Irelands OSS Community

Alex Hamilton

South East Energy Agency

The History of the Energy Agency

2002 → 2017 → 2023

Carlow Kilkenny Energy Agency

3cea
driving sustainability

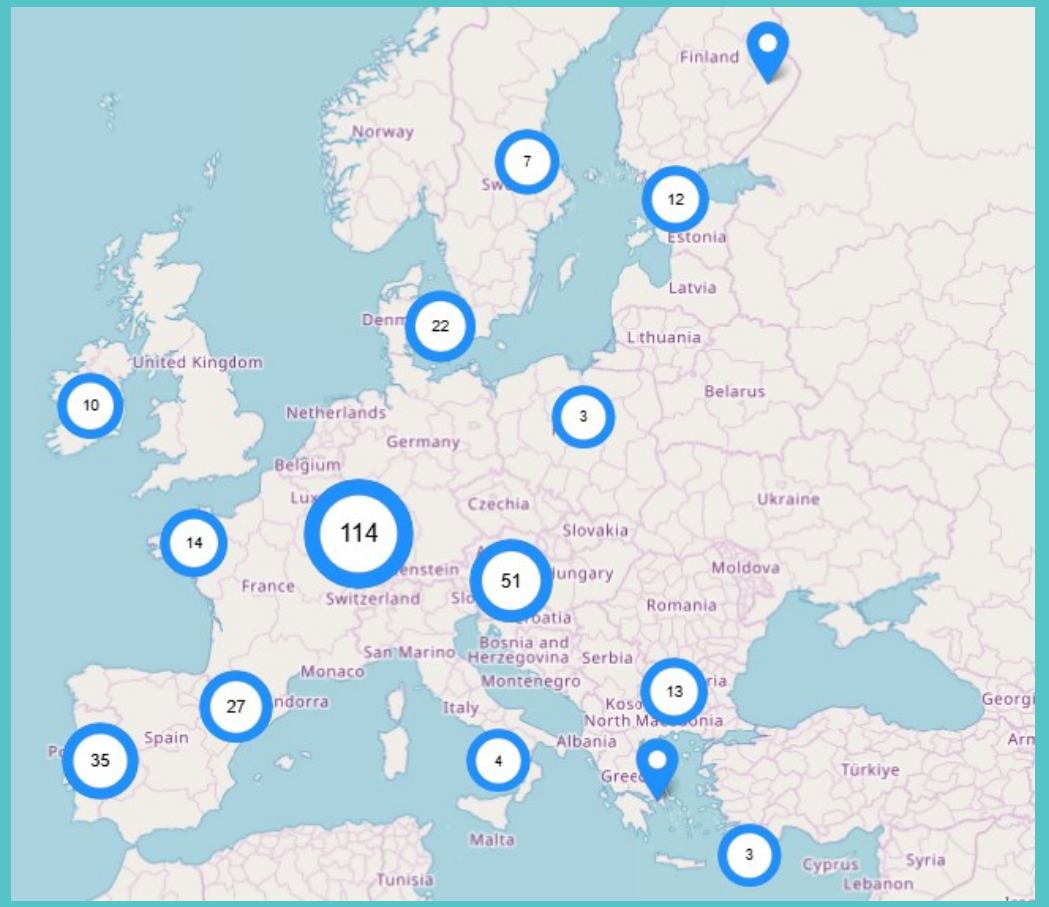
SOUTH EAST
ENERGY AGENCY

Regional Energy Agencies

CLIMATE ALLIANCE

FEDARENE

Energy agencies are organisations dedicated to promoting the energy transition within a specific territory (e.g. a city or region) with a public mandate and governance.



Why regions? Why energy agencies?

Regions and local energy agencies are the **driving force** of Europe's clean energy transition. Together, they form the bridge between **European ambitions and local implementation**, ensuring that policies translate into tangible results for citizens and communities.

One Stop Shops

- EU Directives – Central role for One-Stop Shops as key enablers to renovations
  - Commission Recommendation (EU) 2026/536

(13) Setting-up one-stop shops that provide information as well as concrete assistance to citizens all along the renovation journey is therefore key for activating and aggregating demand for energy efficiency and energy renovation investments.

- Member states must ensure a OSS for every 80,000 inhabitants per region
- This promotes ***Local & Regional actors***

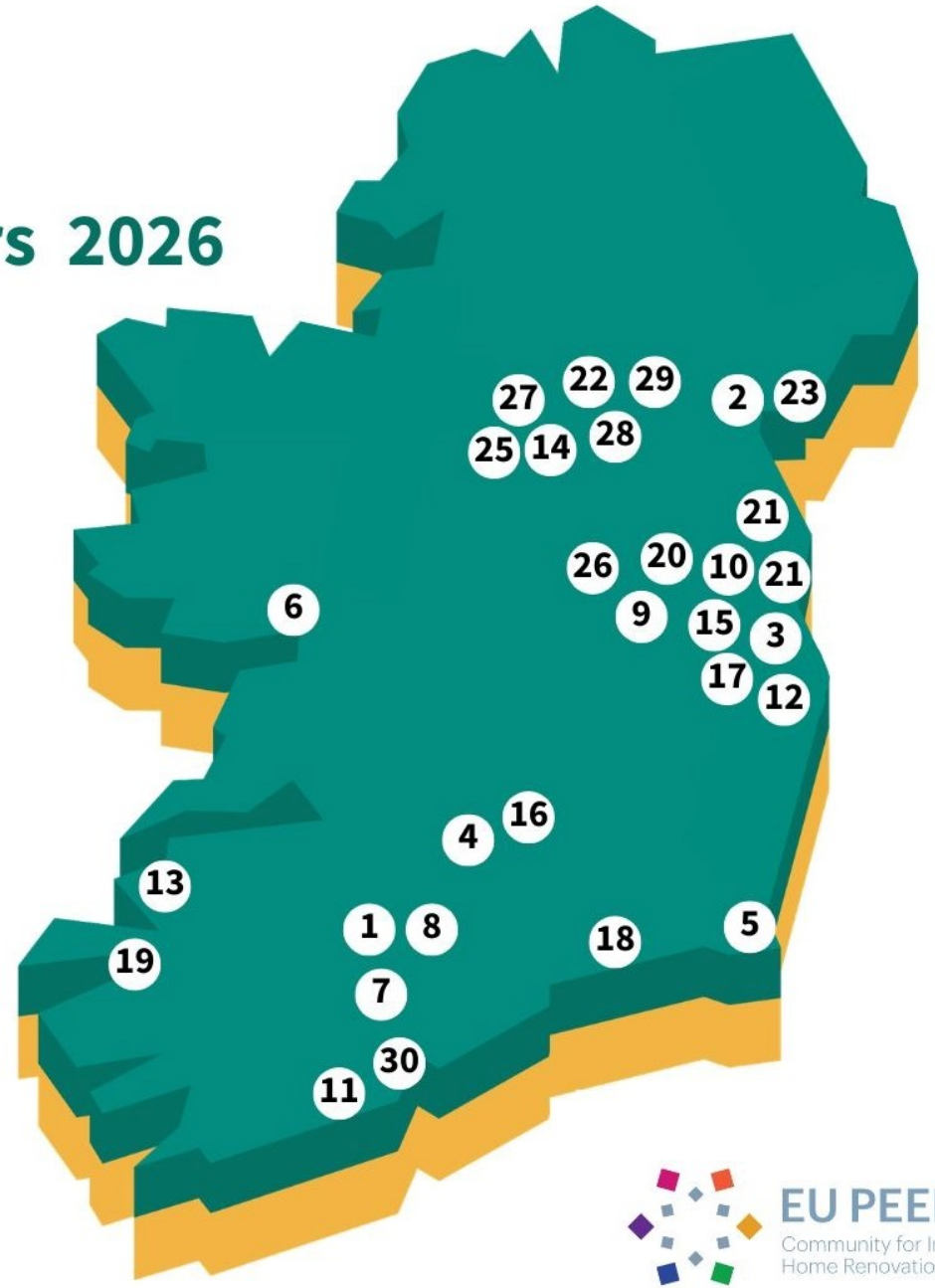
SOUTH EAST ENERGY AGENCY

EU PEERS

- SEAI OSS Programme launched 2023
- Definition for OSS – IMPLEMENTATION Phase

SEAI Registered One-Stop-Shop Service Providers 2026

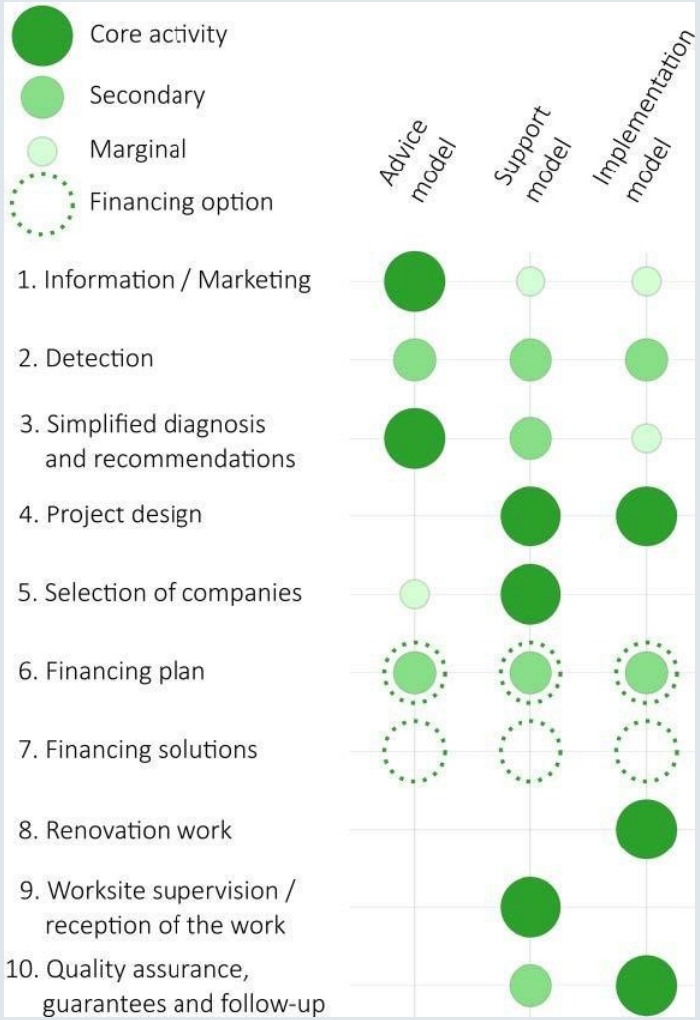
1. **Ashgrove Renewables,** Cork
2. **Bayview Contracts Ltd,** Louth
3. **Churchfield Home Services Ltd,** Dublin
4. **Electric Ireland Superhomes,** Tipperary
5. **Energlaze Home Energy Upgrades,** Wexford
6. **Energyfix,** Galway
7. **Energywise Ireland,** Cork
8. **Envirobead,** Cork
9. **Home Comfort Retrofits Ltd,** Kildare
10. **House 2 Home Retrofit Limited,** Dublin
11. **Insulex,** Cork
12. **Integrate Home Energy Upgrades,** Wicklow
13. **Kingdom Installation Ltd,** Kerry
14. **Kore Retrofit Limited,** Cavan
15. **Larkrock,** Dublin
16. **Leetherm Project Management Ltd,** Tipperary
17. **Lough Projects,** Dublin
18. **WiEnergy,** Waterford
19. **Retrofit Design Ltd,** Kerry
20. **Retrofit Energy Ireland Limited,** Meath
21. **SSE Airtricity Energy Services Ltd,** Dublin
22. **Active8,** Monaghan
23. **Aspen Eco Power**, Down
24. **Bord Gais Energy,** Dublin
25. **Breffni Insulation,** Cavan
26. **Cooper Insulation Ltd,** Meath
27. **Greenwatt,** Cavan
28. **Kingspan Insulation,** Monaghan
29. **Ohk Energy,** Monaghan
30. **SE Systems, Cork**

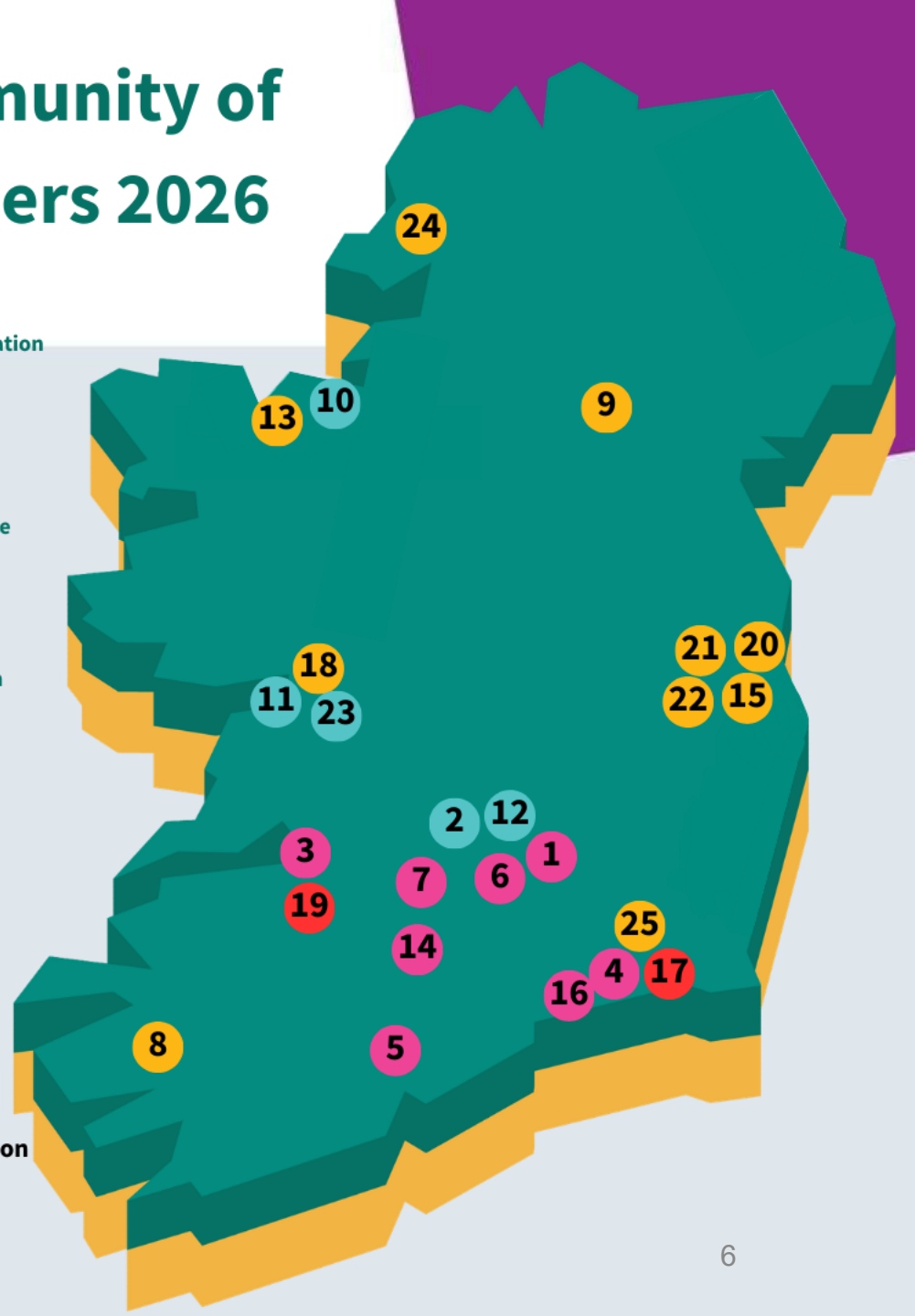


EU PEERS
Community for Integrate
Home Renovation Servic

EU Peers Community of Practice Members 2026

1. John Taylor Construction - Implementation
2. Ecovision - IHRS
3. Kenneth T Griffin Construction - Implementation
4. Encon - Implementation
5. Envirobead - Implementation
6. Heattech Ltd - Implementation
7. Leetherm - Implementation
8. Kerry County Council - Advice
9. Monaghan Intergrated Development - Advice
10. Sligo Leitrim Energy Agency - IHRS
11. GFI Western Energy Agency - IHRS
12. South East Energy Agency - IHRS
13. Sligo County Council - Advice
14. Carrig Energy Consultancy - Implementation
15. Irish Green Building Council - Advice
16. Kareem Building Services - Implementation
17. Local BER - Support
18. Atlantic Technical University - Advice
19. Shannon Energy Consultants - Support
20. SEAI -Advice
21. Fingal County Council - Advice
22. CODEMA - Advice
23. Galway Energy Cooperative - IHRS
24. North West Energy Agency - Advice
25. Waterford City & County Council - Advice





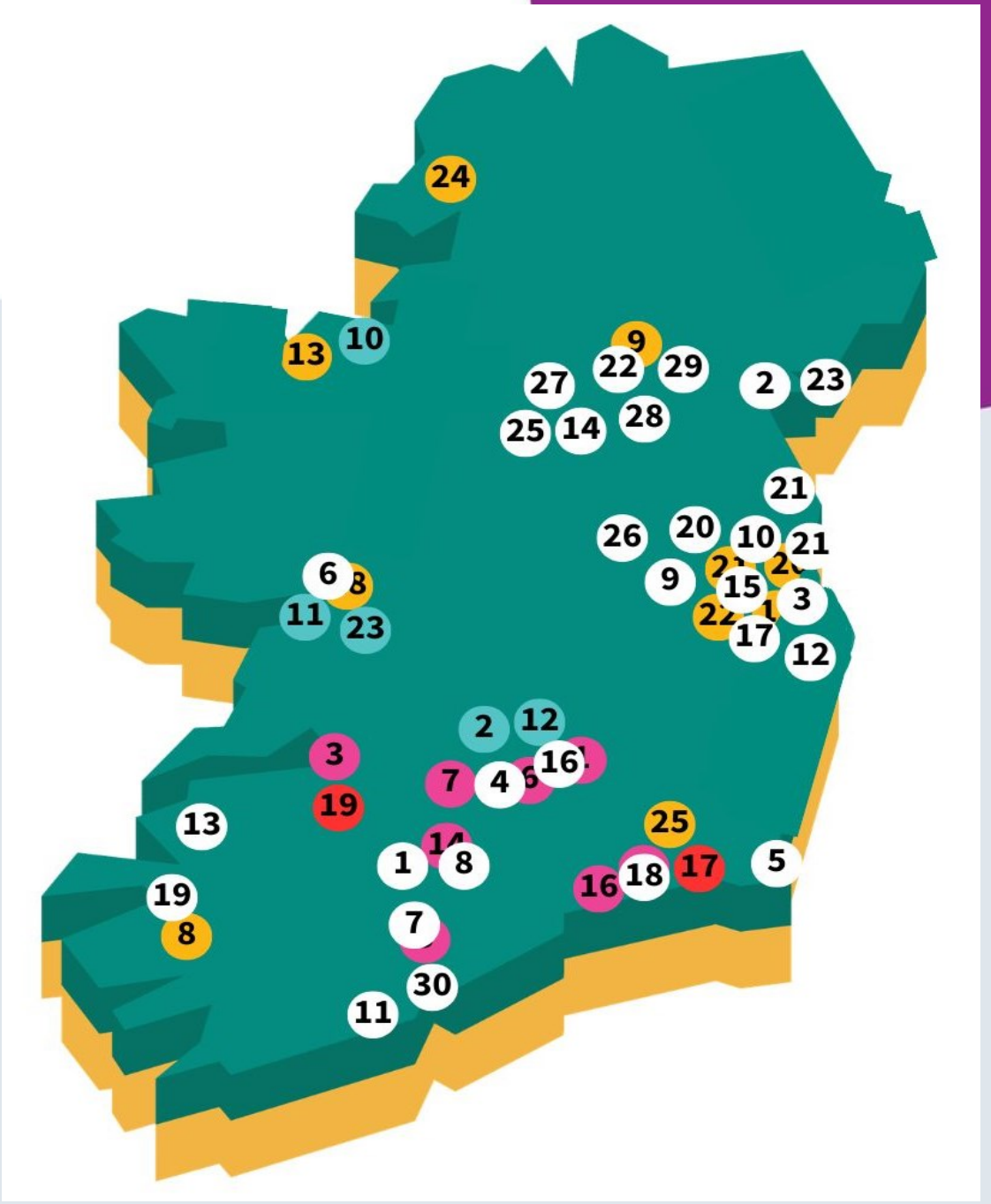
EU PEERS
Community for Integrated Home Renovation Services

SOUTH EAST ENERGY AGENCY

Advice
Implementation
Support
IHRS

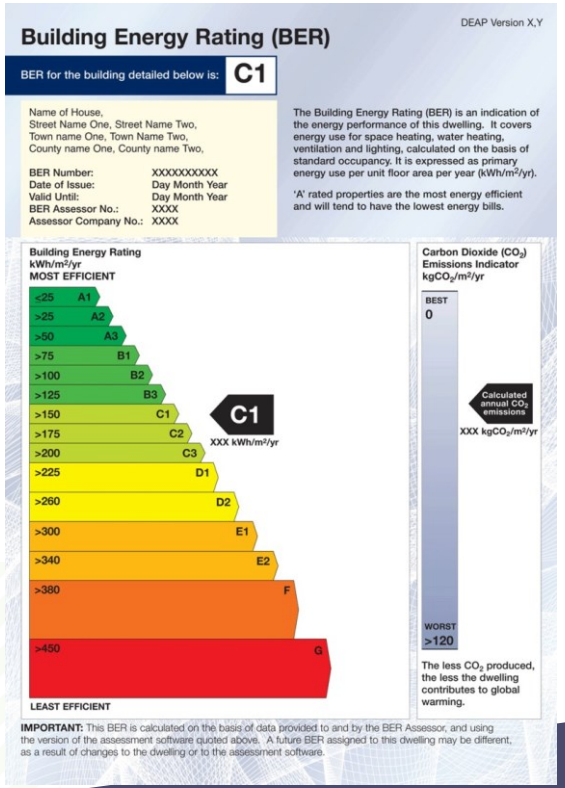
EU PEERS

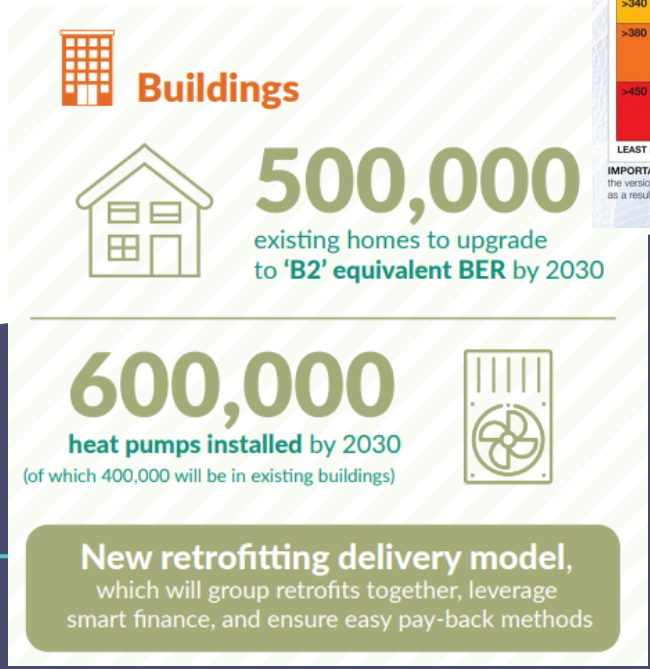
- Different models of OSS are present across Ireland
- There are still significant gaps
  - Midlands
  - South west
  - West
- Mapping against population will be critical to ensure EPBD criteria is being met



Domestic Retrofit – The Targets (Ireland)

- 500,000 housing retrofits by 2030
- 600,000 heat pumps installed by 2030
- Remove Fossil Fuel heating systems
- Deep Retrofit
  - Bring house to B2 minimum
  - & minimum 100kWh/m2/yr uplift





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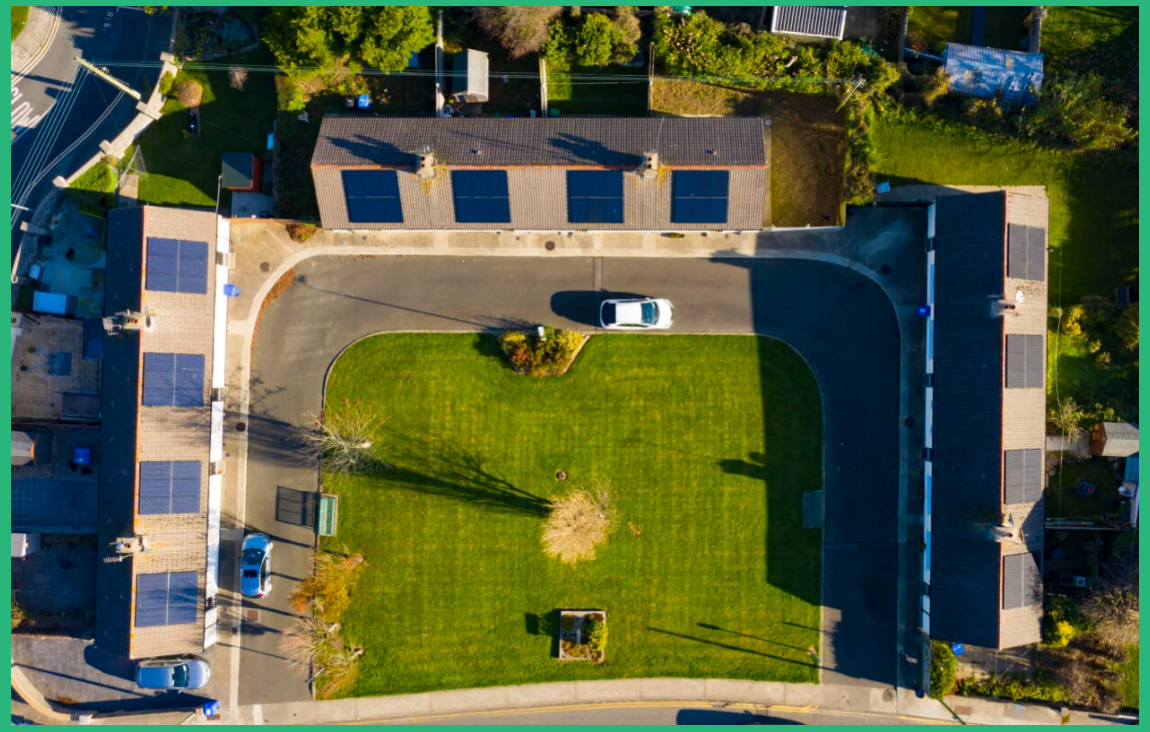
Deep Retrofit Pilot: 2017-2019

- National Pilot Scheme from Sustainable Energy Authority Ireland (SEAI)
- 261 homes delivered nationally
- We delivered 36 homes – **14%**
- Average cost per house - €49,300
- **50% grant funding**
- Average uplift – 417kWh/m^2/yr
- Airtightness <3m^3/hr/m^2



South East Energy Agency as a One Stop Shop

Your One Stop Shop Home Energy Upgrade Journey

Register your home on our website

We visit your home and develop an energy assessment and report

We provide a plan with estimated costs to reach B2 BER

We procure qualified contractors and project manage the works from start to finish

Once contracts are signed work can begin

We ensure you get a B2 quality home

The OSS will support the homeowner from **start to finish** by project managing all the work starting **from initial assessment to final sign-off** ensuring every necessary step is completed to a high standard

SOUTH EAST ENERGY AGENCY

Stage 1

HOME ASSESSMENT & ENERGY REPORT

We assess your home and detail the upgrades, costs, and grants to achieve a B2 rating.

1. Complete our online enquiry form
2. Complete Home Energy Assessment
3. Energy Report Issued
4. Review of Energy Report

Stage 2

PROCUREMENT & GRANT APPLICATION

We publish the pre-works BER, source qualified contractors, and apply for the grant on your behalf.

1. Qualified Contractor Procured
2. Grant Funding Secured
3. Final Quote & Grant Award Issued
4. Accept Quote & Agree Timelines

Stage 3

WORKS, MANAGEMENT & COMPLETION

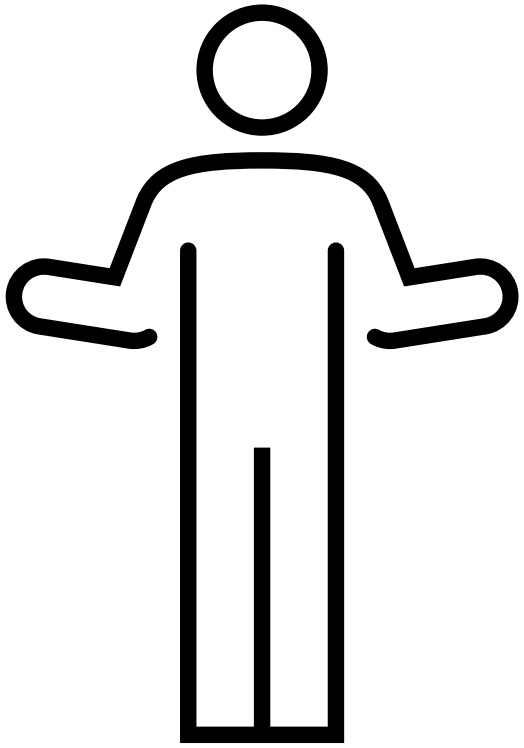
We oversee all works, manage contractors, ensure quality compliance, and issue your post-works BER certificate once complete.

1. Dedicated Project Rep Assigned
2. Work Finalised & Contract Signed
3. Works Commence On-Site
4. Works Completed Up To Standard
5. Post Works Sign Off

Home-Owner Journey

Stage 1: Initial Home Assessment

- Schedule a home energy assessment
- Provide an upgrade report highlighting
  - the specific energy efficient measures to reach the minimum B2 rating
  - Includes estimated Impacts & Costs of works for measures outlined in report



Home Energy Report

Domestic Retrofit Guidelines (Step by Step)				Energy Consumption (kWh/m²/yr)	HLI (W/Km²)	Building Energy Rating (BER)
Energy Efficient Measures			Target U-Value (W/m2.K)	Current Usage (885.48)	Current HLI (4.78)	Current BER (G)
REQUIRED MEASURES						
	Floor Insulation	Install insulated concrete floor (with appropriate radon barrier and airtight membrane) to Engineer's specification. Floor insulation of minimum thermal conductivity of 0.022W/mK and perimeter edge insulation required to achieve minimum U-value of 0.18 Wm2K. (Note – 01.5 W/m2.K is the Maximum U value permitted if installing Underfloor heating)	0.18	595.34	5.20	G
1	Roof insulation	**Insulated at Ceiling Level - Ensure** 400mm of mineral fibre/wool quilt insulation of minimum certified thermal conductivity of 0.044W/mK or equivalent is fitted between and above rafters at ceiling level. to achieve a U-value of 0.13W/m²K or lower. *Ensure consistent throughout attic space.* **Sloped Roof Sections** – Ensure sloped sections insulated to achieve a U value of0.16 W/m2. *(Insulated plasterboard applied to underside of existing ceiling)* **Flat Roof Section** – Ensure flat roof achieves a U value of 0.10 W/m2.K.	0.13-0.20	519.08	3.66	G
	Wall Insulation	Install NSAI certified external (or suitable internal) insulation solution to all existing external walls to achieve a minimum U-value of 0.18 W/m2K. (this can be achieved with a 100mm PIR Board with a thermal conductivity of 0.022) Allows for the provision of ventilation to scheme standards. Works to be completed by SEAI registered contractor. Ensure any water ingress and dampness issues are addressed and rectified prior to any works commencing. New Extension walls to achieve a U value of 0.11 W/m2. K.	0.18	353.66	2.65	E2
3	Door Upgrade	Replace existing door(s) with composite door(s) or High efficient glazing to achieve a maximum U-value of 1.4 W/m2K. Certification must be provided to support this U-value.	1.4	349.75	2.56	E2
4	Window Upgrade	Upgrade all windows to achieve a maximum U-value of 1.4 W/m2K (low U-value, low g-value). Rooflights/Velux windows – U value of 1.4 W/m2K. Certification must be provided to support this U-value. Including	1.4	328.48	2.13	D2
7	Heating Upgrade (secondary)	Block up existing chimneys in ground bedrooms. Install/Keep stove in ground floor living area. Minimum gross efficiency of 77% required.	N/A	287.26	2.13	D2
6	Air Tightness Upgrade	Retrofit necessary Airtight measures to achieve: Air permeability test performance level of 5 m3/ (h.m2) as q50. (Maximum).	< 5 m³/(h.m²) as q50	262.5	2.10	D2
8	Lighting	Ensure all lighting are LEDs	N/A	258.02	2.10	D1
9	Heating Upgrade (Primary)	Installation of an air to water heat pump and required ancillaries, factory Insulated cylinder, a minimum of two separate heating zones, hot water zone and controller. Mixer showers recommended instead of electric shower in bathrooms. Heat Pump, and radiators to be sized by mechanical contractor based on room-by-room heat loss calculation. Note the BER result will vary depending on the heat pump model and design flow temperature for the system.	N/A	61.18	2.10	A3
OPTIONAL MEASURES						
10	Solar PV	Install Solar PV system 4kW PV C/W all fixtures, inverter (to EN502438: Irish Settings), fittings and wiring, and liaison with ESB networks to ensure system meets specific scheme standards.	N/A	5	2.10	A1
11	Demand Controlled Ventilation	Upgrade from natural to mechanical ventilation (DCV).	N/A	8.5	2.1	A1

Table 2: Energy Upgrade Measures

Home Energy Report

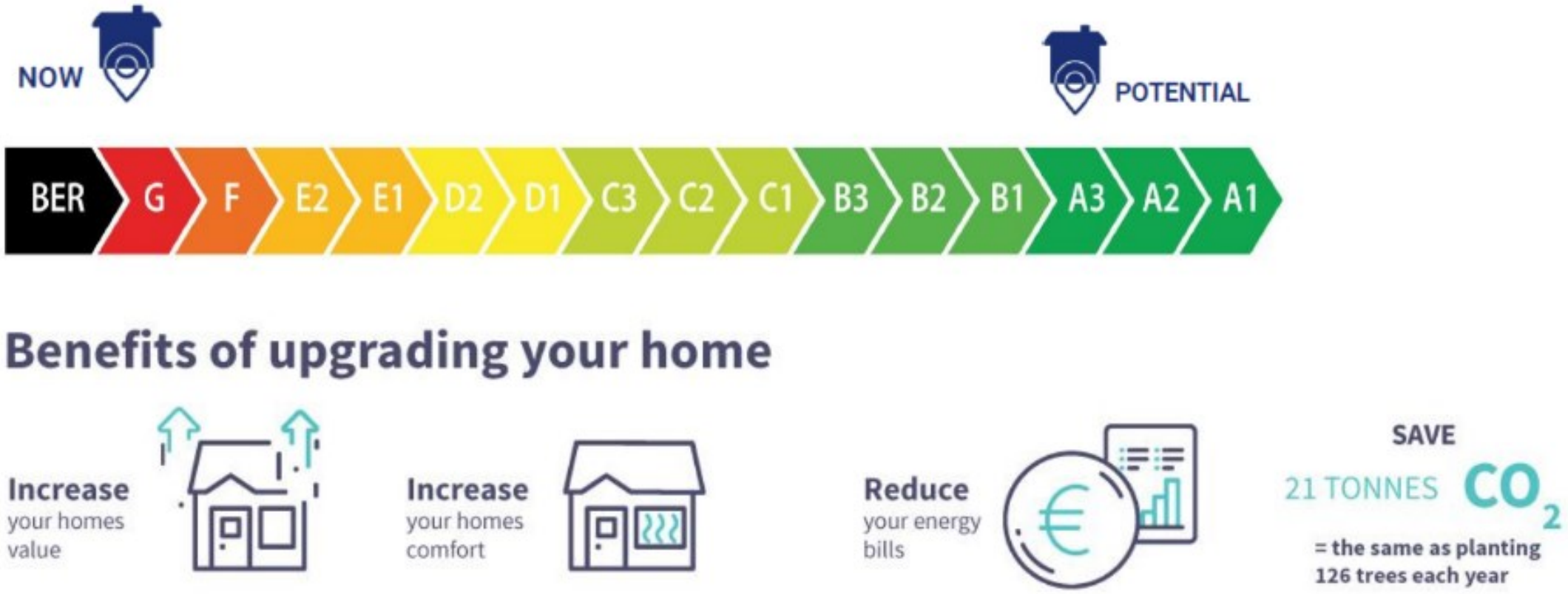


Figure 1: BER Improvement & CO2 Reduction

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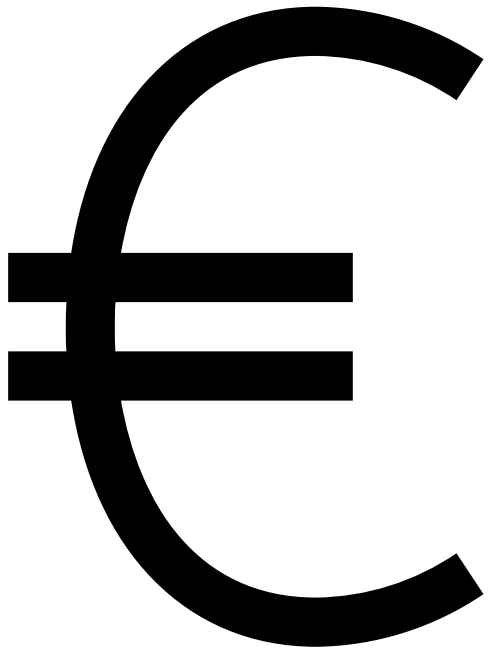
Home-Owner Journey

Stage 2: Procurement Stage



- Once the energy measures required are outlined, Homeowner chooses to proceed
- Qualified contractor is procured to complete the measures – Final Prices
- Grant amounts are confirmed
- Accept final project quote and agree timelines

Home-Owner Journey

Stage 3: Delivery – Complete the works

- The upgrade works will commence on site
- A project manager will manage all contractors, materials and timelines
- A quality assurance manager will ensure all works are to the relevant standards
- Final BER published
- Issue handover & close our report to Homeowner

Step 1 - Development

Expression of interest/ Leads from events

Step 2 - Development

Follow up/ develop relationship, find leads with All sectors (homeowners, communities, SMEs, sports clubs, local authorities etc)

Step 3 - Planning

Energy Audit
BER
EMP (Energy Master Plan)

Step 4 - Planning

Follow up with Client, next steps to delivery

Step 5 - Planning, Development & Delivery

Grant Application - getting organised

Step 6 - Delivery

Specification & Procurement/ DPS. Contract Evaluation.

Step 7 - Delivery

Project Management and Delivery.

Step 8 - Delivery

Q&A/ Inspections and Sign off of works.

Step 9 - Delivery

Grant Drawdown

Step 10 - Delivery and Development

M&V. Follow up with Client after works, keep the relationship alive. Regular check-in's and communication.

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Customer Engagement

One point of contact

OSS will complete all stages

BER Assessment & Home Energy Report

Grant application

Deliver the works

Hassle Free Journey for the Homeowner

BENEFITS

- **SEEA contract the works**
  - Easier to administer 1 set of contractor invoices
  - Keep control of works being completed – instruction from South East Energy Agency NOT Home-owner

- **Cashflow grant**
  - Homeowner only pay what they owe minus the grant
  - OSS bank rolls the grant - Ensures standards are High to get grant from SEAI

- **Hassle free journey for homeowner**
  - One contact & contract with South East Energy Agency
  - Independent & expert advice
  - Quality Assurance

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RISKS

- **SEEA contract the works**
  - Working with local contractors – upskilling ongoing…
- **Cashflow grant**
  - Cash-flowing the grant puts pressure on business cashflow
  - LONG grant payment process – can take over 9-months to get grant back
  - Minimises the number of homes that can be taken on at any one time
- **Complicated Internal Process Flow**
  - Everyone needs to know who is doing what, when
  - ISO90001 Quality Management in Place

Challenges

- The SEAI as the National Authority need to recognise all models of OSS and help promote and partner with them

- Cash-flowing – length of time for grant monies to be paid back, this is an issue for smaller local contractors and needs addressed if we want more OSS's in operation

- Quality of works – upskilling contractors is critical, inspecting works

- Cost of works
  - Grant for Deep Retrofit pilot was 50% in 2017-2019 when costs were much lower than today
  - Now fixed grant prices per measure – averaging about 25% grant

Thanks

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• www.southeastenergy.ie