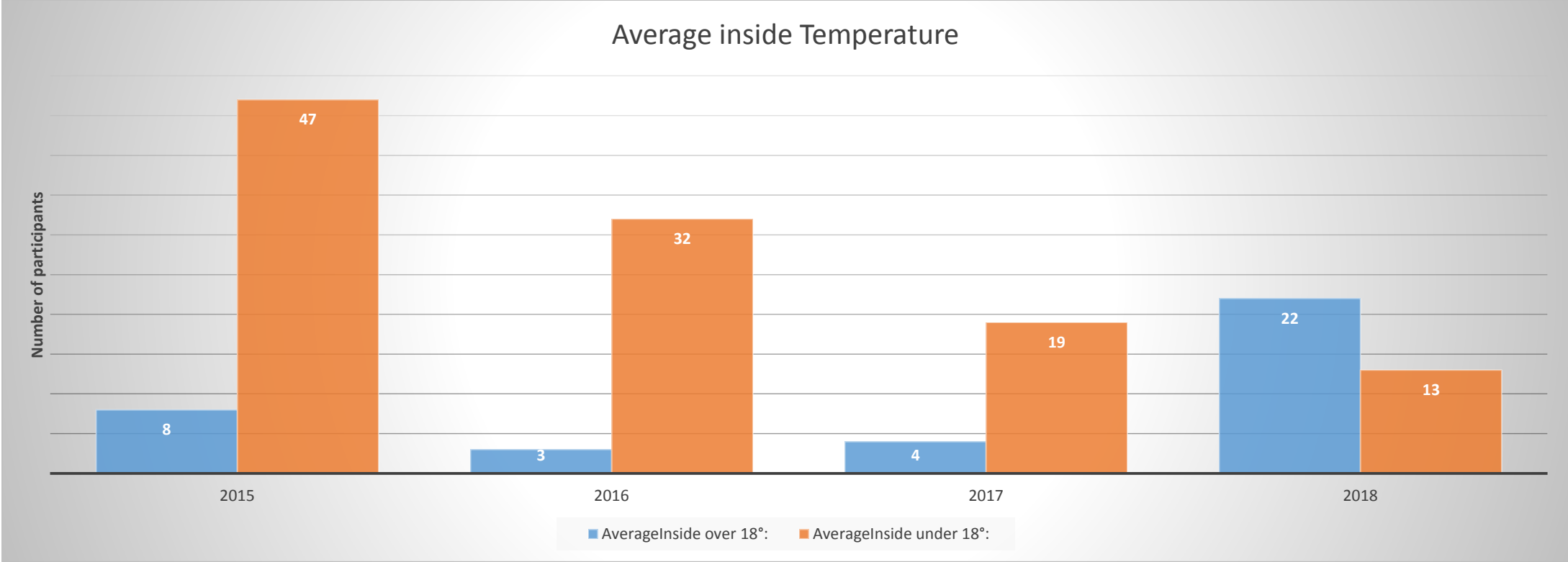
Summary of WoF

- Many of the fails were for easily fixed items
 - Outside light
 - Hot water temperature
 - Some consulted with landlords and things were dealt with.
- Insulation often not known
 - None mentioned an insulation certificate with the lease
- Some had significant fails & landlords that had not done anything to fix the problems

Temperatures

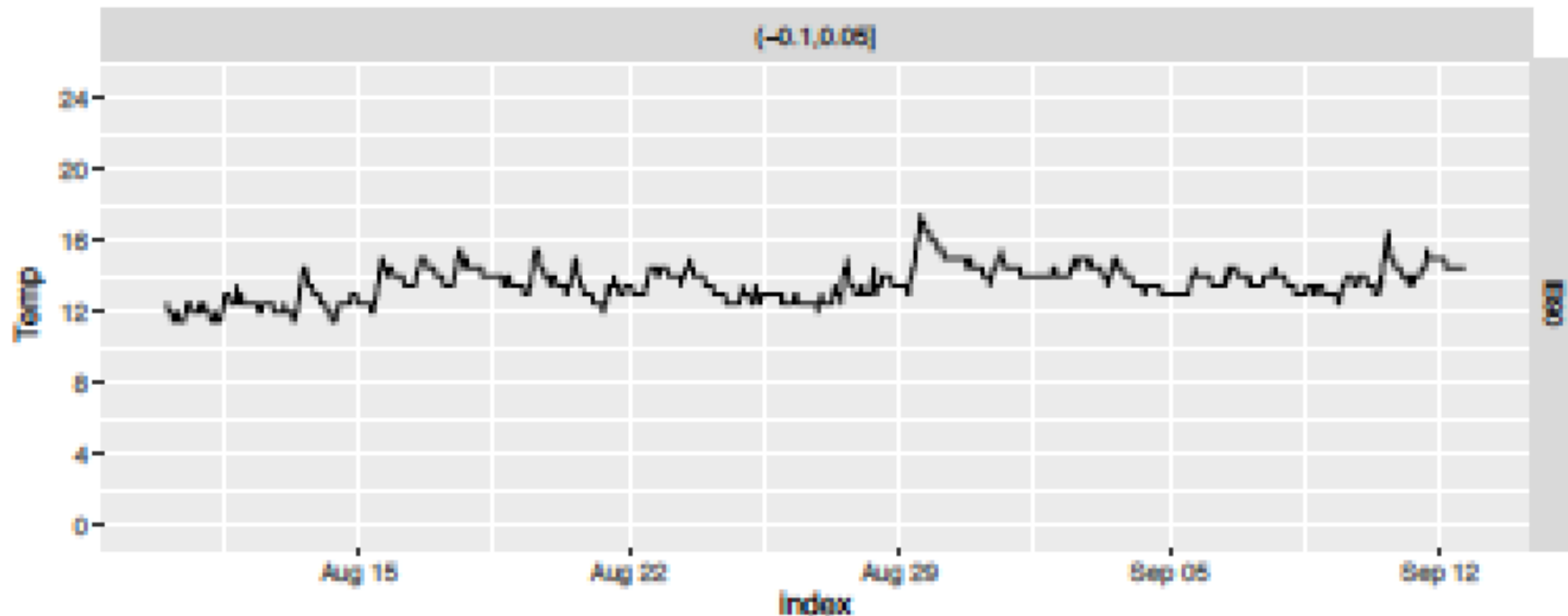
- Change in timing of the course and assignment
 - Shift from (1) Aug/Sept years 2015 & 2016
 - to (2) April/May years 2017 & 2018
- Minimum temperatures
 - 1. 2.5 both years
 - 2. 5 in 2017 and 5.5 in 2018
- Maximum temperatures
 - 1. 2015 – 36.5 2016 – 33.5
 - 2. 2017 – 28.5 2018 – 36.5

Temperatures

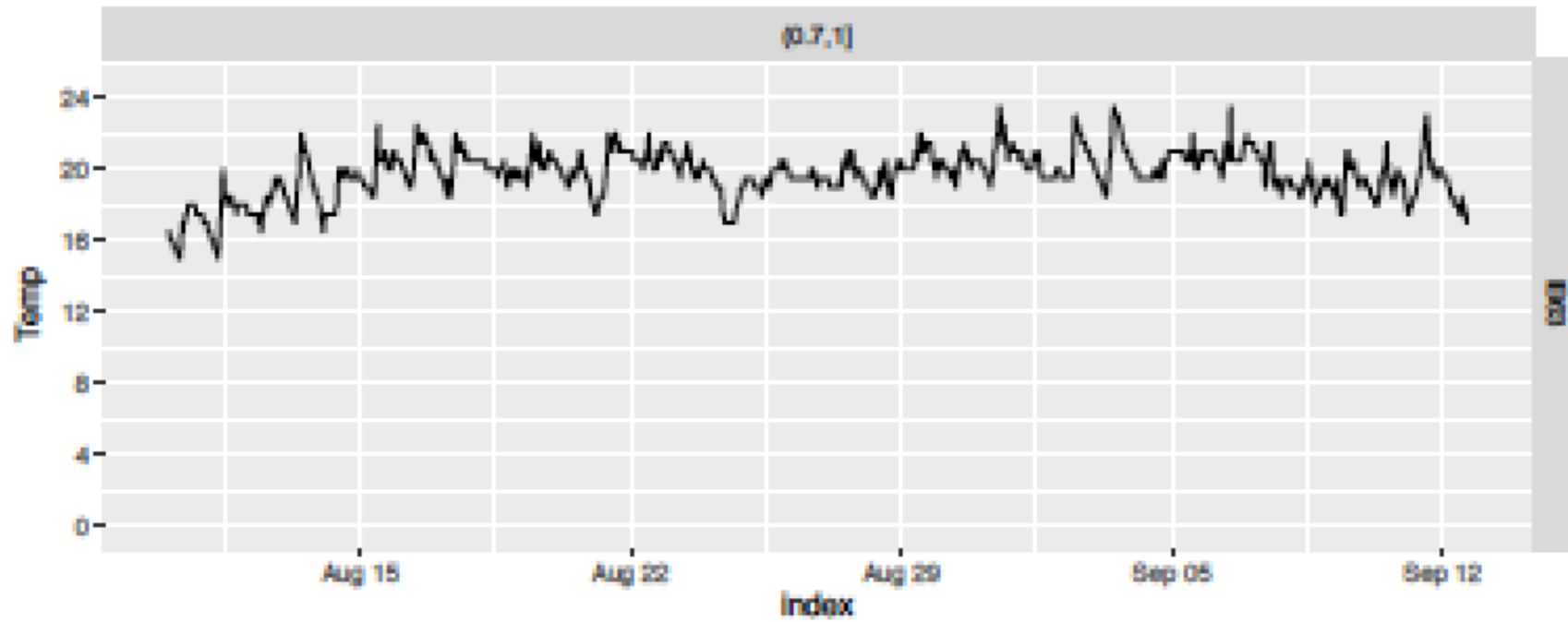


2016 analysis – 3 types of heating patterns

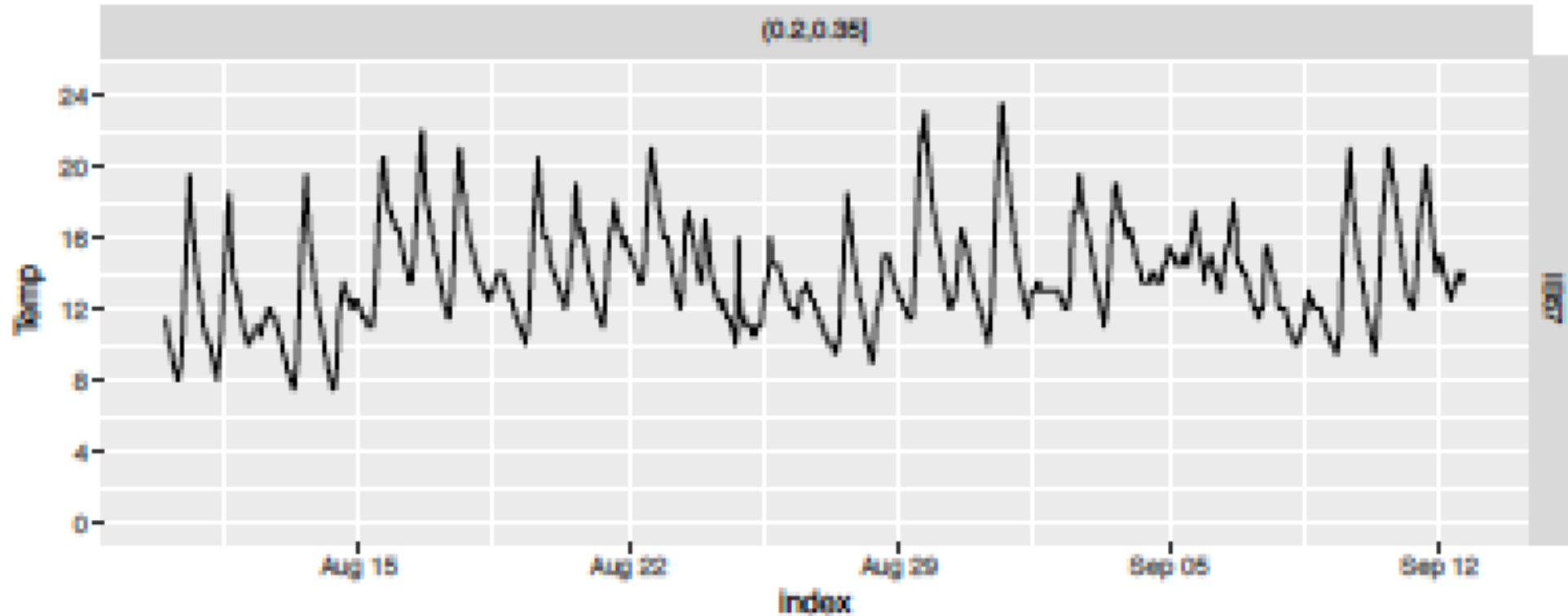
1. Relatively consistently cold



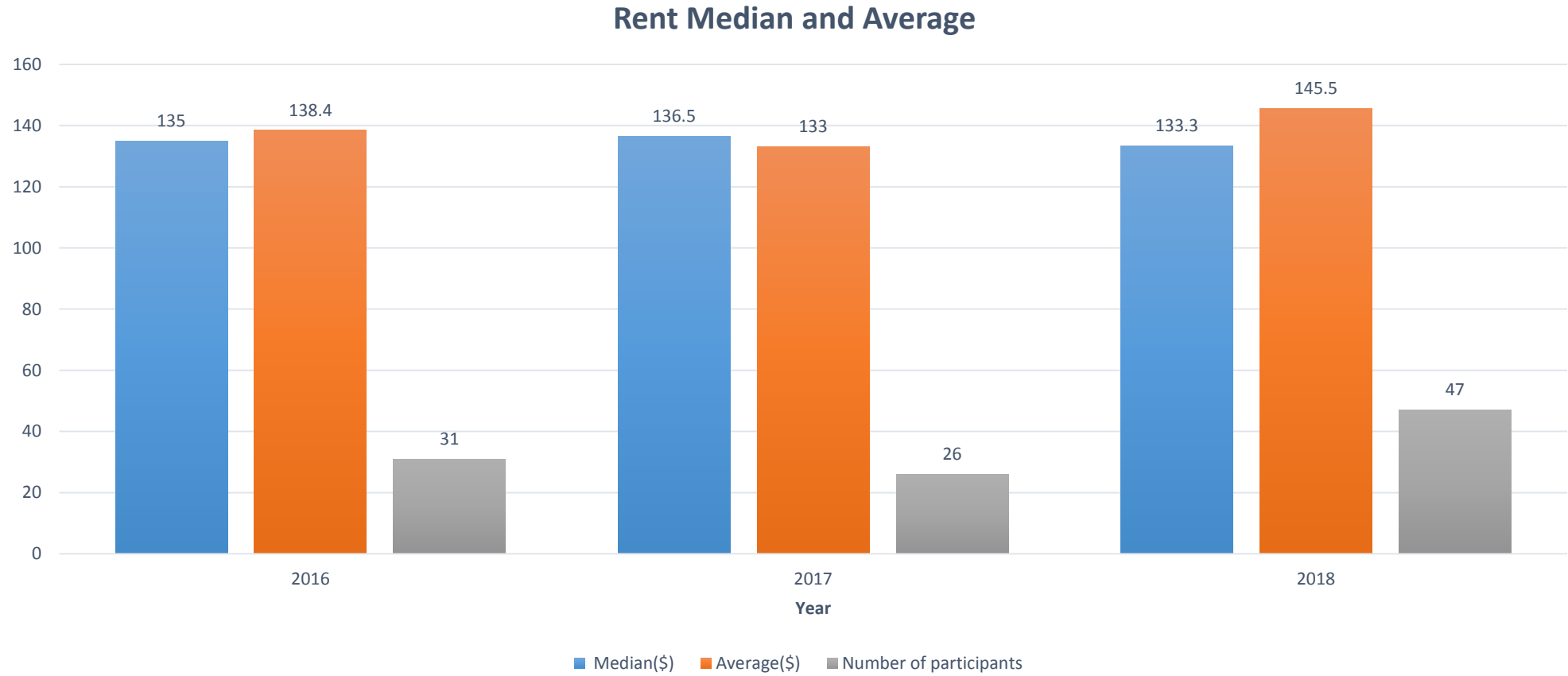
2. Hot house

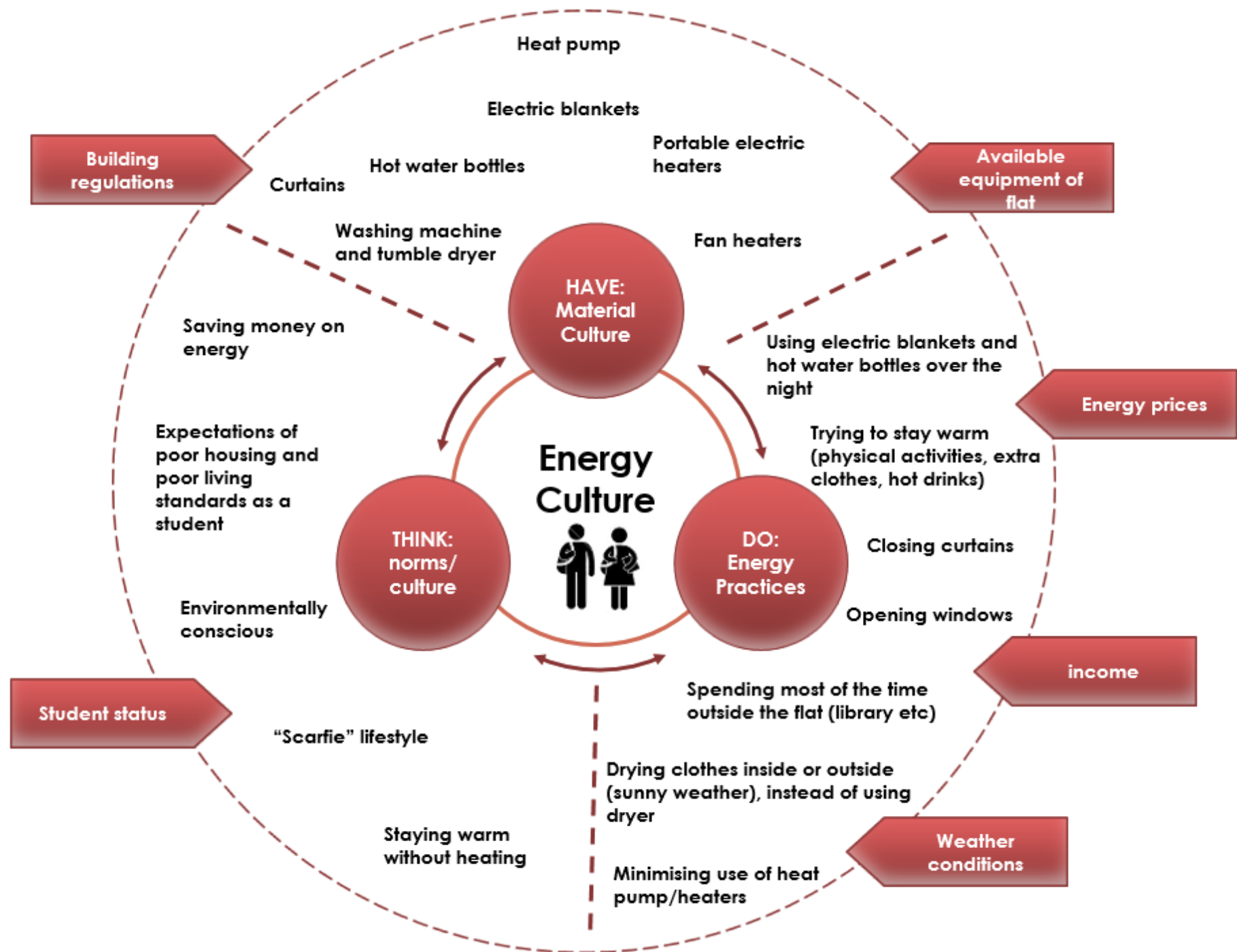


3. Up and down



Rent





Student conclusions

- Regulations
 - Hoping that the new regulations will help with insulation.
 - Most students conclude that there is a need for more regulation to help bring about change.
- Market
 - Student norms – i.e. first years early signups, do not seem to be shifting.
 - Often students only stay in rental house for one year so unlikely to want to bring about change.
 - Students are often worried about getting their bonds back at the end of the tenancy.
- Energy behavior
 - Acknowledge that they could change this to have a warmer, healthier environment.
 - Feel constrained by costs, condition of the rental and their lifestyle.
 - Hour of power is important.
 - Heatpumps are very common but often not powerful enough or in a good place to heat the house.

Mouldy student flats caused by 'lifestyle not landlords'

14 Jun, 2018 9:53am

🕒 3 minutes to read



OUSA student support manager Sage Burke says the group is providing free mould-killing solution, comprised of white vinegar and water, for students. Photo / ODT

Otago Daily Times



Friday, 22 June 2018

Students not to blame for poor flats

 1143  65 

Opinion

1 Comment



Research directions

- Ambrose, A and McCarthy L (forthcoming), Taming the 'masculine pioneers'? Changing attitudes towards energy efficiency amongst private landlords and tenants in New Zealand: a case study of Dunedin, *Energy Policy*
 - *Shift in landlord attitudes over the past 3-5 years – being amenable to insulation and low energy heat sources.*
 - *Driven by tenants being prepared to pay more for a warm house.*
 - *Argue that socio-cultural factors can disrupt norms to bring about change.*
- Putting together datasets to look at the tenant perspective.