

HOME ENERGY UPGRADES

A HOMEOWNERS GUIDE



- ✓ WHAT'S RIGHT FOR YOUR HOME?
- ✓ HOW MUCH IS IT GOING TO COST?

SEAI GRANTS

✓ what you need to know



brought to you by Insulex



What's inside ...

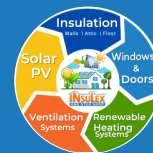


We would kindly ask you to review the enclosed information.

This guide includes really important information about Home Energy Upgrades, the One Stop Shop process, Grant information, and guide price ranges for specific Home Energy Upgrade measures.

- Introduction to Home Energy Upgrades
- Why would you consider upgrading your home ?
- What is a One Stop Shop ?
- SEAI Grant Options
- One Stop Shop Grant Allowances
- What are the key differences between the grants ?
- Which option is right for your home?
- Home Energy Assessments
- Home Energy Upgrades - Cost Range
- What To Do Next?
- Frequently Asked Questions
- About Insulex





Hi there and thank you for taking the time to read this.

We are delighted you are considering some Energy Upgrades in your home and we look forward to helping you in any way we can.

We understand that deciding on the best type of upgrade for your home can be a challenging decision, so the purpose of this guide is to give you as much information as possible to help you make the best decision for your home.

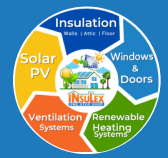
So, first, let's briefly clarify what exactly qualifies as a Home Energy Upgrade.

Home Energy Upgrades, refer specifically to 'improvements' that can be made to existing homes to: increase energy efficiency, incorporate renewable energy sources, reduce heating costs, and help reduce carbon emissions.

Home Energy Upgrades can include measures such as ...

- ✓ Insulation
- ✓ Ventilation
- ✓ Underfloor heating
- ✓ Windows and doors upgrade
- ✓ Installing new Heating Systems
- ✓ Upgrading Heating controls
- ✓ Installing 'Air to Water' Heat Pumps
- ✓ Installing Solar PV panels
- ✓ Incorporating renewable energy sources

Why would you consider doing home energy upgrades?



Most people who contact us about Home Energy Upgrades do so because they are **just so tired of living in cold, draughty homes** and it's costing them a lot of money to try to heat these houses.

Otherwise, it is because they have purchased an older home and want to renovate it under the **One Stop Shop** scheme (more on that below) or they want to incorporate renewable energy sources and Solar to help them save money on heating bills.

But overall when it comes down to it, Home Energy Upgrades are considered because we all just want to live in a warm, cosy, cost-effective, and energy-efficient home.

What is a One Stop Shop?



Rialtas na hÉireann
Government of Ireland

A One Stop Shop, is a provider, such as Insulex, who is registered and approved by the SEAI, to offer homeowners all the services required for complete home energy upgrades.

The One Stop Shop department here at Insulex offers a completely managed service and is also approved to apply for the relevant One Stop Grant on your behalf. (as is the process stipulated by the SEAI)

What SEAI Grants are available ?

There are various SEAI grants available for Home Energy Upgrade measures, but to give you a quick summary, you basically have 2 options to choose from.

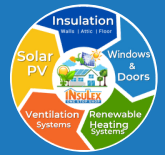
1. The One Stop Shop Grant
2. Individual Grants

*Grants offered are provided by the Government of Ireland through the Sustainable Energy Authority of Ireland (SEAI).



Scan the QR code for One Stop Shop Application Form





1 One Stop Shop Grant



The **One Stop Shop Grant** option is aimed at specific house types and is suited to homeowners who are ready to undertake a considerable number of energy upgrade measures all at once.

As the One Stop Shop approach requires a number of measures to be carried out at the same time, the process can be disruptive if you are currently living in the property and there is a considerable investment required. However, it offers a wide range of grants and the opportunity to completely upgrade your home all at once.

To qualify for the SEAI One Stop Shop grant, there are very clear objectives and specific energy value improvements required. This is a considerable project and it has to be carried out using an SEAI-approved One Stop Shop provider, such as Insulex.

The One Stop Shop service is aimed at specific home types:



Homes built before 2011



Homes ready to undertake a comprehensive suite of works (ie) doing multiple energy upgrades all at once



Homes capable of achieving a final BER rating of B2 or better, post works, as stipulated by SEAI requirements.
(BER = (Building Energy Rating))



Homes capable of achieving the required energy value improvements. (BER reduction in energy use of 100kWh/m²/year).



Grant Amounts available for private homeowners using the One Stop Shop Service

Measure	Private Homes			
	Detached	Semi-Detached / End Terrace	Mid Terrace	Apartment
Heat Pump		€6,500		€4,500
Central Heating System for Heat Pump		€2,000		€1,000
Heat Pump Air-to-Air		€3,500		
Heating Controls only		€700		
Launch bonus for reaching B2 with a Heat Pump		€2,000		
Ceiling Insulation	€1,500	€1,300	€1,200	€800
Rafter Insulation	€3,000	€3,000	€2,000	€1,500
Cavity Wall Insulation	€1,700	€1,200	€800	€700
External Wall Insulation	€8,000	€6,000	€3,500	€3,000
Internal Wall Insulation	€4,500	€3,500	€2,000	€1,500
Windows (Complete Upgrade)	€4,000	€3,000	€1,800	€1,500
External Doors (max. 2)		€800 per door		
Floor Insulation		€3,500		
Solar Thermal		€1,200		
Solar PV		0 to 2 kWp €900/kWp 2 to 4 kWp €300/kWp		
Mechanical Ventilation		€1,500		
Air Tightness		€1,000		
Home Energy Assessment		€350		
Project Management	€2,000	€1,600	€1,200	€800

2 Individual Grants Option

If the One Stop Shop option isn't right for you, or it is not possible to achieve the required energy value improvements in your home, the SEAI also offers **grants for individual measures**.

These are grants for individual upgrades such as attic insulation, heat pumps, and Solar PV, to mention a few. So you can still avail of the individual grants to upgrade your home one measure at a time, to suit your timeframe and your budget. Grant amounts for individual measures can be viewed on the SEAI website.



What are the key differences between the 2 grants ?

Well, the One Stop Shop option involves doing a complete 'suite of works' all at once, whereas the individual grants are designed to help you do one upgrade measure at a time.

One of the most significant differences is the One Stop Shop approach offers a wider range of grants.

While both grant options include key measures such as Attic or Wall insulation, the 'One Stop Shop' grant also includes allowances for floor insulation, window upgrades, external doors, mechanical ventilation, and air tightness. This is not the case with the individual grants as items such as window upgrades are not included.

Also, the One Stop Shop service is a fully managed solution. This means the provider, Insulex, takes care of everything for you.

We project manage the entire process including the initial **Home Energy Assessment**, organisation of contractors, post-works BER and we also handle your grant application, as stipulated by the SEAI.

One other key point is the One Stop Shop grant allowances are deducted from the total cost of the work at the outset. As a result, you only need to fund the remaining cost of the work after deducting the grant allowances. This is not the case with individual grants.

For individual grants, you have to apply for the grant yourself and you can only claim the grant amount after the works are completed, so you have to pay for the completed works upfront, yourself.

Which option is right for your home?

There are many factors to consider when it comes to deciding the best option for your home. For example, how much work is involved, how many upgrade measures are required and which ones are going to achieve the required standard in terms of SEAI requirements.

As the One Stop Shop is a substantial project a lump sum investment is required initially, so this may also be a factor.

The easiest way to make an informed decision about your property is to invest in a **Home Energy Assessment**. This will explore all the possible options to upgrade your home and help you find the right solution to match your home, with your goals and your budget..

Home Energy Assessment



You will hear the term '**Home Energy Assessment**' a lot when you are reading about or enquiring about home energy upgrades.

Please Note: A Home Energy Assessment is not the same thing as a BER report. While they may appear similar, these two things are actually quite distinct, yet people tend to confuse them frequently.

BER Certificate:

A Building Energy Rating (BER) certificate is simply the energy rating of your home on a scale between A and G, with G-rated homes being the least energy efficient. The BER rating is also an indicator of how much you will have to spend to heat the home and how much carbon will be produced as a result.

Home Energy Assessment (HEA):

A Home Energy Assessment is a comprehensive onsite assessment producing a very detailed survey of your property.

It looks at all the viable options to upgrade your home and will clearly outline various options and pathways to achieve very specific results.

It details what exact measures are required to get your home to the required B2 rating and will also show what additional measures you can take to achieve an even better rating if desired.

Please note - a minimum B2 rating is required post-works, along with specific heat loss indicators and specific energy uplifts to qualify for the One Stop Shop grant.

The Home Energy Assessment will also provide an estimated cost to complete the energy upgrades outlined in the report, along with information about the SEAI grant supports available to you.

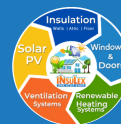
While the cost of a Home Energy Assessment will vary with the size of your property, it is a worthwhile investment as it outlines all the possibilities for your property to help you future-proof your home.

Home Energy Assessment Grant

The SEAI offers a standalone grant of €350 for the Home Energy Assessment. This is deducted directly at source so you, the homeowner, only pay the net cost of the assessment. To give you a cost for a Home Energy Assessment for your property please complete the One Stop Shop application form --> **HERE**



Home Energy Upgrade Costs



The following table outlines general price ranges associated with various home energy upgrade measures, for various types of properties. It is designed to give you an idea of the costs involved when upgrading your home. All prices shown are exclusive of VAT.

Please keep in mind upgrade measures will vary from house to house, so in order to give you an exact quotation for your home, it is necessary to conduct a Home Energy Assessment.

ENERGY UPGRADE TYPE	HOUSE TYPE				
	BUNGALOW	Detached 2-Storeys	Semi-Detached/ End Terrace	Mid-Terrace	Apartment
INSULATION					
External Wall Insulation	€25K - €35K	€25K - €35K	€18K - €25K	€12K - €16K	€8K - €12K
Cavity Wall Insulation	€2K - €3K	€2K - €3,500	€1,500 - €2,500	€1,200 - €1,800	€900 - €1,500
Internal Wall Insulation	€19K - €25K	€19K- €25K	€15K- €20K	€10K - €15K	€8K - €12K
Attic Insulation	€3,500 - €5K	€1,500- €3K	€1,800 - €2,800	€1,800- €2,800	N/A
Rafter Insulation	€12K - €15K	€10K- €15K	€10K- €15K	€10K- €15K	N/A
Underfloor Insulation	€15K - €18K	€12K- €16K	€12K- €16K	€12K- €16K	N/A
* Not included in the total cost: Building works digging the floor and pouring concrete					
DOORS	€2,500- €3,500	€2,500- €3,500	€2,500- €3,500	€2,500- €3,500	€2,500- €3,500
* Replacement of External Doors for doors with U-Value 1.4 W/(m ² ·K) or better					
WINDOWS	€14K - €18K	€14K - €18K	€14K - €18K	€10K - €14K	€8K - €12K
* Replacement of windows for windows with U-Value 0.8 W/(m ² ·K)					
VENTILATION	€5,500 - €7K	€5,500 - €7K	€5,500 - €7K	€5,500 - €7K	N/A
* Mechanical Ventilation- Demand Control Ventilation					
AIRTIGHTNESS	€2K - €3,500	€2K - €3,500	€2K - €3,500	€1,500 - €2,500	€1,500 - €2,500
* General sealing throughout, including sealing suspended floors, blocking open fire and draught proofing attic hatch doors					
HEAT PUMP	€22K - €28K	€20K - €25K	€15K- €20K	€10K - €15K	€8K - €12K
* Air to Water Heat Pump: including new cylinder and standard radiators. Not included in the total cost: Domestic supply for bathroom and kitchen/ Replacement of existing piping					
SOLAR PANELS *	€10K - €14K	€10K - €14K	€10K - €14K	€10K - €14K	€10K- €14K
* 4kWp assumed, 10 x 400W panels on south facing roof.					
PROJECT MANAGEMENT	€6K - €9K	€6K - €9K	€6K - €9K	€6K - €9K	€6K - €9K

What to do next ?



Well, this will depend on what stage of enquiry you are at. Please choose from one of the following options:

If you've already been in touch with us:

That is all you need to do for now, you're all set. We ask you to just sit tight as a member of our One Stop Shop team is reviewing your application, and we will be in touch with you very soon.

If you are just getting started and want to apply for the One Stop Shop service

You will need to fill out the application form on our website. This is to get some necessary information about your property, to see how we can best help you.

You can click **HERE** to access it or scan the QR code on the side with your smart phone camera.



If you already have a Home Energy Assessment

You will need to email us a copy of this report, so we can create a quotation for the required works outlined in the Home Energy Assessment.

Please include your contact details, and click **HERE** to email us directly. email: onestopshop@insulex.ie



If you are ready to book a Home Energy Assessment

Please email us with the following email: onestopshop@insulex.ie

- your full contact details, including phone number
- Eircode of the property
- the MPRN for your property
- the year of construction of your home
- the approximate size of your home
- your full billing address to issue the relevant invoice for the HEA

If you are interested in individual measures, such as Attic Insulation or other single measures...

You can fill out the enquiry form on our website **HERE**. A member of our team will respond to you as quickly as possible to discuss your requirements.



Can I apply for the One Stop Shop grant myself?

No. In terms of the One Stop Shop grant, only an SEAI-approved One Stop Shop provider, such as Insulex can apply for the grant on your behalf.

In the case of individual grants, you have to apply for them yourself.

Can I get the work done first and then apply for a grant?

No, The SEAI states, you must have grant approval in place before the work starts.

Can I get a family member to do the work and still get the grant?

No, this is not possible. If your home qualifies for the One Stop Shop, you must use an SEAI-approved One Stop Shop provider, like Insulex to carry out the works. In terms of the individual grants, you must select an SEAI registered contractor.

How much does it cost to get a Home Energy Assessment?

The cost of the HEA varies depending on the size of your property. If you complete the One Stop Shop application form on our website [here](#), we will have the necessary details to give you the cost for this.

There is a grant of €350 for this assessment which will be deducted upfront on your invoice. Please note, payment must be made in advance to schedule your assessment.

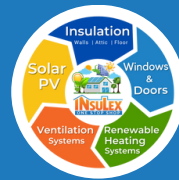
Can I use any of the grants to get new windows & doors ?

If your home qualifies for the One Stop Shop grant, yes, indeed you can upgrade your windows and external doors. However, please note, window & door upgrades are not included in the individual grants option.

Can I use the grant to improve the appearance of my home?

Well, to be honest, this is not what the grants are intended to do. However, if your home is suitable for an upgrade such as External Wall Insulation, this will transform the look of your property. Or as mentioned above, if your home qualifies for the One Stop Shop grant, there is an allowance for Windows and External Doors upgrade also.

Frequently Asked Questions



Do I have to change my heating system to get the grant?

The SEAI has set out specific parameters that the heating system must comply with, and only a site survey or home energy assessment will determine this.

Do I have to incorporate Solar PV Panels to get the grant?

No, you don't have to incorporate Solar to get the One Stop Shop grant. It is not a 'requirement'. However, in some cases, it is a solution!

When we look at the Home Energy Assessment for specific home types, it may be difficult, or unlikely to achieve the required B2 BER rating.

In other cases, the work required may be very disruptive to the family if they are living in the house, so Solar PV Panels can actually be the solution to ensure we achieve the required energy uplift, and the required B2 rating to qualify for the grant for the homeowner.

It is a different approach to the upgrade, however, it really depends on the house type, what work is required, and the homeowner's objectives, circumstances, and budget. Investing in a detailed Home Energy Assessment is the best way to determine this.

J **Jane Condon** ★★★★★

Insulex's One Stop Shop programme allowed us to completely transform my grandparent's home. The external insulation has completely revamped the appearance and made the house look like a brand new home, the quality of work and efficiency of the service is excellent.

We went for underfloor heating and a heat pump and it is just amazing there is such a difference in the overall warmth of the house.

We are pleasantly surprised by our electricity bill since getting the heat pump and it is great that we have just the one bill for the entire running of the house. Can't thank everyone at Insulex enough!

About Insulex

Trusted by Homeowners since 1994



Insulex was founded in 1994 as a specialist building contractor. Today we are one of a select few companies who are approved and registered with SEAI as a 'One Stop Shop Provider' for complete Home Energy Upgrades.

" We specialise in taking old, cold homes which can have a BER rating of F or even G and transforming them into warm, cozy, energy-efficient homes with the focus on renewable energy systems."



" The most important thing for us is to prioritise what our clients want. So we like to spend time with our clients going through their needs, wants, and desires and working with those specifics and their budget to create a plan that works for them.

Every home and every family is different, so for us, it is exciting to be able to deliver quality information and customised options to ensure you can make an informed decision about your home

Our ultimate goal is to deliver a warm, energy-efficient, cost-effective, and future-proofed home.

Not Only Qualified But Fully Certified!

We have a highly-skilled team and you can be assured of the highest quality of products and practices.

- ✓ SEAI registered and approved One Stop Shop
- ✓ SEAI Registered Contractor
- ✓ NSAI certified, ISO 9001 certification
- ✓ Member of CIRI (Construction Industry Register Ireland)



NSAI



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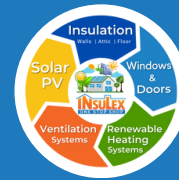
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UPGRADE
SPECIALISTS

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021-4778562

Email Address



info@insulex.ie

Website



www.insulex.ie

Facebook



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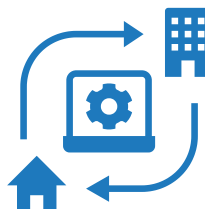
Our Process



APPLY



REVIEW



SURVEY



COMPLETE

One Stop Shop Application



SCAN
ME 

THANK YOU!

