

Semi Detached built 1980

Total Building Area (m2): 89

	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	D1	244	-	21,716	€3,691.72
Dwelling Post Works	B1	76	€2,744.76	6,764	€946.96
CO2 Savings per year		5.05 Tonnes			
Equivalent Planted Trees		360 Trees			

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [2]
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	215	C3	€3,000
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.	209	C3	€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, 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.	76	B1	€12,000
Total Cost €				€15,800
Simple Payback (Years)				5.8

[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