



December 2022

## IUT 10-POINTS-PLAN FOR THE PROTECTION OF TENANTS

Housing costs are the highest expenditure of households, while inflation puts another burden on tenants. The current inflation rate in the EU has never been higher. Moreover, the energy prices increase is alarming. Tenants, who represent almost 30% of the households (23.1 % in the private rental market and 5.7 % in social rent) are therefore at the forefront of the housing and energy crises.

IUT calls for a strong commitment from the governments and the EU institutions to prevent housing costs like rents and energy cost rising further. We demand to implement a plan for the protection of tenants around ten objectives:

- I. Develop a policy of **rent stabilization and controls** to prevent the indexation of rents in the face of inflation driving up rents and limit rent increases, especially in the private rental sector.
- II. The **principle of housing cost neutrality** must be implemented: any increase in rent must be at least fully balanced by energy savings. In case renovations lead to rent increases or are not cost neutral, tenants must be protected.
- III. Insert a **price cap for consumers' energy consumption**.
- IV. **Long-term compensation for increases in energy costs** by governments for low- and middle-income households (**climate**

**housing allowances**) by using national public funding, complemented by the EU Social Climate Fund and the Excessive profit tax.

- V. **Moratoria on evictions** against tenants who have fallen behind with their payments.
- VI. **No energy cut-offs** for households financially overburdened by increased energy costs.
- VII. Develop an energy renovation policy which does not negatively affect tenants and **does not lead to” renovictions” (no evictions by renovation** and displacement of residents).
- VIII. Ensure the maximum level of institutional **tenants’ participation and democracy**, at level playing field with the landlords and housing providers.
- IX. Tenant unions are ready to engage in a platform dedicated to tackling **energy poverty**, and in **energy efficiency** partnerships.
- X. **More transparency** and no extra charge in billing information for tenants, as this is already the case for homeowners.

**The IUT calls on EU Council, EU Commission and EU Parliament to act with the sense of urgency that the situation now requires.**

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