

National Retrofit Plan

Quarterly Progress Report
Quarter 1, 2024



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June 2024

Sustainable Energy Authority of Ireland

SEAI's mission is to be at the heart of delivering Ireland's energy revolution. We drive the reduction and replacement of fossil fuel usage. We are a knowledge led organisation. We partner with citizens, communities, businesses, and Government. We are trusted collaborators, innovators, funders, and educators.

To fulfil this mission SEAI aims to provide well-timed and informed advice to Government, and deliver a range of programmes efficiently and effectively, while engaging and motivating a wide range of stakeholders and showing continuing flexibility and innovation in all activities. SEAI's actions will help advance Ireland to the vanguard of the global green technology movement, so that Ireland is recognised as a pioneer in the move to decarbonised energy systems.

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1. Introduction

The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.

The SEAI is designated as the National Retrofit Delivery Body. In this role, the SEAI is the lead agency in driving the delivery of our retrofit targets. The responsibilities of the SEAI in this capacity include:

- Driving delivery of our retrofit targets.
- Promoting retrofit uptake through marketing campaigns.
- Enhancing the appeal of the retrofit supports and improving the customer journey.
- Setting standards for and developing and registering One Stop Shops.
- Increasing the number of BER assessors.
- Monitoring and managing the quantum and quality of retrofit service provision.
- Supporting the supply chain in retrofit.

Report Overview

This quarterly report details progress by SEAI on delivery against targets in the Government's National residential Retrofit Plan as well as the Government's Climate Action Plan (CAP). The format of the report is to provide an overview of delivery against key metrics including, the numbers of property upgrades, B2 BER ratings achieved, and heat pumps installed.

Schemes covered in this report include:

- **Better Energy Homes and Solar PV schemes** grants supporting individual energy upgrade.
- **National Home Energy Upgrade Scheme** also known as One Stop Shop Service.
- **Better Energy Warmer Homes Scheme** which provides fully funded energy upgrades for vulnerable energy poor homes.
- **Community Energy Grants**

[More detailed descriptions of these schemes are included in the Appendices to this report.]

Full datasets and analysis for all schemes from 2015 onwards are available to view [here](#).

SEAI continuously reviews and refines the reporting methodology and definition of key metrics to improve the accuracy and quality of insights. This may result in minor adjustments to previously reported figures. Where appropriate, these will be highlighted as additional notes in the main body of the report.

2024 Budget and Targets

Another record budget, of €437 million, has been provided in 2024, to continue the exponential growth in the residential retrofit sector. This will allow SEAI to scale all the delivery programmes to support achieving the stretched targets for the built environment outlined in the first sectoral emission ceiling in 2025. The targets for 2024 include delivering 52,200 home energy upgrades, 20,800 of which are to be to a B2 level, and deliver 6,325 upgrades in energy poor homes. Additionally, the funding will provide for the deployment of 4,723 heat pumps.

2. Review of Quarter 1, 2024

Headline Outcomes for Q1, 2024

- Over 15,450 applications processed across all schemes to end Q1, down 1% over the same period in 2023.
- Over 11,700 property upgrades were completed to end Q1, up 18% over the same period in 2023.
- Over 5,050 homes were upgraded to a BER B2 or higher to end Q1, up 53% over the same period in 2023.
- Almost 1,200 upgrades for low-income households to end Q1, up 25% on the same period in 2023.
- Expenditure across all schemes to the end of Q1 was €73 million, up 29% on the same period in 2023.
- 79 Approved Housing Body upgrades supported under the One-Stop-Shop Scheme, and 51 under the Community Energy Grants scheme to end Q1.

Impacts for Residential Upgrades Completed in Q1 2024

- 32.2 GWh energy savings
- 15.1 kt CO₂ savings
- 32.8 MWh installed Solar PV capacity.

Overview of Scheme Performance and Economic and Market Factors During Q1, 2024

From a results perspective 2024 started off well, with almost all key SEAI summary metrics recording increases on the corresponding period in 2023. Retrofitting activity in the quarter is primarily driven from applications received in Q3 and Q4 of the previous year and these were relatively strong.

The overall number of property upgrades completed and B2 upgrades completed increased considerably in Q1 2024, with a sizeable portion related to continued high demand for the Solar PV scheme. The Warmer Homes Scheme extended the robust performance seen in 2023 to further increase the number of fully funded upgrades delivered for households at risk of energy poverty. Delivery under the scheme increased by 25% in Q1 2024 versus the same period last year with an average value of €24,845 per home.

It is also positive to see that heat pump numbers increased by 3% on the output reported in Q1 2023. While this continued the upward trend, further work to drive heat pump uptake will be required in the months to come.

One point of note is that the cumulative number of applications across all schemes was essentially flat (-1%) when compared to Q1 2023. In order to increase awareness of the benefits of retrofit and the number of applications for the Schemes, SEAI will soon introduce further measures to drive demand including a fresh marketing and communications campaign.

The Better Energy Homes and One Stop Shop schemes both recorded decreases on the number of upgrades completed and number of applications received relative to the figures reported in Q1 2023. This points to the need to continue to implement initiatives under the National Retrofit Plan to overcome barriers to retrofit and further drive demand and delivery. Two such initiatives introduced in recent months that are expected to positively impact on future delivery are:

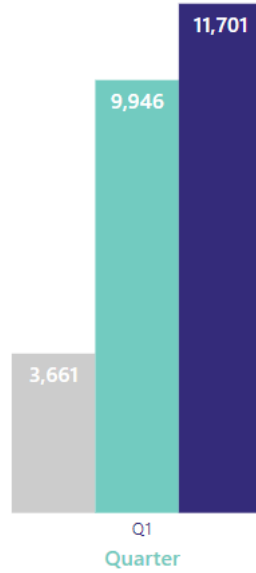
- The launch of the Home Energy Upgrade Loan Scheme which means that homeowners can now borrow from €5,000 to €75,000 at significantly lower interest rates to make their homes warmer and cheaper to run. PTSB is the first financial institution to offer loans to homeowners under the Scheme, with rates from 3.55%. Additional financial institutions will start issuing loans under the scheme in June.
- The need for a heat pump technical assessment to obtain an SEAI heat pump grant has been lifted for homes built after 2007. This will improve the customer journey for homeowners and is expected to increase demand for heat pumps.

While the economic factors are strong there are points to note, both positive and negative, which may impact on the retrofit sector. On the negative side scaling of the sector may be difficult when the labour market is approaching capacity. However, on the positive side with inflation predicted to decline and people seeing a growth in real incomes we believe this may increase the propensity of people to engage in domestic retrofits especially when

combined with a significant low-cost loan offer. This is of particular importance given that cost and affordability are regularly cited as two of the biggest barriers to engaging in a home retrofit.

2024 Property Upgrades (to end Q1)

● 2022 Property Upgrades ● 2023 Property Upgrades ● 2024 Property Upgrades



11,701

2024 Property Upgrades (to end Q1)

9,946

2023 Property Upgrades (to end Q1)

+18%

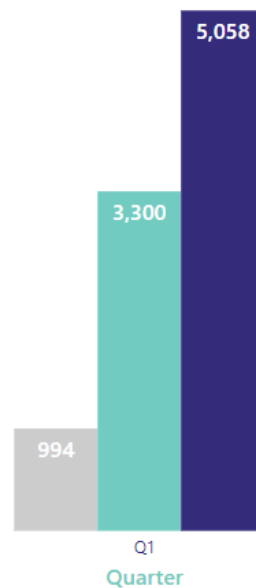
Year on Year Change

52,200

2024 Property Upgrade Target

2024 B2s Achieved (to end Q1)

● 2022 B2s achieved ● 2023 B2s achieved ● 2024 B2s achieved



5,058

2024 B2s achieved (to end Q1)

3,300

2023 B2s achieved (to end Q1)

+53%

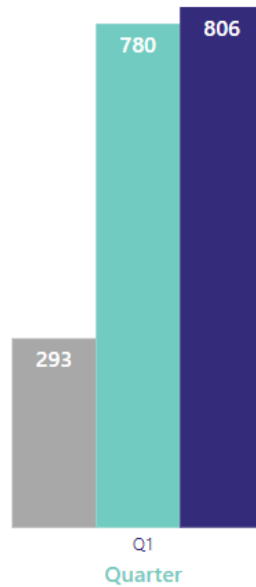
Year on Year Change

20,800

2024 B2s or Better Target

2024 Heat Pumps Installed (to end Q1)

● 2022 Heat Pumps ● 2023 Heat Pumps ● 2024 Heat Pumps



806

2024 Heat Pumps (to end Q1)

780

2023 Heat Pumps (to end Q1)

+3%

Year on Year Change

4,723

2024 Heat Pumps Target

2024 Total Capital Expenditure (to end Q1)

● 2022 Capital Expenditure ● 2023 Capital Expenditure ● 2024 Capital Expenditure



€ 73.0M

2024 Capital Expenditure (to end Q1)

€ 56.4M

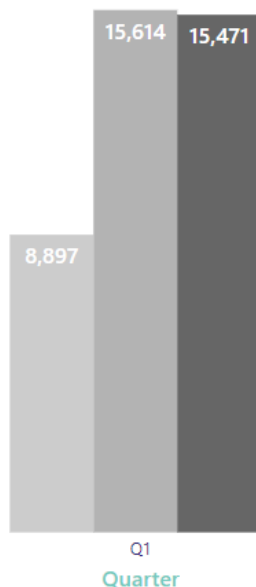
2023 Capital Expenditure (to end Q1)

+29%

Year on Year Change

2024 Applications Received (to end Q1)

● 2022 Applications ● 2023 Applications ● 2024 Applications



15,471
2024 Applications (to end Q1)

15,614
2023 Applications (to end Q1)

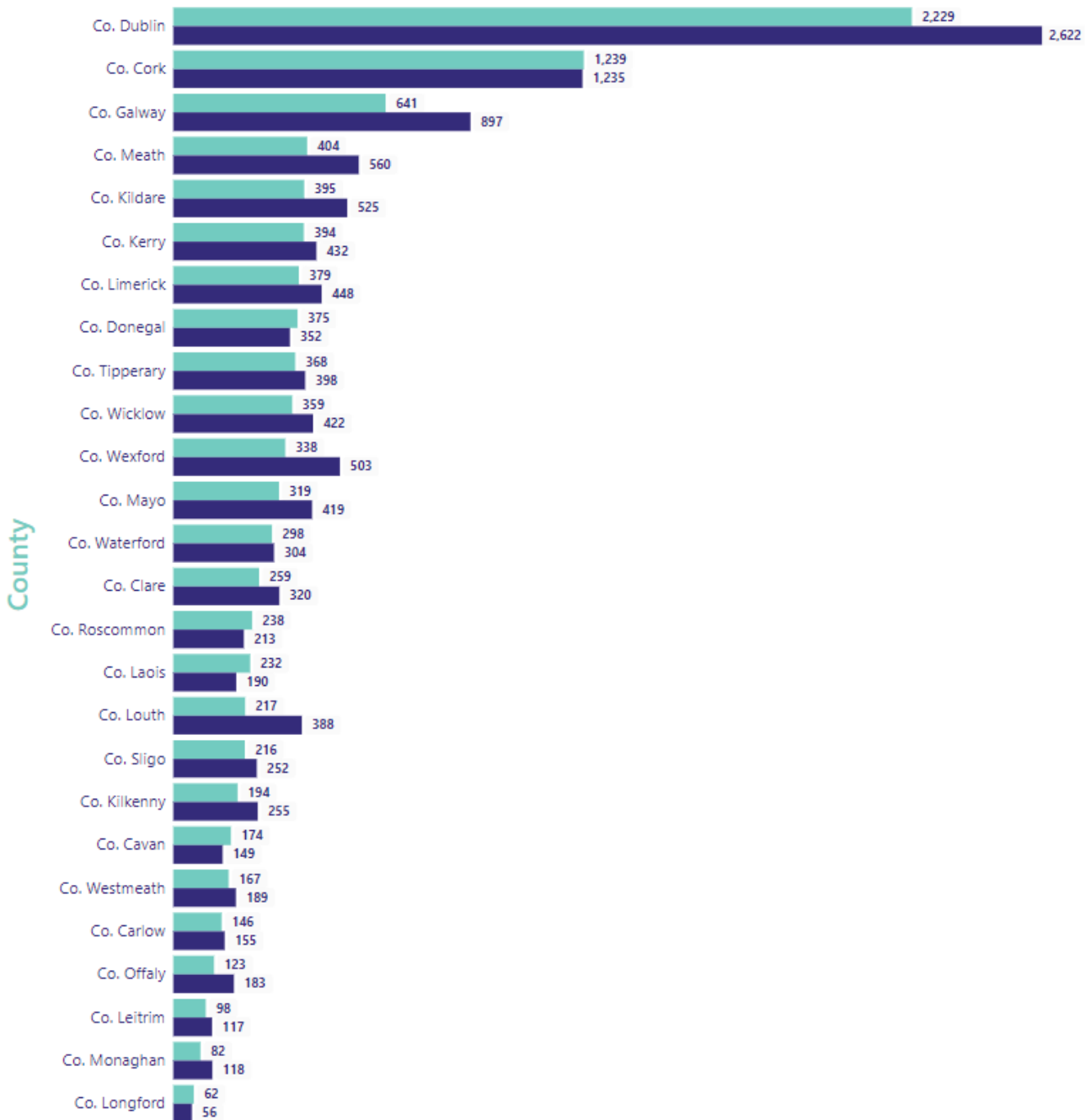
-1%
Year on Year Change

The average pre works BER rating, where available, and average post works BER rating for property upgrades in a rolling 12-month period are presented per programme in the table below. Pre works BERs are not mandatory for Better Energy Homes and Solar PV and were only introduced for new applications submitted after February 2022 for the Warmer Homes Scheme.

Programme	Avg. Pre BER	Avg. Post BER
Better Energy Homes	-	C1
Solar PV	-	B2
Warmer Homes Scheme	E2	C3
One Stop Shop	D2	A3
Community Energy Grants	D2	A2

2024 Number of Property upgrades by county (to end Q1)

● 2023 Property Upgrades ● 2024 Property Upgrades



A further breakdown of county by programme is provided in **Appendix 2**

3. Programme Reviews

3.1 National Home Energy Upgrade Scheme (One Stop Shop Service)

The One Stop Shop service delivers an integrated home energy upgrade service for homeowners. The integrated service provides an end-to-end solution for homeowners from initial contact through to design, installation, commissioning and after care service for the homeowner. The service is delivered by companies who are registered with SEAI.

Homeowners can avail of the complete suite of energy upgrades and are required to upgrade their home to at least a B2 energy rating and improve the energy performance by 100kWh/m2/yr.

Key insights

- The first two months of Q1 saw a slight drop in completions through the winter into spring period. Completions have increased in March and are expected to remain steady over Q2. The number of Home Energy Assessments (HEAs) is nearly double over the same period last year indicating growing interest from homeowners getting their homes surveyed and preparing decisions on carrying on energy upgrade projects.
- At present, approximately one-third HEAs convert to an energy upgrade application. HEAs represent a useful indicator of future pipeline of works. Note it is not mandatory to complete a HEA and about two-thirds of homes do not undertake a HEA before organising their home energy upgrades.
- Approved Housing Body (AHB) properties comprise half of completed projects completed to date under the Scheme. AHB projects in general are more straightforward to upgrade to the scheme requirement than privately-owned equivalents with typically higher starting BER ratings.

Property upgrades and Applications

2024 Property Upgrades (to end Q1) - One Stop Shop Service

● 2022 Property Upgrades ● 2023 Property Upgrades ● 2024 Property Upgrades



234
2024 Property Upgrades (to end Q1)

79 | 155
AHB* | Private

255
2023 Property Upgrades (to end Q1)

151 | 104
AHB* | Private

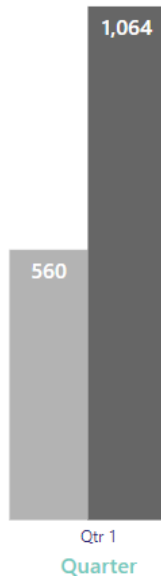
-8%

Year on Year Change

*AHB = Approved Housing Body Home

HEA Applications Received

● 2023 HEA Applications ● 2024 HEA Applications



1,064

2024 HEA Applications (to end Q1)

560

2023 HEA Applications (to end Q1)

+90%

Year on Year Change

2024 Applications Received (to end Q1) - One Stop Shop Service

● 2022 Applications ● 2023 Applications ● 2024 Applications



430

2024 Applications (to end Q1)

478

2023 Applications (to end Q1)

-10%

Year on Year Change

3.1.1 One Stop Shop works cost and BER analysis

The median rolling 12-month cost of works and the BER improvement for all homes upgraded through the One Stop Shop scheme is presented in the two tables below, for private homes and for homes belonging to Approved Housing Bodies. Many of the private homes have a poorer starting BER than the national average and are undertaking other works at the same time.

Private Homes

Dwelling Type	Median Works Cost	Median Grant	Median Cost to Homeowner	Avg. Pre BER	Avg. Post BER
Apartment	€ 26,713	€ 8,500	€ 18,213	D2	A3
Mid Terrace	€ 54,213	€ 19,350	€ 34,618	E1	A2
Semi-Detached /End Terrace	€ 61,260	€ 22,700	€ 39,809	E1	A2
Detached	€ 67,079	€ 23,800	€ 41,940	E1	A2
	€ 63,249	€ 22,500	€ 40,300	E1	A2

Homes belonging to Approved Housing Bodies

Dwelling Type	Median Works Cost	Median Grant	Median Cost to AHB	Avg. Pre BER	Avg. Post BER
Apartment	€ 30,957	€ 12,200	€ 18,189	D1	B1
Mid Terrace	€ 30,234	€ 15,900	€ 14,334	C2	A3
Semi-Detached /End Terrace	€ 32,745	€ 17,800	€ 14,699	C3	A3
Detached	€ 47,235	€ 23,000	€ 24,235	D1	B1
	€ 32,248	€ 16,900	€ 14,994	C3	A3

3.2 Better Energy Homes and Solar PV

3.2.1 Better Energy Homes

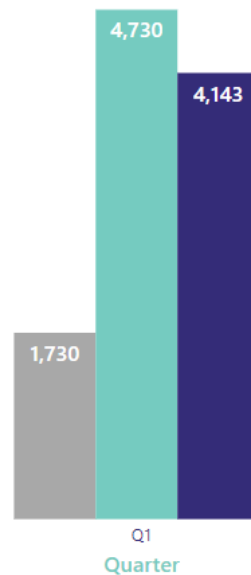
Key insights

- Completions are down due to lower application levels for this scheme in 2023. High demand arising post Covid, and again during the energy crisis and with increased grant amounts, now appears to be weakening. Construction inflation also appears to be dampening demand. Lower volume leads in the supply chain from mid-2023 onwards is now being reflected in completions in Q1 2024.
- Programme interest remains steady, but applications need to increase to achieve targets.

Property upgrades and Applications

2024 Property Upgrades (to end Q1) - Better Energy Homes

● 2022 Property Upgrades ● 2023 Property Upgrades ● 2024 Property Upgrades



4,143

2024 Property Upgrades (to end Q1)

4,730

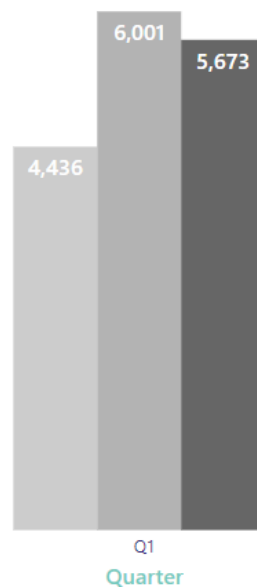
2023 Property Upgrades (to end Q1)

-12%

Year on Year Change

2024 Applications Received (to end Q1) - Better Energy Homes

● 2022 Applications ● 2023 Applications ● 2024 Applications



5,673

2024 Applications (to end Q1)

6,001

2023 Applications (to end Q1)

-5%

Year on Year Change

3.2.2 Solar PV

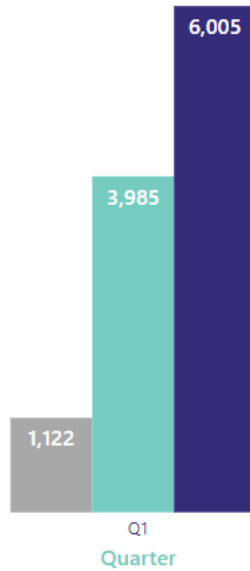
Key insights

- Solar PV continues to be highest performing demand led programme.
- Q1 2024 continued to have strong levels of completions, at 6,005, a 51% increase on the same period in 2023 (3,985 completions).
- Applications this quarter are only up 3% year on year. This was expected following extremely high volume of applications in December 2023, ahead of grant rate reduction on 1st January 2024.
- At 32.8MW installed, there has been a 66% increase on the same period in 2023. The average system size continues to increase year on year, as panels become more efficient, and homeowners installs larger systems. The average system size installed in Q1 2024 was 5.5kWp.

Property upgrades and Applications

2024 Property Upgrades (to end Q1) - Solar PV

● 2022 Property Upgrades ● 2023 Property Upgrades ● 2024 Property Upgrades



6,005

2024 Property Upgrades (to end Q1)

3,985

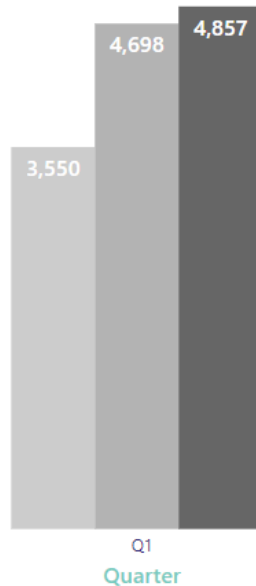
2023 Property Upgrades (to end Q1)

+51%

Year on Year Change

2024 Applications Received (to end Q1) - Solar PV

● 2022 Applications ● 2023 Applications ● 2024 Applications



4,857

2024 Applications (to end Q1)

4,698

2023 Applications (to end Q1)

+3%

Year on Year Change

3.2.3 Better Energy Homes and Solar PV works cost analysis.

The median rolling 12-month cost of works and the BER improvement for all homes upgraded through the Individual Energy Upgrade programmes are in the table below.

Measure	Median Measure Cost	Median Grant
BER	€250	€50
Cavity	€2,000	€1,700
External Wall Insulation	€21,700	€6,000
Heat Pump	€15,000	€6,500
Heating Controls	€3,675	€700
Internal Wall Insulation	€8,024	€3,500
Roof Insulation	€2,150	€1,500
Solar Heating	€5,500	€1,200
Technical Assessment	€495	€200
Solar PV	€11,386	€2,400

3.3 Better Energy Warmer Homes Scheme (Fully Funded Energy Upgrades)

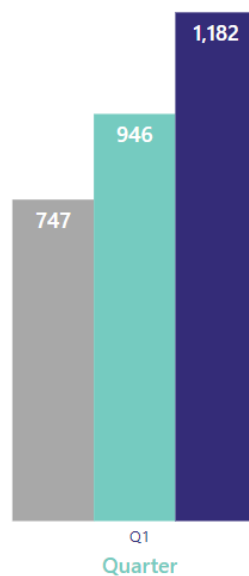
Key insights

- The programme continues the successful scaling of 2023 with increase output in Q1 2024 versus same period last year. This is enabled by a public tender completed by SEAI in 2023 which increased delivery capacity.
- Delivery timescales
 - Average cycle time of homes completed 20 months.
 - Application to home pre-BER publication 5.4 months.
 - Longest waiting time for home survey in 2024, 15 months.
- Expenditure and works costs
 - €152.37 million of works in progress at the end of March 2024.
 - Average cost of upgrade per home €24,845.

Property upgrades and Applications

2024 Property Upgrades (to end Q1) - Better Energy Warmer Homes

● 2022 Property Upgrades ● 2023 Property Upgrades ● 2024 Property Upgrades



1,182

2024 Property Upgrades (to end Q1)

946

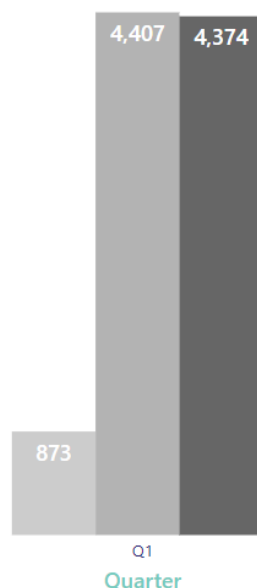
2023 Property Upgrades (to end Q1)

+25%

Year on Year Change

2024 Applications Received (to end Q1) - Better Energy Warmer Homes

● 2022 Applications ● 2023 Applications ● 2024 Applications



4,374

2024 Applications (to end Q1)

4,407

2023 Applications (to end Q1)

-1%

Year on Year Change

3.4 Community Energy Grants

The Community Energy Grant scheme supports the aggregation of a diverse set of energy upgrade projects from across the community, including home energy upgrades, community, public sector, and private projects. The projects are led by a project coordinator and involve a local sustainable energy community. The primary objective is to support the delivery of home energy upgrades alongside non-domestic energy projects, which support the engagement of communities to build low-carbon and sustainable communities.

The aggregated applications typically support energy upgrade projects across communities and geographic areas. A range of projects in a single application can take up to 12 months to complete as they typically include a group of home energy upgrades, community buildings and business energy upgrade projects.

The project coordinators who aggregate and deliver these projects use the energy savings generated to receive a financial contribution from Obligated Parties under the Energy Efficiency Obligation Scheme. This lowers the cost for participation particularly for homeowners and communities.

Key insights

- In the first quarter this year there have been 137 home energy upgrades completed to BER B2 or better. Forty-eight nondomestic projects were completed in Q1.
- There have been six new applications where a grant offer has been issued for works to be completed in 2024 and 2025. These total grant offer of over €18 million supporting works totalling over €46 million.
- These projects will upgrade energy poor, private and approved housing body homes across Ireland, with typically one-fifth being energy poor homes.
- The non-domestic projects include retail, manufacturing, sports facilities, renewable energy, community buildings and electric vehicle charging.

2024 Property Upgrades (to end Q1) - Community Energy Grants

● 2023 Property Upgrades ● 2024 Property Upgrades



137

2024 Property Upgrades (to end Q1)

0 Fuel Poor | 137 Non-Fuel Poor

30

2023 Property Upgrades (to end Q1)

0 Fuel Poor | 30 Non-Fuel Poor

+357%

Year on Year Change

Appendix 1: Home Energy Upgrade Scheme Overviews

SEAI offers a comprehensive range of Government funded financial supports, suiting a variety of circumstances, to help homeowners achieve their home energy upgrade ambitions.

- **Better Energy Homes and Solar PV:** These offer grants for individual energy upgrades. Homeowners or private landlords apply for the grants, select energy upgrade measures, select their preferred SEAI registered contractor, manage the project, and pay for the full costs of works and claim the grant afterwards. The measures supported include attic and wall insulation, heating system upgrades and renewable energy technologies.
- **National Home Energy Upgrade Scheme:** Through this scheme, a One Stop Shop provides a fully project managed service that provides grant support to private homeowners, private landlords and Approved Housing Bodies that want to upgrade their homes to a BER B2 or better. The service is delivered by registered One Stop Shops that assess the home, provide advice to the homeowner on suitable options, apply for the grant, complete the works, and then claim the grant from SEAI. The value of the grant is discounted upfront from the cost to the homeowner. [Note: The report includes homes completed under earlier proof of concept pilot schemes which informed the national roll-out of the One Stop Shop Scheme)
- **Better Energy Warmer Homes Scheme:** This programme provides a fully funded and fully managed solution for qualifying homeowners in receipt of certain Department of Social Protection payments to upgrade their home with measures identified from a home energy survey. SEAI manage the whole upgrade process from home survey, through contractor works, and follow up BER. The Warmth and Wellbeing scheme closed to new applicants in 2022, however historical data from 2019 onwards includes homes completed through this scheme.
- **Community Energy Grants:** The Communities Energy Grant supports the upgrading of a wide variety building stock and facilities to exacting standards of energy efficiency and renewable energy usage, thereby reducing fossil fuel usage, energy costs and greenhouse gas emissions. By supporting project structures that can be replicated, the Communities Energy Grant showcases retrofit project models that can be implemented without SEAI support in the future.

Appendix 2: 2023/24 Scheme volumes by county, to end Quarter 1

	Community Energy Grants		Better Energy Warmer Homes Scheme		Better Energy Homes		Solar PV		National Home Energy Upgrade Scheme (One Stop Shops)	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Co. Carlow		1	21	14	65	51	60	89		
Co. Cavan			17	15	59	59	62	72	36	3
Co. Clare	2		13	18	84	73	157	224	3	5
Co. Cork	12	62	116	95	591	457	510	591	10	29
Co. Donegal		11	43	38	185	170	97	129	50	4
Co. Dublin	13	2	275	430	1,018	794	884	1,347	39	49
Co. Galway		1	61	66	317	350	252	454	11	26
Co. Kerry	1	1	25	29	249	219	116	169	3	14
Co. Kildare			32	33	149	184	198	300	16	8
Co. Kilkenny		4	14	16	93	75	87	152		8
Co. Laois			19	23	110	63	72	102	31	2
Co. Leitrim			11	5	62	56	25	55		1
Co. Limerick	2	22	24	32	207	156	138	234	8	4
Co. Longford		1	13	9	32	15	16	31	1	
Co. Louth			29	33	66	123	120	222	2	10
Co. Mayo			26	44	197	193	96	176		6
Co. Meath		1	52	46	168	155	182	355	2	3
Co. Monaghan			12	16	25	39	44	62	1	1
Co. Offaly			9	21	55	51	58	100	1	11
Co. Roscommon			24	14	139	118	67	78	8	3
Co. Sligo		1	9	23	125	111	80	110	2	7
Co. Tipperary		3	18	29	216	123	114	220	20	23
Co. Waterford		2	19	11	160	147	115	141	4	3
Co. Westmeath			13	19	71	59	83	108		3
Co. Wexford		25	24	43	175	194	137	235	2	6
Co. Wicklow			27	60	112	108	215	249	5	5
Total	30	137	946	1,182	4,730	4,143	3,985	6,005	255	234

Appendix 3: Glossary

Term	Definition
Property upgrade	Refers to a retrofit at a property related to a single application on any of the SEAI residential retrofit programmes. The upgrade is counted as completed when a SEAI grant is fully paid, or on first payment of the 75% stage payment for fully funded energy upgrades (in these instances the works are complete). A property can have multiple property upgrades if they avail of SEAI grant programmes multiple times.
B2 or better home	A home counts as having achieved a B2 or better BER rating when a property upgrade achieves a post works BER rating of B2 or better. The 'B2' is allocated to the retrofit programme that first achieves the rating. Thus, a home will only be counted once as a B2 or better in all reporting context.
Heat Pump home	A home counts as a heat pump home when a property upgrade includes the installation of a heat pump. The home is allocated to the retrofit programme that installed a heat pump for the first time, regardless of subsequent energy upgrades on the same or other retrofit programmes where a replacement heat pump is installed. Thus, a home will only be counted once as a heat pump home in all reporting context.
Applications received	An application received for an energy upgrade for an individual home on any of the retrofit programmes. Multiple applications can be made for a home within or across programmes, depending on the specific rules on the programme. This is an indicator of demand for SEAI programmes. Not all applications will result in a property upgrade.
Capital Expenditure	Includes the grant expenditure plus overheads such as outsourced grant administration service costs, survey costs, inspection costs, and IT costs for supporting systems. All the above expenditure is on a cash basis in line with Government accounting. SEAI's published annual report incorporating year-end financial statements is on an accruals basis in line with financial reporting standards.



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