

National Retrofit Plan

Quarterly Progress Report
Quarter 3, 2024



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December 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.

SEAI is funded by the Government of Ireland through the Department of the Environment, Climate and Communications.

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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.]

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.

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

2024 Budget and Targets

Another record budget, of €437 million, has been provided in 2024, to continue the 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 3, 2024

Headline Outcomes for Q3 2024

- 48,300 applications processed across all schemes to end Q3, up 3% over the same period in 2023.
- 38,000 property upgrades were completed to end Q3, up 11% over the same period in 2023.
- Over 15,000 homes were upgraded to a BER B2 or higher to end Q3, up 24% over the same period in 2023.
- Over 5,255 upgrades for energy poverty qualifying households to end Q3, up 26% on the same period in 2023.
- Expenditure across all schemes to end Q3 was €279 million, up 34% on the same period in 2023.
- 368 Approved Housing Body upgrades supported under the National Home Energy Upgrade Scheme (one stop shop service), and 192 under the Community Energy Grants scheme to end Q3.

Impacts for Residential Upgrades Completed to end Q3 2024

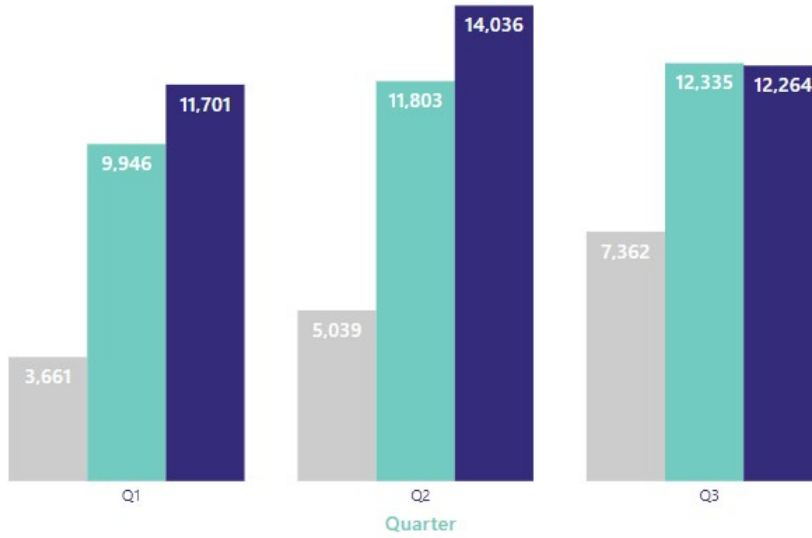
- 105.4 GWh energy savings
- 19.1 kt CO₂ savings
- 107.7 MW installed Solar PV capacity.

Overview of Economic, Market and Supply Chain Factors During Q3 2024

- Q3 has been an interesting quarter. The application levels in some of the demand led schemes has been somewhat flat between Q2 and Q3. Better Energy Homes applications Q2: 4,507 v Q3 4,528 and National Home Energy Upgrade Scheme applications Q2: 445 v Q3: 467. For both these schemes the growth in applications is a little lower than would have been anticipated and may point to the fact that during the summer months homeowners focus is often elsewhere, and it is only when the autumn comes, and the colder weather arrives do homeowners focus back on retrofit. This is borne out by a general uptick in application levels towards the end of the quarter and into Q4. However, the Solar PV scheme is still showing strong quarter on quarter growth (Q2: 7,562 Q3: 8,867) and there is a concern that the Solar PV scheme may be subsuming some of the applications from the other schemes, as Solar PV is an extremely attractive technology for homeowners.
- From a broader economic perspective the ESRI's Quarterly Economic Commentary from June 2024 ([Link](#)) paints a reasonably positive picture with headline and underlying indicators of the Irish economy both suggest the economy will grow in a robust fashion in 2024 and 2025. This is driven by a better-than-expected international outlook and robust domestic growth.
- In the building and maintenance sector the Grafton Group, an international building materials supplier and DIY retailer, and the parent group of Chadwick's and Woodies DIY in their July trading updated ([Link](#)) stated that "the outlook for growth in construction in Ireland remains positive and the deflationary pressures seen in steel and timber have continued to moderate with overall price deflation of circa 4.9 per cent in the first six months". This is a broadly positive outlook and while not specifically directed at the retrofit sector, it does suggest that the construction market in Ireland generally is robust.
- Here are recent SEAI / Government developments designed to increase awareness of and access to the various grant programmes:
 - The second major wave of the 2024 marketing campaign ran through September and October. This included: radio, out of home, video on demand, cinema, and digital display, social and search.
 - The campaign included a targeted heat pump postal campaign to promote and educate homeowners about the benefits of heat pumps.
 - The Traditional Homes Pilot was launched to explore the challenges of retrofitting hard to treat traditional homes.
 - The Community Energy Grant introduced new Area Based Retrofit Projects.
 - A new Warmer Homes Pilot was started, working in collaboration with the obligated energy suppliers under the aegis of Energy Efficiency Obligation Scheme.

2024 Property Upgrades (to end Q3)

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



38,001

2024 Property Upgrades (to end Q3)

34,084

2023 Property Upgrades (to end Q3)

+11%

Year on Year Change

52,200

2024 Property Upgrade Target

2024 B2s Achieved (to end Q3)

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



15,037

2024 B2s achieved (to end Q3)

12,119

2023 B2s achieved (to end Q3)

+24%

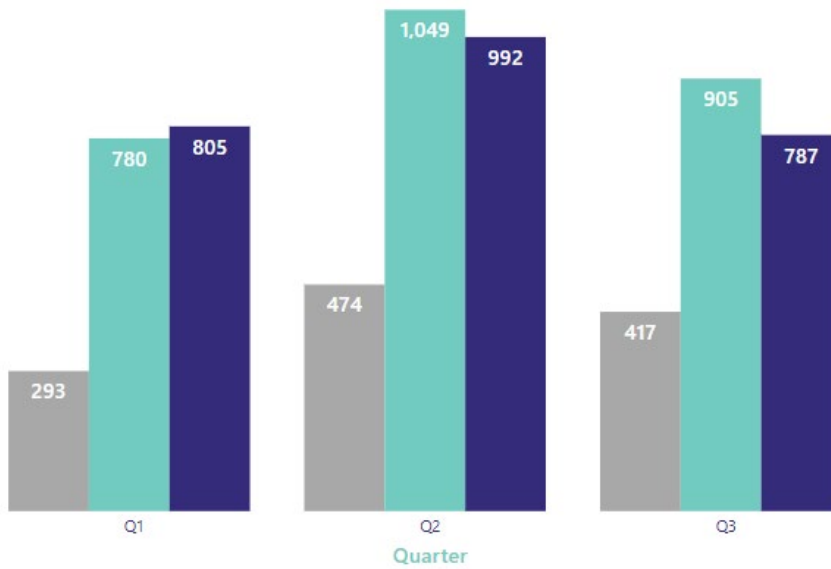
Year on Year Change

20,800

2024 B2s or Better Target

2024 Heat Pumps Installed (to end Q3)

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



2,584

2024 Heat Pumps (to end Q3)

2,734

2023 Heat Pumps (to end Q3)

-5%

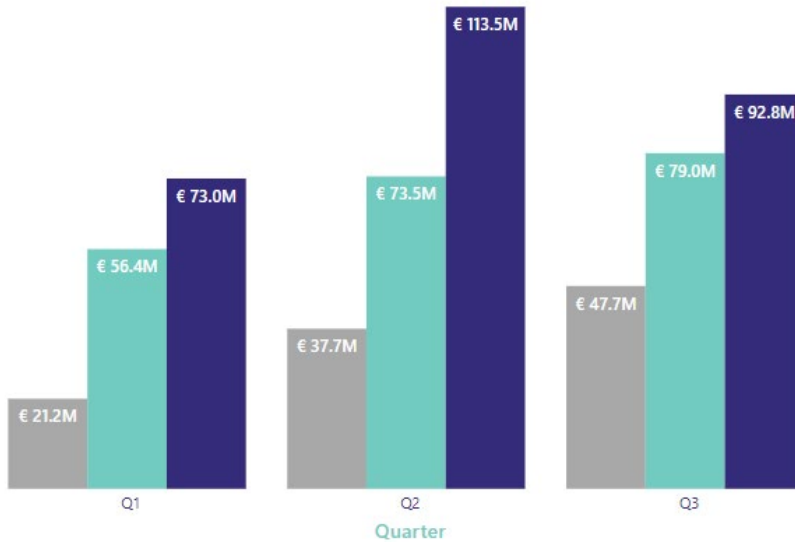
Year on Year Change

4,723

2024 Heat Pumps Target

2024 Total Capital Expenditure (to end Q3)

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



€ 279.3M

2024 Capital Expenditure (to end Q3)

€ 209.0M

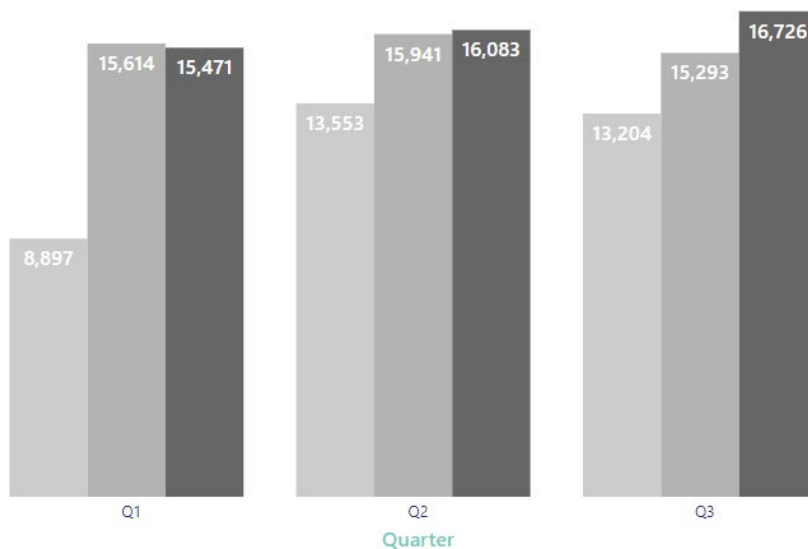
2023 Capital Expenditure (to end Q3)

+34%

Year on Year Change

2024 Applications Received (to end Q3)

● 2022 Applications ● 2023 Applications ● 2024 Applications



48,280

2024 Applications (to end Q3)

46,848

2023 Applications (to end Q3)

+3%

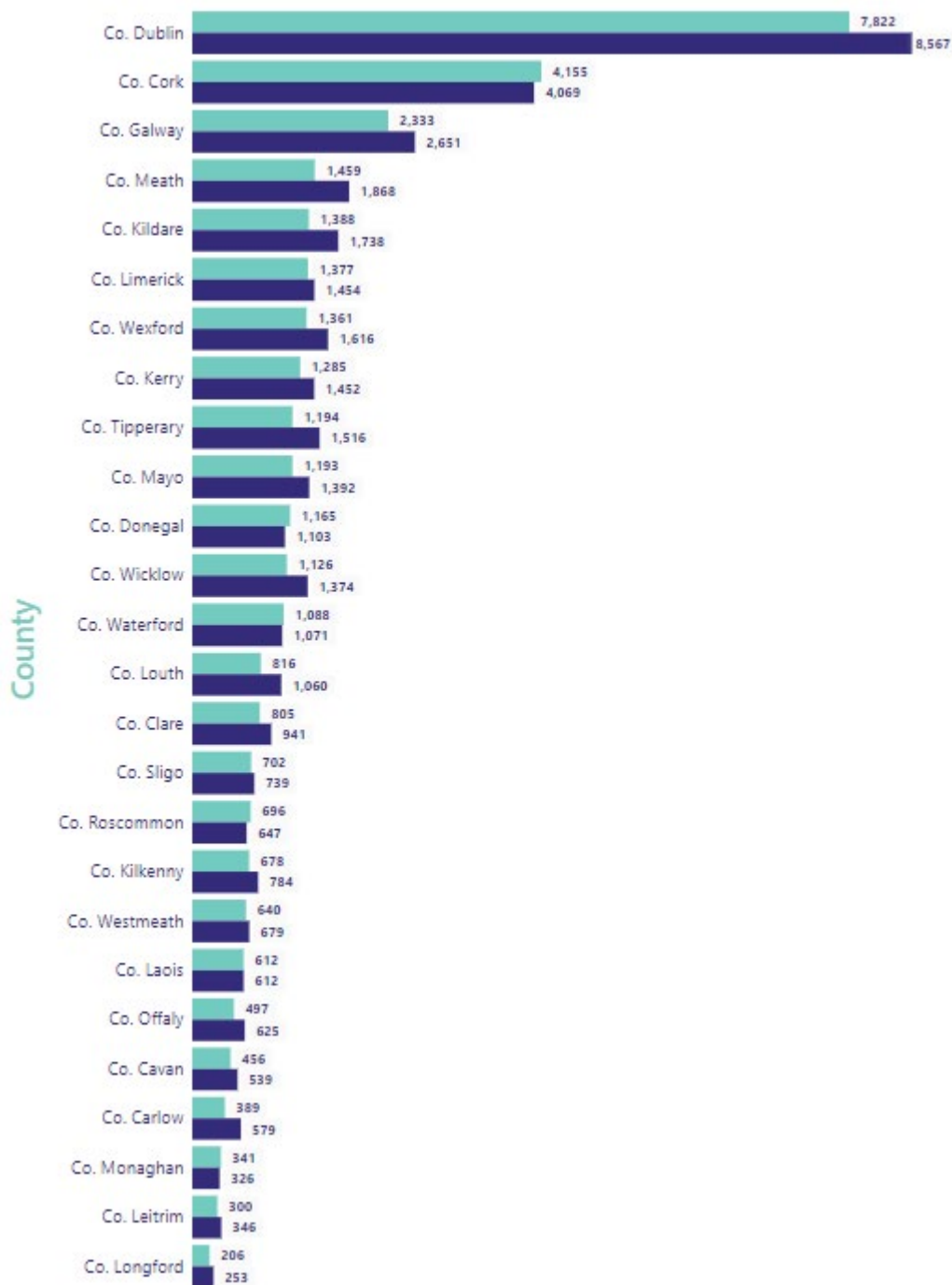
Year on Year Change

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	E1	C3
One Stop Shop	D1	A2
Community Energy Grants	E1	A2

2024 Number of Property upgrades by county (to end Q3)

● 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

Upgrade numbers were lower than expected over Q3. Private homes comprise a larger proportion of the completions than in 2023, and these projects are more difficult to sign up and take longer to complete than AHB projects.

- HEA applications are continuing to increase, representing a healthy pipeline of potential clients.
- Works applications are flat, and OSS report increasing difficulty in signing up new clients.
- The support scheme for homeowners affected by Defective Concrete Blocks launched September, meaning that DCB homes can now avail of SEAI grants via the NHEUS and Individual Measures.
- The low interest Home Energy Upgrade Loan Scheme is still relatively new, but with three pillar banks signed up and more institutions due shortly, SEAI anticipates that in time this will unlock upgrades for some homeowners.
- The Traditional Buildings pilot launched in October, allowing clients with traditionally built homes to access NHEUS grants for energy upgrades.

Property upgrades and Applications

2024 Property Upgrades (to end Q3) - One Stop Shop Service

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



964

2024 Property Upgrades (to end Q3)

368 | 596
AHB* | Private

941

2023 Property Upgrades (to end Q3)

566 | 375
AHB* | Private

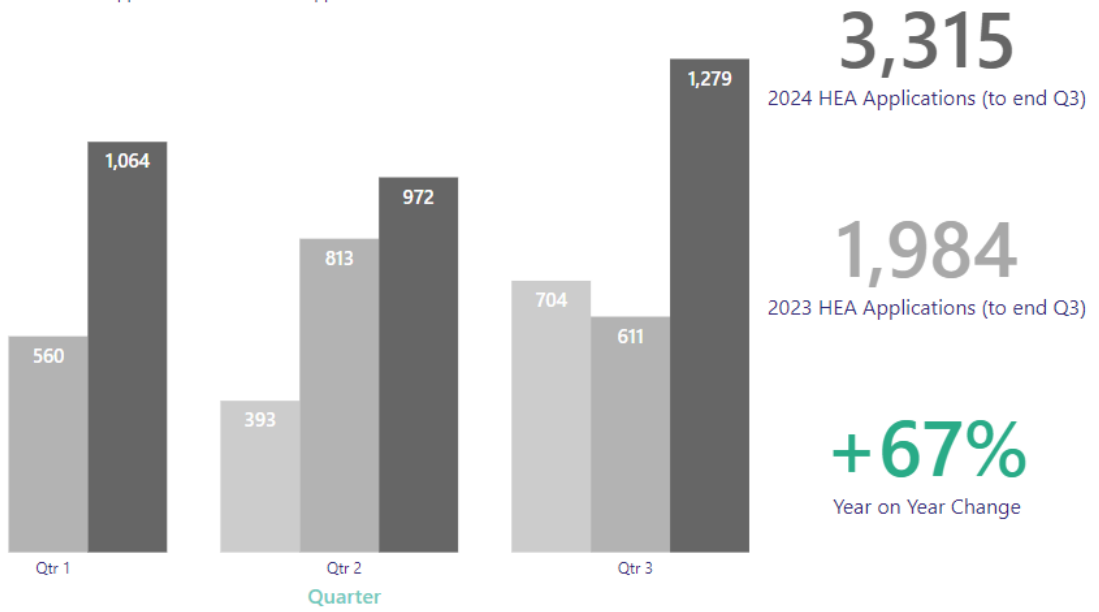
+2%

Year on Year Change

*AHB = Approved Housing Body Home

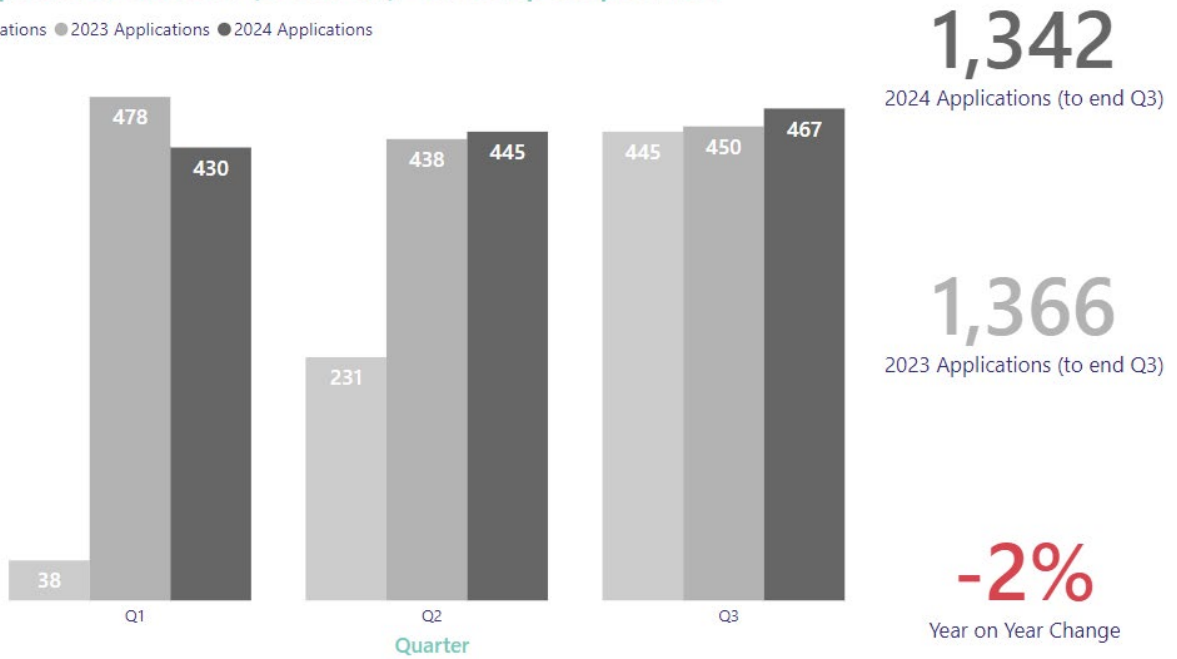
HEA Applications Received

● 2022 HEA Applications ● 2023 HEA Applications ● 2024 HEA Applications



2024 Applications Received (to end Q3) - One Stop Shop Service

● 2022 Applications ● 2023 Applications ● 2024 Applications



3.1.1 National Home Energy Upgrade Scheme (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. A full list of measures supported, and current grant levels for one stop shop services grants is available [here](#).

Private Homes

Dwelling Type	Median Works Cost	Median Grant	Median Cost to Homeowner	Avg. Pre BER	Avg. Post BER
Apartment	€ 26,055	€ 8,500	€ 18,213	C3	A3
Mid Terrace	€ 50,889	€ 18,600	€ 33,900	E1	A2
Semi-Detached /End Terrace	€ 61,100	€ 21,100	€ 38,534	D2	A2
Detached	€ 66,324	€ 23,600	€ 42,400	D2	A2
	€ 62,848	€ 21,700	€ 39,919	D2	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	€ 30,132	€ 13,800	€ 16,937	C2	A3
Mid Terrace	€ 32,082	€ 16,900	€ 15,243	C1	A3
Semi-Detached /End Terrace	€ 33,222	€ 17,800	€ 15,122	C3	A3
Detached	€ 42,268	€ 21,156	€ 20,489	C3	A3
	€ 32,992	€ 17,800	€ 15,237	C2	A3

3.2 Better Energy Homes and Solar PV

3.2.1 Better Energy Homes

The Better Energy Homes Programme supports applicants in retrofitting homes on a step-by-step basis, over time. The cost of works is part funded through a suite of grants, with the remainder being financed by the property owner. Grants can be applied for online at any time and grant approval is issued automatically. There is no wait time. Applicants proceed with works on their own time plan. The service is provided by contractors registered with SEAI. Contractors can discount the grant from the cost of works to reduce upfront costs.

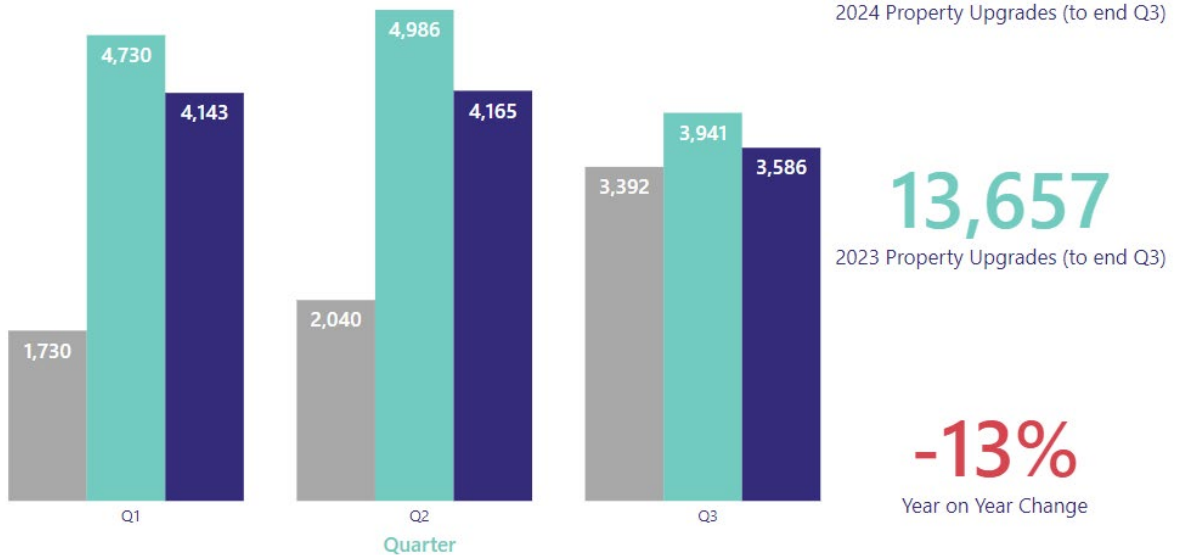
Key Insights

- Better Energy Homes has delivered almost 12,000 property upgrades to the end of Q3 with significant carbon and energy savings.
- Applications were up in September which will drive home completions in 2024/2025.
- The continued marketing campaigns is likely to stimulate interest and generate applications.

Property upgrades and Applications

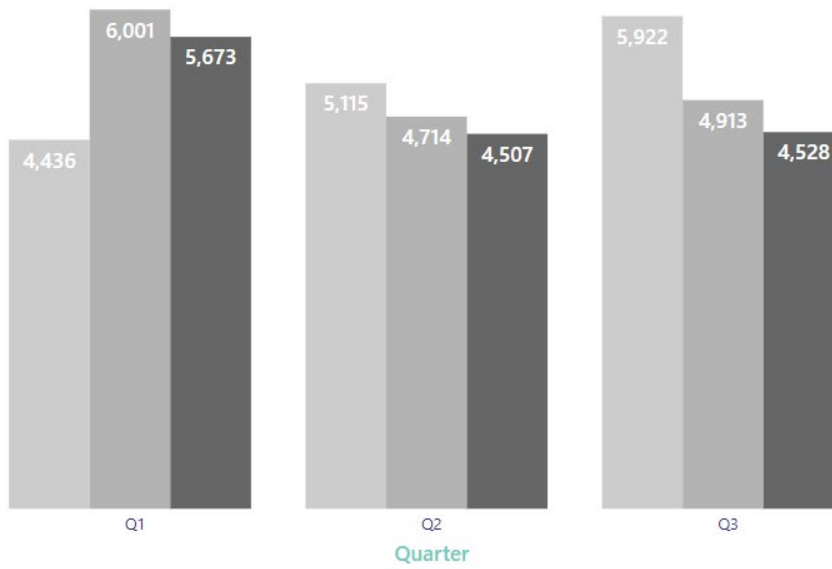
2024 Property Upgrades (to end Q3) - Better Energy Homes

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



2024 Applications Received (to end Q3) - Better Energy Homes

● 2022 Applications ● 2023 Applications ● 2024 Applications



14,708

2024 Applications (to end Q3)

15,628

2023 Applications (to end Q3)

-6%

Year on Year Change

3.2.2 Solar PV

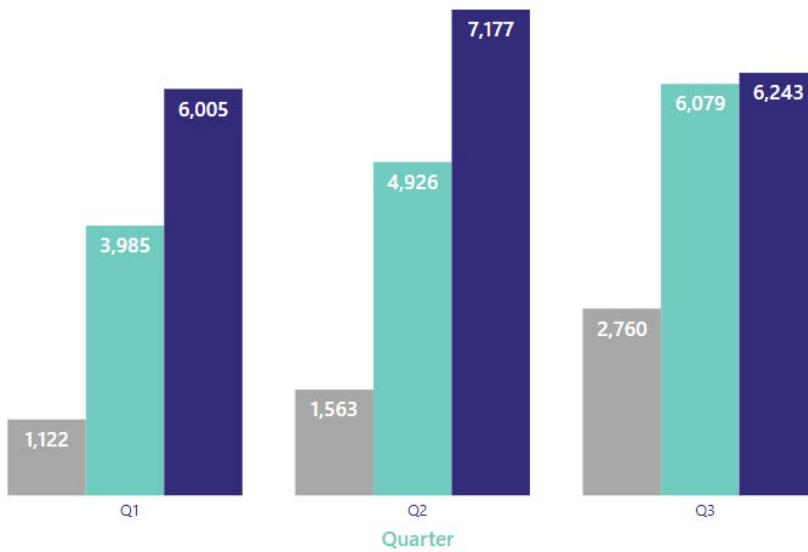
Key Insights

- Indications are that the number of upgrades in Q4 will increase considerably over the number of Q3 upgrades.
- Demand for the scheme is strong. New applications are at an all-time high at over 21,000 to the end of Q3, up 13% on the same period last year. The average number of monthly applications is consistently increasing month on month.
- Interest from solar PV companies and installers also remains strong with good growth in numbers of both compared to the same time last year.
- The number of completed property upgrades for Q3 2024 was slightly behind Q2; indications are this may be due to the holiday season as August was the lowest monthly spend for all of 2024. Notwithstanding that, the total number of upgrades completed is up 30% over the same period last year.

Property upgrades and Applications

2024 Property Upgrades (to end Q3) - Solar PV

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



19,425

2024 Property Upgrades (to end Q3)

14,990

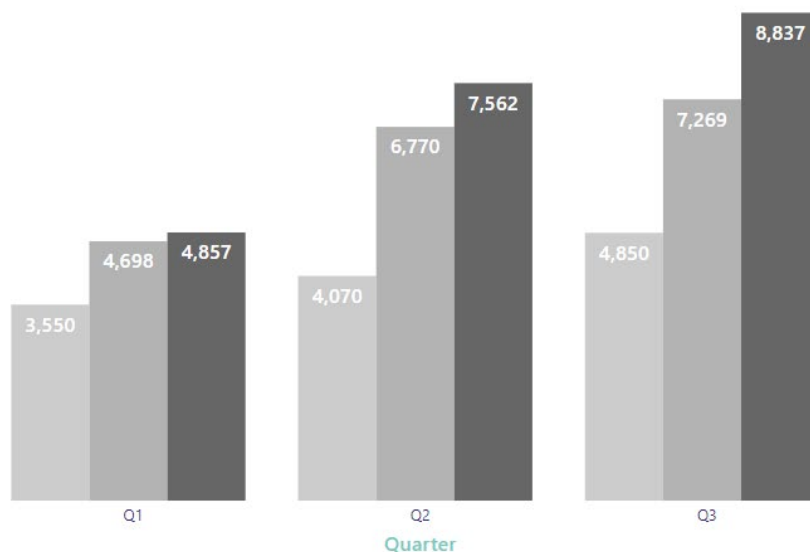
2023 Property Upgrades (to end Q3)

+30%

Year on Year Change

2024 Applications Received (to end Q3) - Solar PV

● 2022 Applications ● 2023 Applications ● 2024 Applications



21,256

2024 Applications (to end Q3)

18,737

2023 Applications (to end Q3)

+13%

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 Better Energy Homes and Solar PV schemes are in the table below. A full list of measures supported, and current grant levels for individual energy upgrade grants is available [here](#).

Measure	Median Measure Cost	Median Grant
BER	€250	€50
Cavity	€2,000	€1,700
External Wall Insulation	€21,788	€6,000
Internal Wall Insulation	€8,753	€3,500
Roof Insulation	€2,176	€1,500
Heat Pump	€15,000	€6,500
Heating Controls	€3,655	€700
Technical Assessment	€500	€200
Solar Heating	€7,750	€1,200
Solar PV ⁽¹⁾	€10,900	€2,400

⁽¹⁾ NOTE: The grant levels for solar PV were reduced in January 2024. As a result, the median grant calculation includes a mix of the old and new grant levels. Hence the median grant for solar PV is currently higher than the maximum grant available today.

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

Key Insights

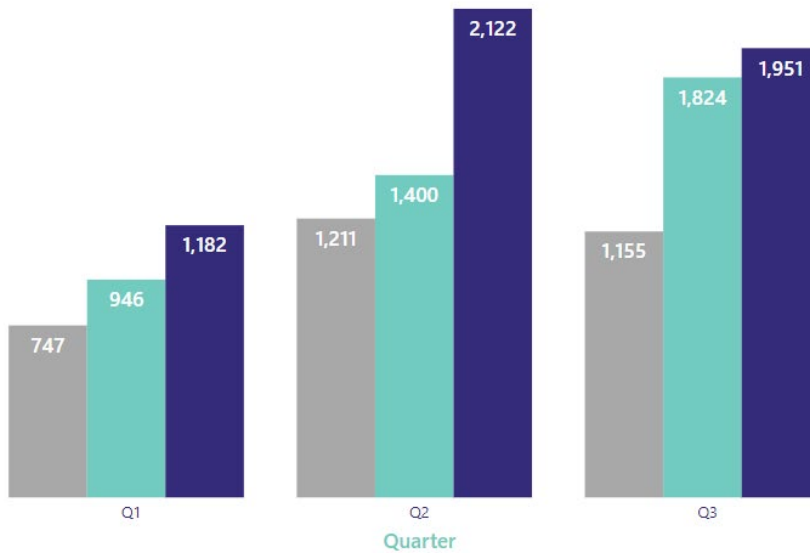
- Output on this key national programme was strong again in quarter 3 2024 driven by high allocations of work aligned to the increased budget for 2024.
- Applications were down due seasonality factors and are trending higher for the early part of quarter 4.
- The average value of works provided through 2024 to date is €27,442.
- Average cycle time for homes completed through 2024 so far:

Application to pre-BER published:	10 months.
Application to survey completed:	12 months.
Application to works completed (Priority 1 homes):	18 months.
Application to works completed (Priority 2 homes):	19 months.

Property upgrades and Applications

2024 Property Upgrades (to end Q3) - Better Energy Warmer Homes

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



5,255

2024 Property Upgrades (to end Q3)

4,170

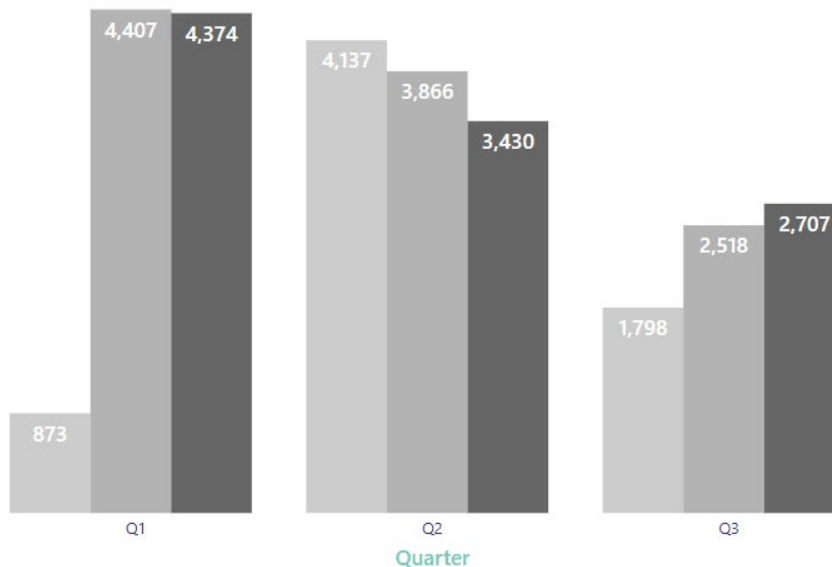
2023 Property Upgrades (to end Q3)

+26%

Year on Year Change

2024 Applications Received (to end Q3) - Better Energy Warmer Homes

● 2022 Applications ● 2023 Applications ● 2024 Applications



10,511

2024 Applications (to end Q3)

10,791

2023 Applications (to end Q3)

-3%

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 around one year 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

- The scheme has seen significant increase in activity this year with over €62 million of energy efficiency projects completed to end Q3 2024.
- SEAI expects the total value of projects delivered in 2024 to exceed €100 million for the first time. This has resulted in a grant spend on the non-domestic projects of €16 million to date. This includes over 65 EV chargers being delivered in 2024 alone.
- On the domestic side delivery remains strong with over 450 homes completed in 2024 to end Q3. This is likely to exceed 600 homes in 2024. All the domestic homes are delivered to a B2 standard or higher and the majority have a heat pump installed.
- For 2025 we expect a similar delivery profile as we continue to award contracts throughout the year for delivery over a 12-month period

2024 Property Upgrades (to end Q3) - Community Energy Grants

● 2023 Property Upgrades ● 2024 Property Upgrades



463

2024 Property Upgrades (to end Q3)

33 Fuel Pool | 430 Non-Fuel Pool

326

2023 Property Upgrades (to end Q3)

35 Fuel Pool | 291 Non-Fuel Pool

+42%

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 National Home Energy Upgrade 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 Q3

	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	3	2	56	83	151	142	177	287	2	65
Co. Cavan			59	79	159	175	200	278	38	7
Co. Clare	5	7	53	75	232	244	504	603	11	12
Co. Cork	108	156	409	447	1,752	1,253	1,840	2,101	46	112
Co. Donegal	40	58	165	136	547	450	349	443	64	16
Co. Dublin	21	12	1,416	1,724	2,681	2,277	3,453	4,323	251	231
Co. Galway	12	5	170	209	1,118	1,047	993	1,317	40	73
Co. Kerry	10	7	106	166	736	612	422	639	11	28
Co. Kildare	1	2	169	193	401	468	794	1,036	23	39
Co. Kilkenny	2	25	53	67	247	212	365	467	11	13
Co. Laois		2	60	85	228	180	260	334	64	11
Co. Leitrim		2	38	44	169	184	93	111		5
Co. Limerick	64	46	101	157	659	479	528	748	25	24
Co. Longford		21	31	42	84	68	76	114	15	8
Co. Louth	10	5	92	87	258	240	450	690	6	38
Co. Mayo	6		160	243	641	582	363	552	23	15
Co. Meath		4	207	181	476	433	751	1,218	25	32
Co. Monaghan	1		63	51	88	104	176	168	13	3
Co. Offaly	2	26	70	104	215	154	206	318	4	23
Co. Roscommon	6	3	83	49	336	319	230	271	41	5
Co. Sligo	1	1	62	102	371	323	261	298	7	15
Co. Tipperary	18	41	114	183	524	490	439	678	99	124
Co. Waterford	13	8	100	145	521	404	440	501	14	13
Co. Westmeath	1	3	94	117	217	187	326	365	2	7
Co. Wexford	2	26	110	218	550	578	603	779	96	15
Co. Wicklow		1	129	268	296	289	691	786	10	30
Total	326	463	4,170	5,255	13,657	11,894	14,990	19,425	941	964

Appendix 3: Glossary

Term	Definition
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.
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.
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.
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 heat pump is installed. Thus, a home will only be counted once as a heat pump home in all reporting context.
Median Upgrade Prices	Median is the mid-point of all the subject upgrade costs, where half of upgrades are less expensive, and half of upgrades are more expensive.
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.



Rialtas na hÉireann
Government of Ireland

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