Detached House **built** **1984**

Total Building Area (m2): **207**

[1] Assumes (and this is critical) that the electrical load for the Heat Pump is shifted as much as possible to cheaper rates on a Smart meter plan

[2] These costs are net of SEAI and are based on a SEAI survey of actual retrofit works carried out by certified contractors in 2025

The house pictured is not the actual home surveyed, but it has the same characteristics

	BER Rating	Energy Value	Potential Energy Savings	Total Annual Space Heating Demand	Heating costs per year [1]
		(kWh/m2/yr)	€	kWh/yr	€/yr
Dwelling Current Condition	B2	114	-	23,598	€4,011.66
Dwelling Post Works	A3	62	€2,214.90	12,834	€1,796.76
CO2 Savings per year	5.17	Tonnes			
Equivalent Planted Trees	370	Trees			

Item	Recommendation	kWh/m²/yr	BER	MEDIAN Cost Nett Grant [2]
Roof Insulation	Install 200mm of attic insulation behind knee walls.	110	B2	€800
Chimneys & Vents	Install non-closable vents in all bedrooms	112	B2	€800
Heating system and Controls	Install full time and temperature controls with 3 zonestwo heating and one HW. Install and air to water HP with a Seasonal Space Heating Efficiency, ηs / SCOP/A of 127 minimum and Water Heating Efficiency, ηwh 125 minimum. HW cylinder taken as 200L with a Declared loss of 1.5 KWH/day. As part of this upgrade, we have allowed for the blocking up of any and all open fires.	62	A3	€12,000
Total Cost €				€13,600
Simple Payback (Years)				6.1