



Rialtas na hÉireann  
Government of Ireland

# SEAI Residential Retrofit Schemes

## One Stop Shops and launch of the National Home Energy Upgrade Scheme

Josephine Maguire  
[josephine.maguire@seai.ie](mailto:josephine.maguire@seai.ie)

# The Role of SEAI

- Moving towards a **LOW CARBON ENERGY FUTURE**
- We need to use less energy and clean energy
- Energy should be environmentally sustainable, secure and affordable
- Develop new solutions to meet our energy needs



# Residential Energy Consumption and Emissions

A **quarter of all energy used in Ireland** is consumed directly in homes. Second only to transport, and more than is used by industry

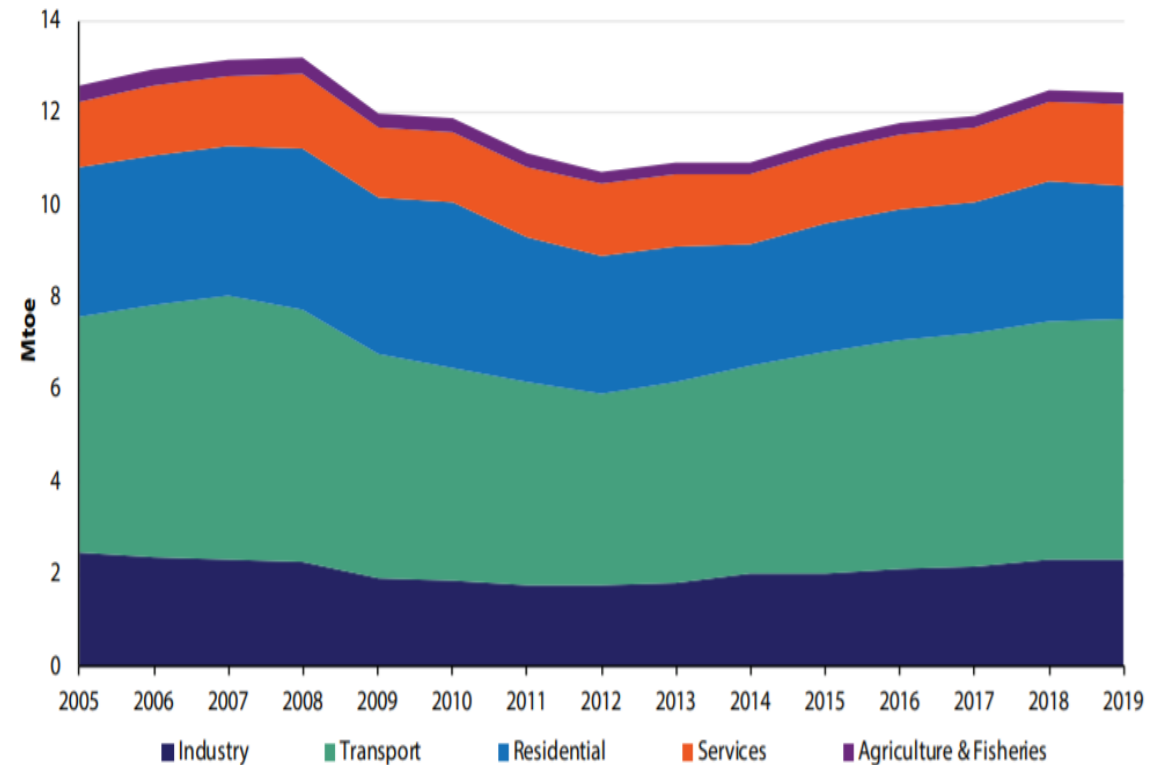
Residential sector is also responsible for a **quarter of the energy-related CO<sub>2</sub> emissions**

Households – **the largest consumer of heat energy**

Heating accounts for **80% of home energy use**

Overall, our buildings are **70% reliant on fossil fuels** (Oil/Gas)

Total final consumption by sector



Source: SEAI

# Creating a Cleaner Energy Future

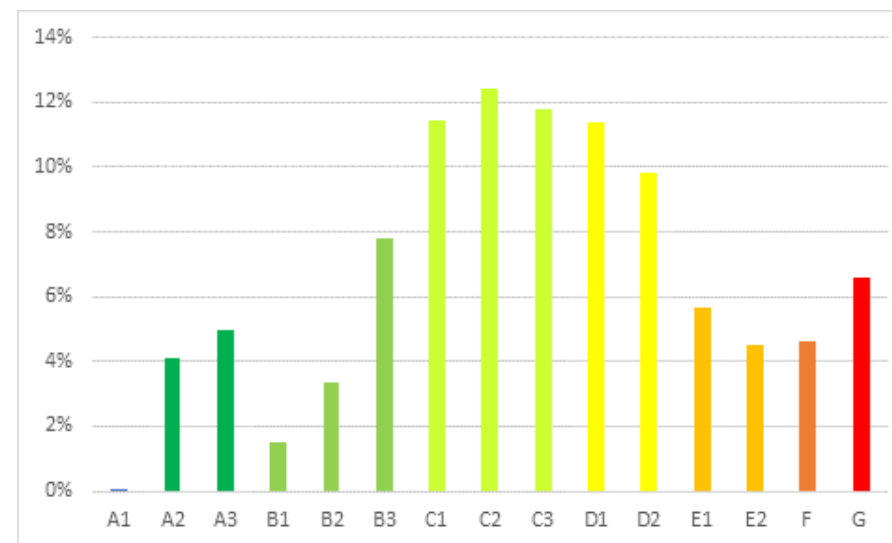
## Climate Action Plan and Programme for Government set out to significantly reduce Ireland's greenhouse gas emissions by 2030

- 500,000 existing homes upgrade to a B2 BER rating
- 600,000 heat pump installations, with 400,000 to be installed in existing homes
- 50% of houses in Ireland have a BER rating of D or lower and require significant energy upgrades
- To date SEAI has supported over 450,000 homes with their home energy upgrade journey

1.7M homes in Ireland occupied per CSO 2016

12% of housing stock is social housing (2019)

89% L.A., 11% AHB



# Financing & funding models

## National Retrofit Plan actions:

- Clear planned allocations to signal the market and promote sustainable growth - **€8bn allocation to 2030** (€5bn Carbon Tax, €3bn NDP)
- Leverage Private finance approaches – Residential Retrofit Loan Guarantee
- European Union funding to be leveraged – *EU Recovery and Resilience Facility, European Regional Development Fund*

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030
Planned allocation (million)	€202	€291	€380	€469	€641	€898	€1,257	€1,760	€2,000

# Pillars of the National Residential Retrofit Plan (NRRP)

## 1. Driving demand and activity

Stimulate demand by building confidence in quality, ensuring value for money and simplifying the customer journey

## 3. Supply chain, skills and standards

Expand the capacity of the supply chain, introduce measures to increase the number of skilled workers while maintaining quality



## 2. Financing & funding

Clarify Exchequer financial commitment to residential retrofit and introduce measures to make home energy upgrades more affordable for households

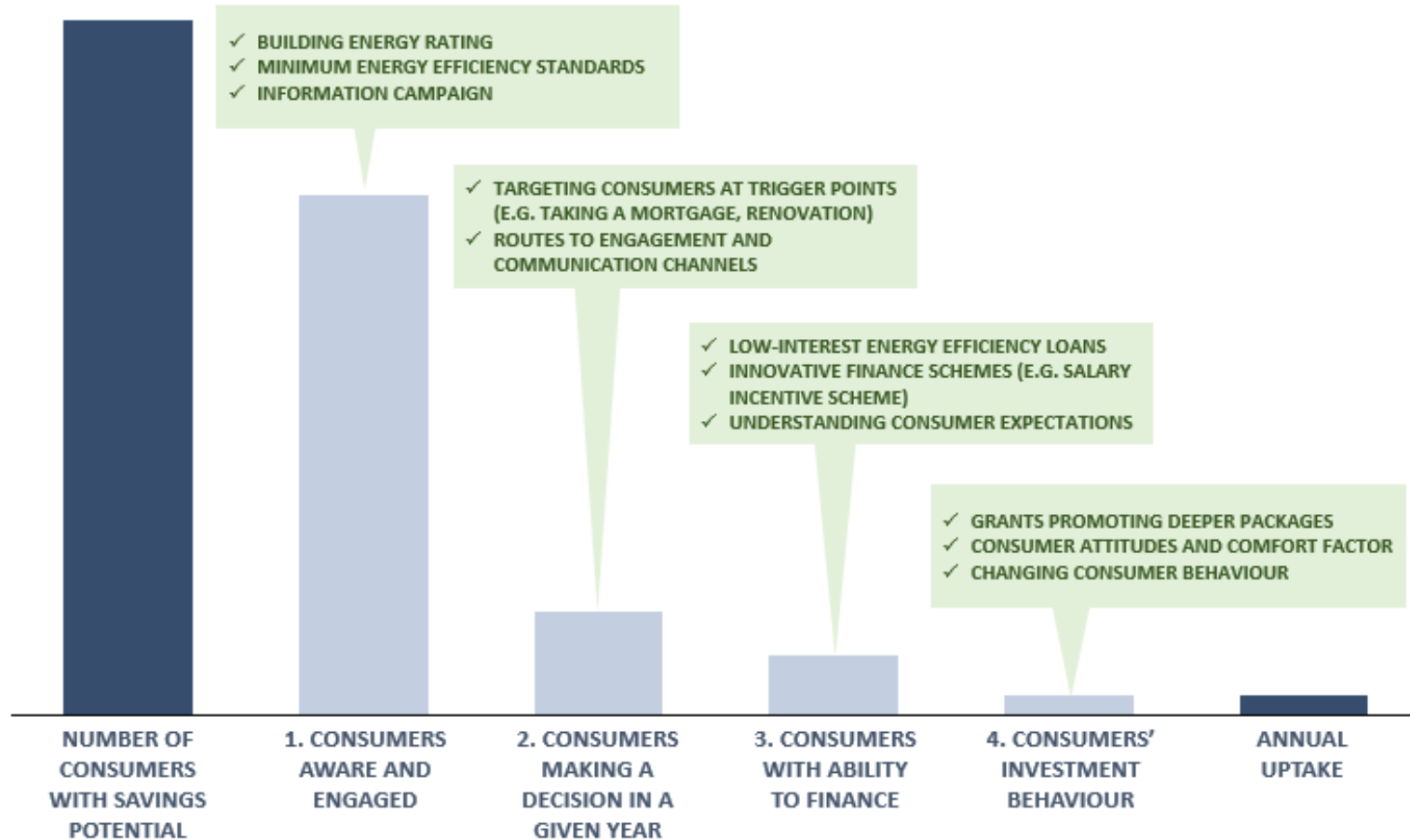
## 4. Structures and governance

Ensure that the required structures and governance arrangements are in place to drive delivery

# Consumer Demand



# Consumer Decision-Making Framework



## Research

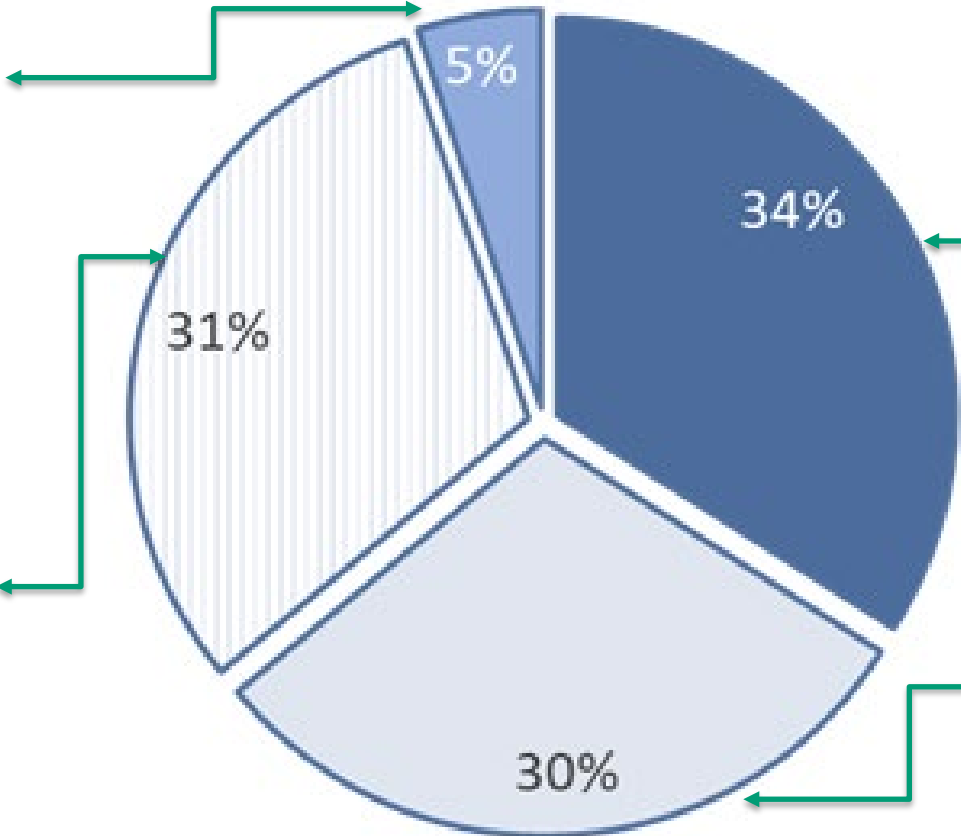
- Consumer surveys
- Focus groups
- Design thinking exercises
- Pilots and trials
- Funded research studies
- Data analysis & Modelling
- SEAI programme delivery experience



# Energy Efficient Investment – Respondent Awareness and Engagement

I/we have **already made all** the energy efficiency investments **we expect to**

I/we have **already made a number of** energy efficiency investments but there is **more that could be done**



I/we have **not investigated** ways to reduce energy use through investing in home energy efficiency

I/we have **investigated** ways to reduce energy use through energy efficiency investment but have **not acted** upon these yet

# Focus groups – Headline Findings

- Homeowners agree level of responsibility for climate action but feel **government must support** them to take action
- Interest but **lack of urgency** in undertaking home energy upgrades
- **Upfront cost** is a main barrier (Affordability)
- Participants indicated **higher grants necessary** to spur them to action (50%, a trigger point)
- **Low cost finance** of great interest to many participants
- **ROI** - commentary that these projects take a long time to payback
- Heat pump of interest once **highly incentivised** (for example cost equivalent of boiler replacement).
- OSS attractive as provides confidence and removes hassle, but questions about **the cost of the service**

# The Supply Chain



# One Stop Shop (Contractor/Supply Chain) Considerations

- Long term policy certainty EU & National  
(Climate Action Plan 2021, NDP 2021, EU Renovation Wave)
- Long term financial certainty -- multi annual grants, and clarity out to the end of the decade
- Retrofit will impact on every community in every county, it is a national enterprise not only focused on larger towns and cities - positive for rural economy
- Considerable interest from wider construction sector – Retrofitting is a stable long term opportunity
- SEAI have linked to ETBs and are working with contractors to develop the labour supply chain

# Structures and Governance



# National Home Energy Upgrade Scheme - Design and Incentive

- **Focus:**

Programme for single-unit homes to meet BER B2 for 'can pay' sector

- **Design:**

- One Stop Shop (OSS) – Registered and Regulated
- OSS demonstrate Quality Management System (QMS)
- Multi annual funding
- Offer by individual home
- Must meet B2 and min 100kWh uplift

- **Incentive:**

- Fixed grants per measure including for Home Energy Assessment - commoditised
- Bonuses to incentivise certain actions and Measures (Heat Pumps)
- Grant discounted to Homeowner
- Grant commitment (offer and payment) on a per home basis
- Energy credits contribution (where available)

**NDP to 2030** – €8 billion budget – Significant funding stream

# National Home Energy Scheme

## Commoditised Grants

- Fixed Grant amount of circa 46% – 51% for eligible measures (varies slightly by home type)

## Home Energy Assessment (HEA)

- Providing Home Energy Assessment (HEA) grant separately, giving advice to all participants, and providing a pathway to B2 and beyond

## Streamlined Delivery

- New delivery model through SEAI registered One Stop Shops, providing a simple and easier consumer journey – ‘end to end’ & ‘hassle free’

## Support supply chain delivery

- Rationale to build supply chain and generate demand amongst homeowners

# Broad Strategy



Alignment between programmes OSS – BEH – CEG → **Scalability**



Incentivise Heat Pumps and External Wall Insulation → **Delivery**,  
achieve B2 - 100kW/h uplift



Annual review of scheme and costs → **Agility**, responding to market  
situation



Incorporate low-cost financing → **Affordability**



# One Stop Shop Service

- A complete home energy upgrade solution for homeowners and landlords
- Carry out multiple energy upgrades in one go to achieve a minimum B2 BER rating
- Offers a wider range of grants offering up to 50% of the cost of works
- Pay for the works net of the eligible grant
- Fully managed solution from start to finish;
  - Home Energy Assessment
  - Contractor works
  - Grant application
  - Follow up BER
- Homes must be built and occupied before 2011 to be eligible
- Choose from the list of registered one stop shops on [www.seai.ie](http://www.seai.ie)

## Requirement

**Year of construction**  
pre 2011 for all  
measures

**Before works**  
BER = B3 to G  
(inclusive)

**After works:**  
B2 to A1 (inclusive)  
&  
100kWh/m<sup>2</sup>/year PE  
uplift

# One Stop Shop Service

Complete home energy upgrade solution



## Part funded with SEAI grants

Visit the SEAI website for details of grant values

## What is included

A One Stop Shop will manage your upgrade including:

- Home energy assessment
- Grant application
- Project management
- Contractor works
- Follow up BER

## Who this is for

For homeowners and landlords who want:

- Multiple energy upgrades
- A fully managed solution including grant applications
- To upgrade to a minimum B2 BER
- To pay for the works net of eligible grant

## Upgrades available

- ✓ Home energy assessment
- ✓ Project management
- ✓ Wall and roof insulation
- ✓ Floor insulation
- ✓ Windows
- ✓ Heating controls
- ✓ Heat pump
- ✓ Ventilation
- ✓ Solar water heating
- ✓ Solar electricity
- ✓ BER assessment

## Criteria for homes

- This home energy upgrade option is available for older homes and is subject to eligibility depending on the home year of build.

# Individual Energy Upgrade Grants

Selection of individual grants for home energy upgrades



## Part funded with SEAI grants

Visit the SEAI website for details of grant values

## What is included

Homeowners manage their upgrades including:

- Contractor selection
- Grant application
- Contractor works
- Follow up BER

## Who this is for

For homeowners and landlords who want:

- Individual energy upgrades
- To manage their own project
- To apply for the grant themselves
- To pay for full cost of works and claim grants afterwards

## Upgrades available

- ✓ Wall and roof insulation
- ✓ Heating controls
- ✓ Heat pump
- ✓ Solar water heating
- ✓ Solar electricity
- ✓ BER assessment

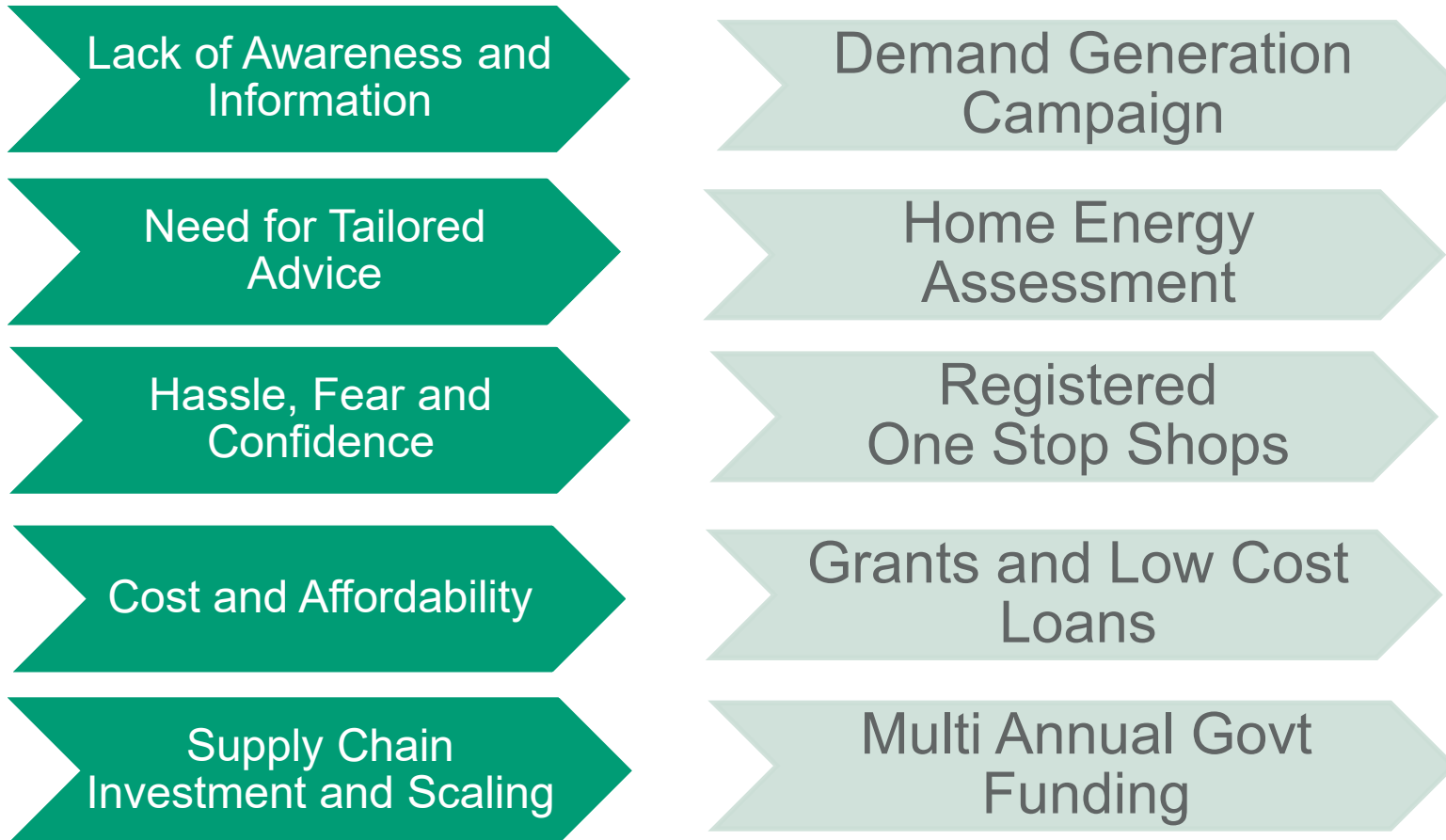
## Criteria for homes

- This home energy upgrade option is available for older homes and is subject to eligibility depending on the home year of build.

# Grant Amounts – Private Homes

Measures	Private Homes			
	Detached	Semi-Detached/ End Terrace	Mid Terrace	Apartment
* note all measures have a minimum specification				
Heat Pump-Air to Water		€6,500		€4,500
Central Heating System for a Heat Pump		€2,000		€1,000
Heat Pump -Air to Air			€3,500	
OSS Scheme Launch bonus for B2 with a Heat Pump			€2,000	
Heating controls only			€700	
Ceiling Insulation	€1,500	€1,300	€1,200	€800
Rafter Insulation	€3,000	€3,000	€2,000	€1,500
Cavity Wall Insulation	€1,700	€1,200	€800	€700
External Wall Insulation	€8,000	€6,000	€3,500	€3,000
Internal Dry Lining Insulation	€4,500	€3,500	€2,000	€1,500
Windows	€4,000	€3,000	€1,800	€1,500
External Doors (max 2)			€800 per door	
Floor Insulation			€3,500	
Solar Hot Water			€1,200	
Solar PV			0 to 2kWp €900/kWp 2 to 4kWp €300/kWp	
Mechanical Ventilation			€1,500	
Air tightness			€1,000	
Home Energy Assessment			€350	
Project Management	€2,000	€1,600	€1,200	€800

# Issues and Solutions





Rialtas na hÉireann  
Government of Ireland

Thank you

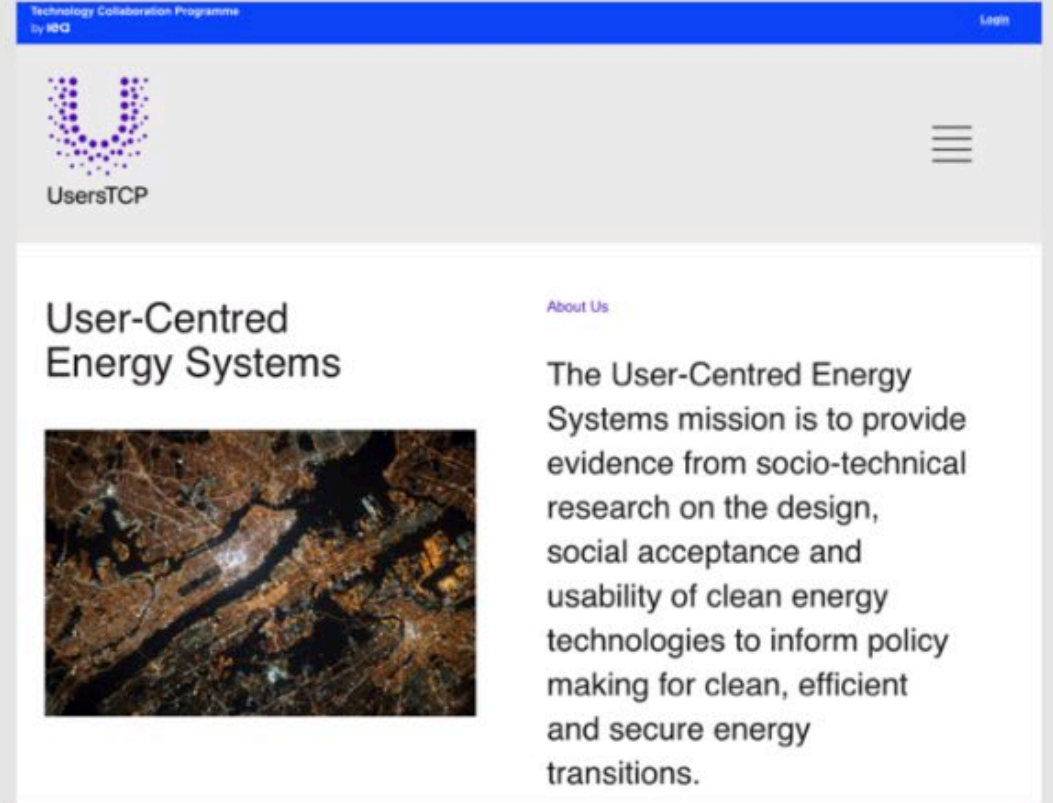
[josephine.maguire@seai.ie](mailto:josephine.maguire@seai.ie)



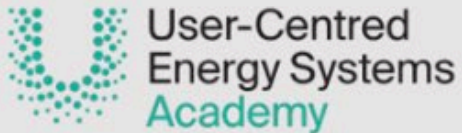
UsersTCP

[www.userstcp.org](http://www.userstcp.org)

Contact:  
[s.thomas@userstcp.org](mailto:s.thomas@userstcp.org)



## Webinars



## Tasks

