

Mid Terrace

built

1919

Total Building Area (m2): 130

	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	E1	342	-	44,460	€7,558.20
Dwelling Post Works	A3	56.4	€6,531.72	7,332	€1,026.48
CO2 Savings per year 10.70 Tonnes					
Equivalent Planted Trees 764 Trees					

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [2]
Roof Insulation	Install 300mm of attic insulation.	338	E1	€800
New windows with a uvalue of 1.2 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	320	E1	€8,500
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.	310	E1	€800
Wall Insulation	Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on all external walls including walls into unheated spaces. Or 100mm of External Wall Insulation with a Thermal Conductivity of 0.038	203	C3	€12,000
Heating system and Controls	Install full time and temperature controls with 3 zones two heating and one HW. Install and air to water HP with a Seasonal Space Heating Efficiency, η_s / SCOP/A of 127 minimum and Water Heating Efficiency, η_{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.	56	A3	€12,000
Total Cost €				€34,100
Simple Payback (Years)				5.2

[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