

Semi Detached built 2004

Total Building Area (m2): 112

	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	B3	148	-	16,576	€2,817.92
Dwelling Post Works	A3	51.5	€2,010.40	5,768	€807.52
CO2 Savings per year		3.82 Tonnes			
Equivalent Planted Trees	273	Trees			

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [1]
Roof Insulation	Install additional 100mm of attic insulation	145.7	B3	€800
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.	149	B3	€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.	54	A3	€12,000
Total Cost €				€13,600
Simple Payback (Years)				6.8

[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