

OSS Logo

OSS details

👤 Bernadette and Bob O'Brien  
📍 23, Downthelane, Localty, Co. Tipperary

📍 Eircode **XP8gDD7**  
🏠 MPRN **100000000000**

🏠 Detached, bungalow  
📏 116 m<sup>2</sup>    🛠️ 1977



## Your home's current energy performance

Bernadette and Bob complain of high energy bills and lack of comfort in their house. Their oil boiler is old and needs replacement. Areas of the house are not heated and ventilated adequately, leading to condensation and mould problems in some rooms.

The energy assessment we have conducted on your house indicates that:  
Your current Building Energy Rating (BER) is a D2, compared to the national average of C3.  
Fabric heat losses are high due to poor insulation and air leakage (Heat Loss Indicator of 3,51).

## Key objectives for your home's energy upgrade



Bernadette and Bob want to future-proof their house for their retirement. They would like their house to be warmer and cosier, as well as healthier. Also, they want to reduce their heating bills and have a more environmentally-friendly home, which they hope will increase the value of their property for the next generation.

## Overall plan for your home energy project



Following our energy survey and the discussion you have had with our team, we have put together a home energy upgrade plan that will:

- Minimise heat losses by insulating the external walls and roofs, as well as replacing windows and doors, together with eliminating draughts.
- Upgrade your central heating system to an air to water heat pump system, with new radiators, hot water cylinder and modern heating controls.

The proposed package of measures will achieve a B1 and meet the SEAI grant scheme requirements (BER rating of B2 or better and Heat Loss Indicator of 2 or better).

If you wish to go further, the installation of solar PV panels to meet part of your electricity requirements will result in an A3 (similar rating as a new home).

## Energy renovation pathway to achieve your goals

The following table outlines the combination of energy efficiency and renewable energy measures that will take your house from its current energy performance to the BER B2 or better, mandated by SEAI under the One Stop Shop service. The proposed energy renovation pathway aims at reducing heat losses first, before upgrading your central heating with a heat pump system, with the option to add a solar PV system. This integrated approach ensures that your home will be comfortable and that your heat pump will perform most efficiently.

Steps	Energy Upgrade Measures	BER
	Current BER	D2
1	Attic insulation (300 mm above ceiling)	D2
2	Cavity wall insulation and external wall insulation	D1
3	Complete upgrade of windows with double glazing	C2
4	Replace external doors	C2
5	Air tightness	C1
6	Mechanical ventilation (demand-controlled)	C1
7	Install air to water heat pump with new cylinder & heating controls	B2
8	Upgrade central heating system with new radiators	B1
9	Optional - Install solar PV (2 kW)	A3

## Detailed technical design

This table provides more technical details on the measures proposed as part of this energy upgrade project. It includes **minimum** performance specifications to be achieved, and gives an estimate of the quantity of work associated with each measure (e.g. area of external insulation applied in square meters).

Steps	Energy Upgrade Measures	Minimum performance specifications	Quantity
1	Attic insulation (300 mm above ceiling)	0.14 W/m <sup>2</sup> ,K	110m <sup>2</sup>
2	Cavity wall insulation and external wall insulation (min. 80 mm)	0.21 W/m <sup>2</sup> ,K	130m <sup>2</sup>
3	Complete upgrade of windows with double glazing	1.2 W/m <sup>2</sup> ,K	25m <sup>2</sup>
4	Replace external doors with insulated doors	1.1 W/m <sup>2</sup> ,K	2 units
5	Airtightness - deep sealing of the dwelling fabric	<5 m <sup>3</sup> /m <sup>2</sup> ,hr	n.a.
6	Mechanical ventilation (demand-controlled)	SPF <= 0.29 W/l/s	1 central unit
7	Install air to water heat pump, new cylinder and heating controls	0.14 W/m <sup>2</sup> ,K	1 x 6kW unit
8	Upgrade central heating system with new radiators and associated pipework		9 radiators
9	Optional - Install solar PV		1 x 2kW system

## Technical notes

The proposed energy upgrade works will comply with the following technical standards:

- SEAI Domestic Technical Standards and Specifications (DTSS);
- NSAI Standard Recommendation 54;
- DHPLG Technical Guidance Document to Part L (Energy Conservation) and Part F (Ventilation), and other relevant building regulations.
- Manufacturers' design and installation instructions.

Given the nature of home energy upgrade works, and the varying pathways and materials that can be selected, it is advisable to talk to your One Stop Shop so you fully understand your options & the range of solutions to meet the scheme requirements.

The specifications and quantities above are preliminary and will be confirmed following a detailed survey and advanced design of the upgrade works by one of our engineers, in consultation with the homeowner.

This HEA cover works involved with the installation of the proposed energy upgrades, and eligible for funding from SEAI. Additional works such as an extension or rebuild of (parts of) the dwelling, installation of sanitary ware, extensive re-wiring of the property, will be tabled and priced separately.

## Next Steps



A member of our technical sales team will contact you to discuss this HEA and the proposed works



Following a detailed survey of your property by our engineer or main contractor, you will receive a firm proposal with the full design and specification and costs for the proposed works



Following your approval of this proposal and downpayment, our contractors will complete the works, under supervision from our technical team.



Once the works are completed and the new systems have been commissioned, our engineer will inspect the works.



At that stage, you will be handed over all the relevant documentation and trained to use your new energy systems. SEAI's grant will be processed by us and we will expect final payment from you.

## Terms & Conditions

### OSS roles and responsibilities

E.g.

- + IOSSI will be responsible for the design and specification of the proposed energy upgrade works, following a detailed inspection of your property; the supervision, final inspection and sign-off of the works completed; administration of SEAI grant applications and claims; handover of your energy upgrade completion pack and induction to the new systems' operation and maintenance.
- + The requirement for planning permission must be checked with a qualified adviser. If a planning application for any of the proposed works is required, that will be the responsibility of the homeowner.

### Technical and financial T&Cs:

E.g.

- + Please be aware that the measure specifications outlined above may change following the detailed survey of your home.
- + Any changes and/or extras need to be agreed and confirmed in writing before works commence.
- + The homeowner will inform the OSS of any energy upgrade works for which a grant has been claimed prior to this project (these won't be eligible for a second grant).

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### Disclaimers/caveats

E.g. We have estimated your home's energy use, fuel bills and carbon dioxide emissions using the Building Energy Ratings (BER) assessment methodology including some standard assumptions on occupancy, duration of heating and hot water demand. Running costs and energy use noted may differ from your actual fuel bills.

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## Energy Upgrade Cost Estimates

Steps	Energy Upgrade Measures	Cost € incl. VAT	Grants
1	Attic insulation (300 mm above ceiling)	3,900	1,500
2	Cavity wall insulation	2,400	
3	External wall insulation	22,000	8,000
4	Complete upgrade of windows with double glazing	9,800	4,000
5	Replace external doors	1,700	800
6	Airtightness	1,600	1,000
7	Mechanical ventilation (demand-controlled)	4,000	1,500
8	Install air to water heat pump with new cylinder and heating controls	10,500	8,500
9	Upgrade central heating system with new radiators associated pipeworks	4,000	2,000
10	Project management	5,200	2,000
<b>Total</b>		<b>65,100</b>	
<b>Total SEAI Grant</b>			<b>29,300</b>
<b>Energy Credits from Energy Efficiency Obligation Scheme</b>			<b>2,400</b>
<b>Total cost to the homeowner</b>		<b>33,400</b>	
11	Optional - Install solar PV (2 kW)	5,500	1,800

### Schedule of payments:

... % deposit on signing the contract, ...% milestone 1, ... % milestone..., final payment on ...

### Financing option:

To find out more about the green loan offered by our partner The Green Genie Bank, with a preferential low-interest rate of ... %, please contact ....

Pre-BER certificate

Advisory report

Pre-works BER detailed report

Post-works BER detailed report

Heat pump technical assessment form