

Mid Terrace built 1919

Total Building Area (m2): 60

|                                                                                  |            |              |                          |                            |                            |
|----------------------------------------------------------------------------------|------------|--------------|--------------------------|----------------------------|----------------------------|
|  | BER Rating | Energy Value | Potential Energy Savings | Total Annual Space Heating | Heating costs per year [1] |
|                                                                                  |            | (kWh/m2/yr)  | €                        | kWh/yr                     | €/yr                       |
| Dwelling Current Condition                                                       | E2         | 362          | -                        | 21,720                     | €3,692.40                  |
| Dwelling Post Works                                                              | B1         | 77           | €3,045.60                | 4,620                      | €646.80                    |
| CO2 Savings per year                                                             |            | 5.17 Tonnes  |                          |                            |                            |
| Equivalent Planted Trees                                                         |            | 369 Trees    |                          |                            |                            |

| Item                                                              | Recommendation                                                                                                                                                                                                                                                                                                                                                                                      | kWh/m <sup>2</sup> /yr | BER | MEDIAN Cost Nett Grant [2] |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|----------------------------|
| Roof Insulation                                                   | Install 150mm of attic insulation. Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on pitched ceiling and flat roof                                                                                                                                                                                                                                                         | 336                    | E1  | €1,000                     |
| New windows with a uvalue of 1.2<br>New Door with a uvalue of 1.4 | New windows with a u-value of 1.2 and a Solar Transmittance of 0.6 including roof windows New door with a U-value of 1.4                                                                                                                                                                                                                                                                            | 316                    | E1  | €4,500                     |
| Blocking of Chimneys & Vents                                      | Install closable vents in all bedrooms if not already installed and block all others. Remove open fires and stoves and block chimneys. Draught strip all attic hatches.                                                                                                                                                                                                                             | 180                    | B3  | €800                       |
| Wall Insulation                                                   | Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on all external wallsincluding walls into unheated spaces. Or 100mm of External Wall Insulation with a Thermal Conductivity of 0.038                                                                                                                                                                                        | 256                    | D1  | €9,000                     |
| 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, $\eta_s$ / SCOP/A of 127 minimum and Water Heating Efficiency, $\eta_{wh}$ 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. | 77                     | B1  | €12,000                    |
| Total Cost €                                                      |                                                                                                                                                                                                                                                                                                                                                                                                     |                        |     | €27,300                    |
| Simple Payback (Years)                                            |                                                                                                                                                                                                                                                                                                                                                                                                     |                        |     | 9.0                        |

[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