



## Building Energy Rating (BER) Upgrade Report

Proposed Energy Label after Works:	C1		
Date of Assessment:	22nd June 2015		
Property Address:	"Eden Lodge", Coghalstown, Wilkinstown, Co. Meath		
Indication of Energy Performance	G	603.19	kWh/m <sup>2</sup> /yr
Indication of CO <sub>2</sub> emissions		152.27	kgCO <sub>2</sub> /m <sup>2</sup> /yr

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## 1) BER & Energy Reduction Following Recommended Upgrades

BEFORE		AFTER	
Current Energy Rating	<b>G</b>	after works ->	<b>C1</b>
Current Energy Value (kWh/m2/yr)	<b>603.19</b>	after works ->	<b>161.92</b>
Current CO2 Value (kgCO2/m2/yr)	<b>152.27</b>	after works ->	<b>41.04</b>
Current kWh/year usage (Delivered Energy)	<b>50580</b>	after works ->	<b>13395</b>
		<b>% Energy Saving</b>	<b>74%</b>

## 2) Structural Characteristics of Property

Floors:	Suspended Timber & Concrete Floors - Likely Little or No Insulation
Walls:	Masonry Walls- Likely Little or No Insulation
Roof:	Pitched Roof - Less than 100 mm horz. fibre Insulation
Heating:	Oil: Substandard heating system and heating controls
Windows:	uPVC Double Glazed

## 3) We recommend the following Upgrade Measures

Measure Ref:	Upgrade Measure	Energy Rating following Upgrade	Energy Value following Upgrade	Energy Saving following Upgrade	Estimated Cost of Works
<b>1</b>	<b>STARTING VALUES</b>	<b>G</b>	<b>603.19</b>	<b>N/A</b>	<b>N/A</b>
<b>2</b>	Install 92.5mm insulated plasterboard to walls by Xtratherm or similar	<b>F</b>	<b>385.59</b>	<b>217.60</b>	<b>€6,400</b>
<b>3</b>	Install a new high efficiency condensing boiler (minimum 91% Gas or 97% Oil) with full heating controls package. Controls to comprise of at least 2 delayed start wall thermostats and a cylinder stat (mounted on cylinder) wired back to a 3 channel programmer providing boiler interlock whereby the boiler knocks off when temperature set points have been reached. Replace / insulate cylinder & pipes as required.	<b>C3</b>	<b>222.06</b>	<b>163.53</b>	<b>€4,500</b>
<b>4</b>	Low Cost Upgrades: Install 100% energy efficient lighting. Replace all existing open vents with closable vents and implement 100% draught stripping to all openings and suspended floors (if existing) and close off all unused chimneys.	<b>C3</b>	<b>216.22</b>	<b>5.84</b>	<b>€250</b>
<b>5</b>	Install 300mm mineral fibre wool over horizontal attic space & 92.5mm insulated plasterboard to sloped/flat ceilings	<b>C1</b>	<b>161.92</b>	<b>54.30</b>	<b>€2,700</b>

## 4) Grant Aid under the Better Energy Homes Scheme



Grant aid is available to homeowners under SEAI 'Better Energy Homes Scheme' for Roof & Wall Insulation, Heating Systems, Heating Controls and Solar Panel installation works.

A €50.00 grant aid is also available towards an 'After Works' Building Energy Rating (BER).

Please see the table below outlining the current 'Better Energy Homes Scheme' Grant Aid details.

NEA services include an Energy Survey of a property prior to upgrade and also in the application procedure for Grant Aid, along with the 'After Works' Building Energy Rating (BER).

To discuss NEA Services further please contact NEA on Locall 1890 793793 or email at [info@nea.ie](mailto:info@nea.ie).

Energy Efficient Works		Increased Grant Value
Insulation	Attic	€300
	Wall - Cavity	€300
	Wall - Internal Dry Lining	
	Apartment (any) <u>or</u> Mid-terrace House	€1,200
	Semi-detached <u>or</u> End of Terrace	€1,800
	Detached House	€2,400
	Wall - External	
	Apartment (any) <u>or</u> Mid-terrace House	€2,250
	Semi-detached <u>or</u> End of Terrace	€3,400
	Detached House	€4,500
Heating System	Heating Controls with Boiler (Oil or Gas) Upgrade	€700
	Heating Controls Upgrade only	€600
	Solar Heating	€1,200
Bonus Grant	For 3 <sup>rd</sup> measure	€300
	For 4 <sup>th</sup> measure	€100
Building Energy Rating (BER)*		€50

For further information on SEAI Grants available, please see SEAI website -

[http://www.seai.ie/Grants/Better energy homes/Better Energy Homes Application Guide.pdf](http://www.seai.ie/Grants/Better_energy_homes/Better_Energy_Homes_Application_Guide.pdf)

## 5) National Energy Assessors offer the following Energy Services

### Home Energy Saver - Energy Audit

NEA Home Energy Saver service was developed in response to the Government launch of a €100 million National Insulation Programme through the Government Agency Sustainable Energy Authority of Ireland (SEAI).

**NEA's Home Energy Saver service is an Energy Audit on your home that includes the following:**

1. An Initial Home Survey, which includes: An Energy Advisor conducting a survey of your home. A Thermal Graphic Survey using thermal imaging cameras. A Visual Survey of the building fabric and a detailed report on your property.
2. Report Analysis - to explain our findings to you including: 30 mins phone consultation Support through pricing of works recommended which is detailed in the report. Assistance with the SEAI Grant Application Process.
3. Follow up Home Survey including; An Energy Advisor completes a follow-up survey of your home. A Quality Check on any works completed is conducted. After BER Rating is conducted.
4. NEA Home Energy Saver service is grant funded by €50.00 which is in conjunction with completion of an 'After BER' (Building Energy Rating), making it even better value for money. It also enables homeowners to maximise the benefits from the SEAI insulation grants that are available currently for the upgrade of the home.

Self diagnosing problems in a home, can lead to money being spent in the wrong areas. Home Energy Saver gives confidence to homeowners that the improvements they make will have the maximum impact possible thus ensuring value for money. Homeowners can then expect to improve the energy efficiency of their home, reduce energy use, costs and greenhouse gas emissions.

### Air Tightness Solutions

**Air Tightness Testing:** Under the new building regulations, all new houses require an air tightness test. The aim of an air tightness test is to measure the flow of air within a building, identify areas that are experiencing heat loss. Improving air tightness of a building is one of the most cost effective ways of improving energy efficiency.

**Draught Detection Testing:** If your home is draughty, you could lose up to 30% of heat through these draughts. The draughts are caused by gaps and cracks in the building fabric and are most likely out of sight. NEA offers a draught detection service, which identifies draughts and outlines solutions on how address them in the home.

**Installation of Air Tightness Membranes:** If you are building a new home or an extension to your existing home, installing air tightness membranes is one of the most cost effective ways of improving energy performance. NEA has a proven track record in installing membranes and achieving excellent results.

### NEA Extend & Renovate

Ensuring that our homes are as energy efficient as possible is as important a consideration as the design of the building. NEA's team of expert consultants will provide you with a step by step guide to improving the energy efficiency of your home.

When improving your home, you want to know that you are choosing the best products and technologies and that these are installed correctly to ensure the maximum return on the investment you are making. Increased comfort, savings and healthy living for you and your family will be the results of our highly professional and dedicated service.

NEA provides practical, no-nonsense advice on energy efficiency for your home. Using our experience and know how we help you to understand how easily you can achieve what can appear to be difficult and complex alterations.

## 6) Recommended Contractors

### Insulation Works

**Snug As A Bug Insulations,**  
Unit 11A Mullaghboy Industrial Estate,  
Athboy Road,  
Navan,  
Co.Meath  
Ireland  
Phone Number 046 905 9556  
Email service@snugasabuginsulations.ie



**Cooper Insulation**  
Carlanstown  
Kells  
Co. Meath  
Ireland  
Tel: 1850 400037  
Fax: 046 9246733



### Heating & Plumbing Works

**New Millenium**  
Oldtown, Johnstown, Navan, Co Meath  
046 902 9379



### Contact National Energy Assessors (NEA)

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