

Friends of the Earth: Invitation to Tender for Research **(<https://www.activelink.ie/node/116498>)**



Invitation to Tender for Research **Implementing Minimum BER Standards in the Rental Sector in Ireland**

Context

Friends of the Earth Ireland (FoE) is seeking a suitably qualified researcher or research team to carry out a targeted research project examining the implementation of minimum Building Energy Rating (BER) standards in the private rental sector in Ireland.

Friends of the Earth is a leading climate justice organisation working to accelerate the fair and fast transition to a fossil fuel-free future. We advocate for systemic policy change that reduces emissions, improves people's lives, and protects the most vulnerable. As part of our work on energy poverty and heat decarbonisation, we are commissioning this research to inform the introduction of minimum BER requirements for rental properties - a key measure in Ireland's Climate Action Plan and Housing for All strategy.

Project Aim

The aim of this research is to explore how minimum BER standards for the private rental sector can be effectively designed and implemented in Ireland, in a way that improves tenant wellbeing, aligns with climate targets, and ensures social fairness.

The report will deliver a roadmap for policy and legislative action, including a review of international best practices, identification of implementation challenges, and development of draft legal provisions to underpin such a standard in Irish law.

Key Objectives

1. Policy and Legal Context

- Analyse the policy, legal, and economic implications of introducing minimum BER requirements (e.g., BER C or equivalent) for private rental properties.
- Identify the legislative changes required to give legal force to minimum BERs, including interactions with the Residential Tenancies Act, Housing Standards Regulations, and the National Retrofit Plan.

2. Stakeholder Needs and Compliance Pathways

- Evaluate key mechanisms for ensuring landlord compliance, supporting tenants, and avoiding rent increases or evictions linked to retrofit works.
- Map the roles of key actors (e.g. RTB, SEAI, local authorities).

3. Comparative and Evidence-Based Insights

- Review minimum energy performance standards (MEPS) in other jurisdictions (e.g. UK, France, Flanders), focusing on

design, enforcement, and tenant outcomes.

- Assess existing data and literature on cost, emissions, and health impacts of energy retrofits in the rental sector.

4. Legislative and Policy Recommendations

- Produce an actionable roadmap with phased implementation milestones (e.g. BER D by 2028).
- Draft legislative clauses or legal recommendations to:
 - establish a legal basis for minimum BER standards in rental housing;
 - protect tenants from retrofitting-related rent hikes or evictions.

Delivery

- The main output will be a 20–30 page Word report (to be designed in-house by Friends of the Earth), including:
 - Executive summary
 - Problem framing and context
 - Policy options and impact assessment
 - Draft legal provisions or recommendations
 - Implementation roadmap
- Additional outputs include:
 - Attendance and presentation at a research launch event (late Autumn 2025)
 - Participation in bi-weekly check-in meetings with the project coordinator

Essential Criteria for Applicants

- A minimum of 2 years' experience in policy, legal, housing, or energy-related research
- Proven track record of producing high-quality written reports with actionable recommendations
- Familiarity with Ireland's housing, retrofit, and energy policy context
- Strong analytical and communication skills

Desirable

- Legal expertise or experience working with tenancy law or environmental legislation
- Understanding of energy poverty or social justice aspects of retrofit policy
- Familiarity with relevant policies from other EU Member States

Evaluation Criteria

Criteria *Weighting*

- Value for Money
Breakdown of costs, including daily rates and proposed time allocation - **30%**
- Experience & Understanding
Relevant previous work, experience of the research team, and understanding of the brief **30%**
- Methodology & Delivery Plan
Clarity and feasibility of approach, methods, and timeframe- **40%**

Failure to include all of the above may lead to disqualification.

Timeframe and Reporting

- Project Start: Early-Mid August 2025
- Draft Report: Early November 2025
- Final Report: Early December 2025
- Launch Event: January 2026

The researcher will report to the Programme Coordinator at Friends of the Earth Ireland and participate in regular check-in

meetings.

Budget

A maximum budget of €15,000 (inclusive of VAT) is available for this contract. This includes all expenses, travel, stakeholder engagement, and subcontracting where necessary. Proposals exceeding this amount will not be considered.

Proposal Submissions

Please submit your proposal via email to both clare@foe.ie (<mailto:clare@foe.ie>) and anne@foe.ie (<https://www.activelink.ie/C:/Users/Operating%20Officer/Downloads/anne@foe.ie>) by 5pm, Friday 25th July 2025

Proposals should include:

- A short description of your proposed methodology
- A budget and timeline
- CVs and/or bios of the researcher(s)
- 2–3 examples of relevant previous work

Region

Nationwide

Date Entered/Updated

30th Jun, 2025

Expiry Date

25th Jul, 2025

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