RetroKit
Sustainable Energy
Retrofit Planning Toolkit

Concept Briefing for the Development of a Community-Led Energy Retrofit Initiative in the Múscraí Gaeltacht

Preliminary results. Updated on 11/09/20

Clients: Comharchumann Forbartha Mhúscraí Teo

Introduction

About RetroKit

Objectives of the project

The study area

About RetroKit

The digital platform to accelerate the design and deployment of your Housing Energy Renovation Roadmap at a fraction of the cost.

Efficient

Evidence-based

Visual

Cloud-based

Tracks progress

Support

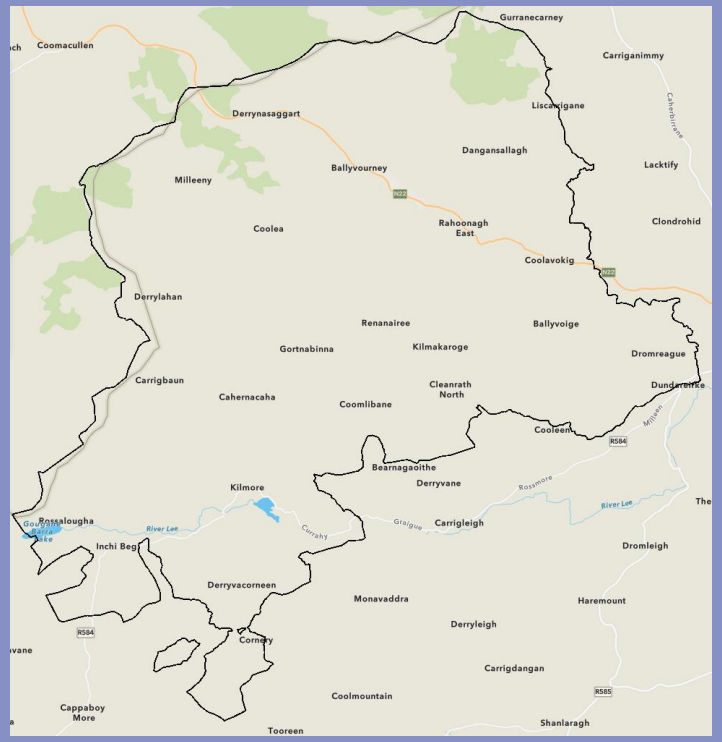
Aims of the project

General Objective: “Develop an infrastructure that will provide comfortable and sustainable homes, which in turn will support the resilience of Gaeltacht Mhúscraí community socially, economically and culturally”

Specific objectives:

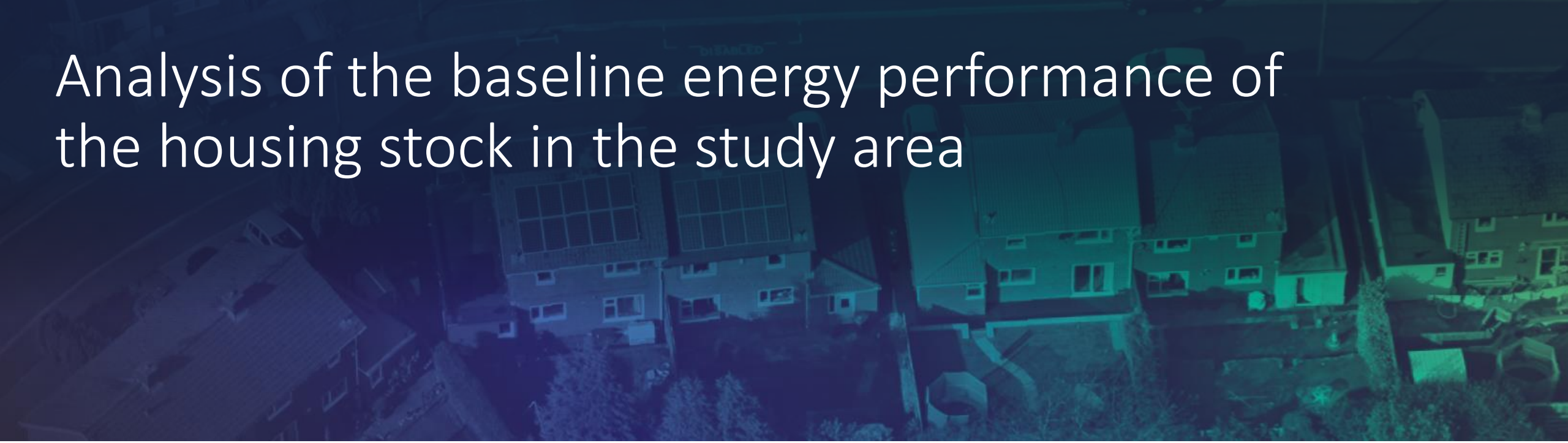
1. Provide a baseline assessment of the housing stock in the area
2. Outline the local and national framework for sustainable energy in housing
3. Provide an overview of retrofit and new build support programmes
4. Plot the main infrastructure supports currently available in the Munster region
5. Provide an overview of good practice support models in Ireland
6. Identify relevant case studies of community-led projects in Ireland relevant to Gaeltacht Mhúscraí.
7. Propose strategic approaches that would be a good fit for Gaeltacht Mhúscraí

The Study Area



Múscraí Gaeltacht, County Cork

- 1,353 dwellings
- Population: 3,785



Analysis of the baseline energy performance of the housing stock in the study area

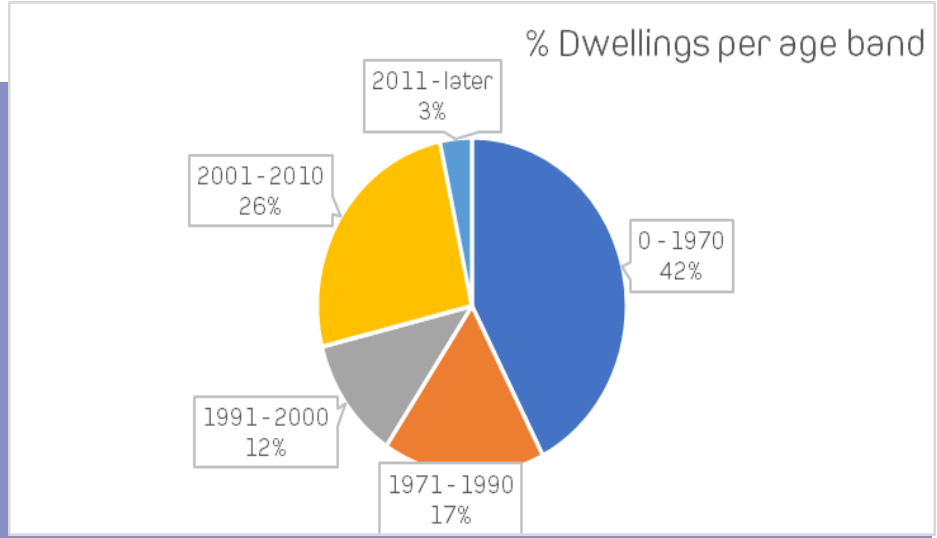
Key characteristics of the housing stock

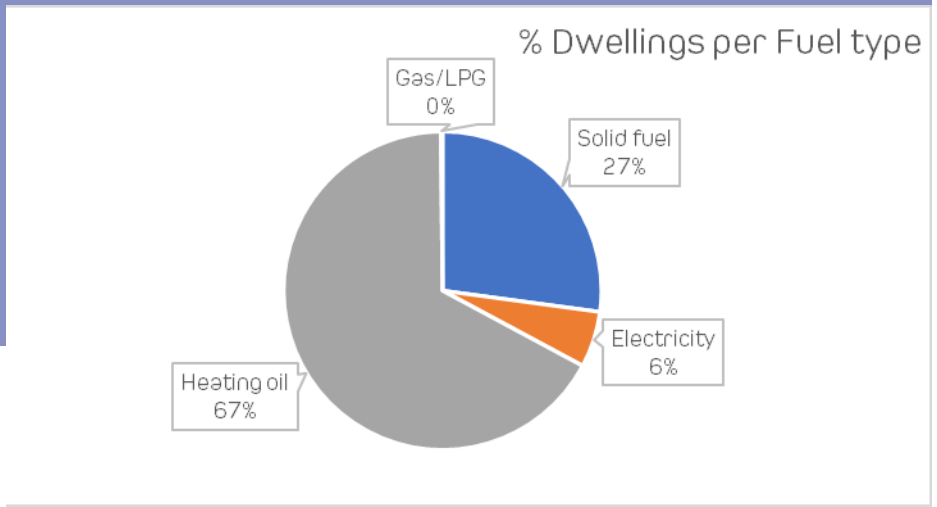
BER rating distribution

Energy expenditure estimates

Housing – energy performance baseline

- 1,353 dwellings
- D1 average BER (same as national avg)
- Less efficient than avg countywide BER (C3 rating):
  - More use of solid fuel (27% of dwellings)
  - Larger floor area (125m^2)
  - 42% of stock is pre 1970.
  - Lots of room for improvement!

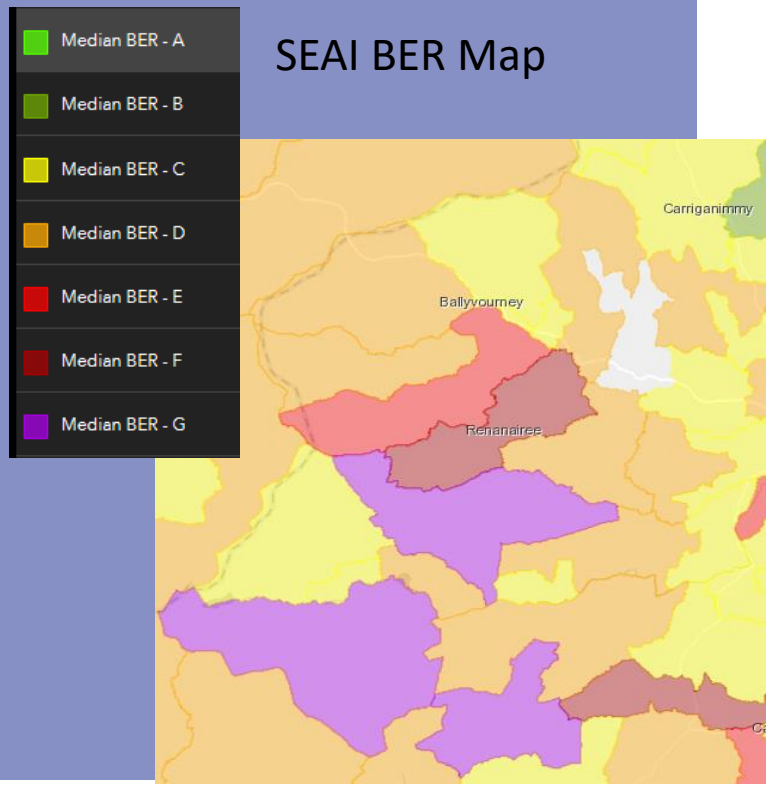




Baseline: costs for lighting+heating+hot water

- Calculations are based on SEAI's approach for BERs
  - Actual fuel spend probably somewhat lower.
  - More analysis needed to determine real fuel spend in homes
- Cork EMP figure avg fuel spend is lower (€1,864 per home)

Age band	BER grade	Avg annual € fuel spend (not including appliances)
0 - 1970	E2	€2,714
1971 - 1990	E1	€2,194
1991 - 2000	D1	€1,944
2001 - 2010	C2	€1,700
2011 - present	C1	€1,776
Avg	D1	€ 2,242



SEAI BER Map

Please note <15% dwellings in the study area have BERs (compared to 50% at national level). SEAI BER map is poor representation of the housing stock's performance.

Support infrastructure & delivery models for energy retrofits in Munster

Existing energy retrofit services offering in Munster, including:

- Contractor led model
- Community led model
- Energy company led model
- Finance led model

Outline of the one-stop-shop model

RetroKit

Existing retrofit offers in Munster

Contractor led

- *Envirobead* - Installer and project co-ordinator
- *Retrofit Design ltd* – Installer
- *Kingdom Installations* – One stop shop, installer and project management
- *SE Systems* – Installer and project management collaborate with project co-ordinators

Existing retrofit offers in Munster

Community led

- *NCE Insulation* - Project co-ordinator linked to SE Systems and Energy Union
- *SuperHomes* – One stop shop, direct link with SEAI grants
- *Energy Communities Tipp* – Community lead retrofit
- *WCDP, IRD Duhallow, Tait House, KSEC* – Charity organisations focusing on SEAI grant offers

Existing retrofit offers in Munster

Energy company led

- *An Post/SSE Airtricty* - One stop shop model, includes finance through An Post Green Loans and energy credits in addition to SEAI grants
- *Energia/House2Home* - One stop shop model, delivered by House2Home, offers energy credits in addition to SEAI grants, finance through 3rd parties

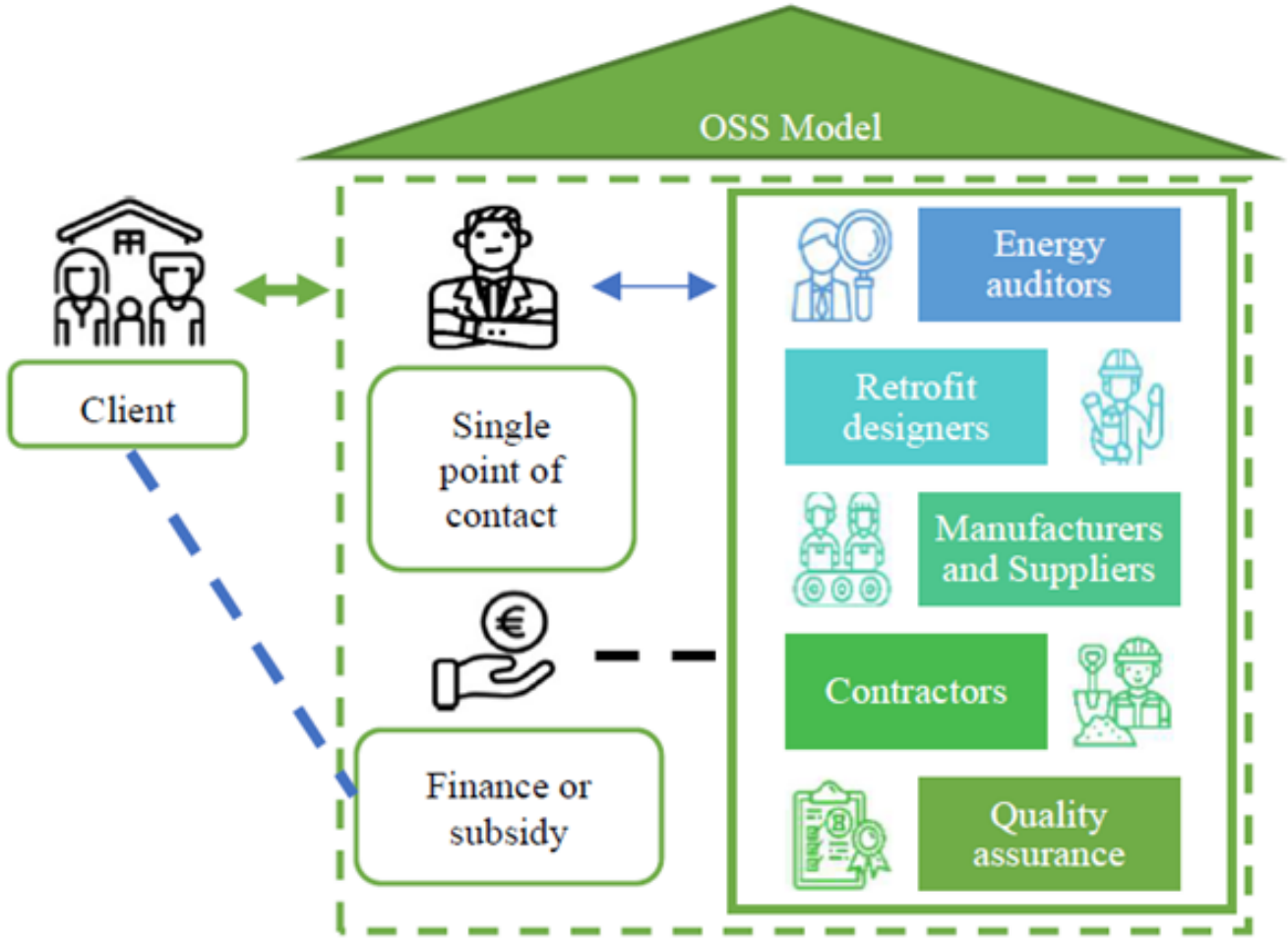
Existing retrofit offers in Munster

Finance led models

- *Energy Union* - Group of Cork credit unions offering low cost finance offer to memebers in conjunction with NCE insulation and SE Systems.
- *Pro Energy Homes* - One stop shop model, open to members of a group of Credit Unions around Dublin. Delivered by Retrofit Energy Ireland Ltd.

One Stop Shop Model

OSS models offer full retrofit service under one roof - guides the homeowner through the retrofit process.



One Stop Shop Model

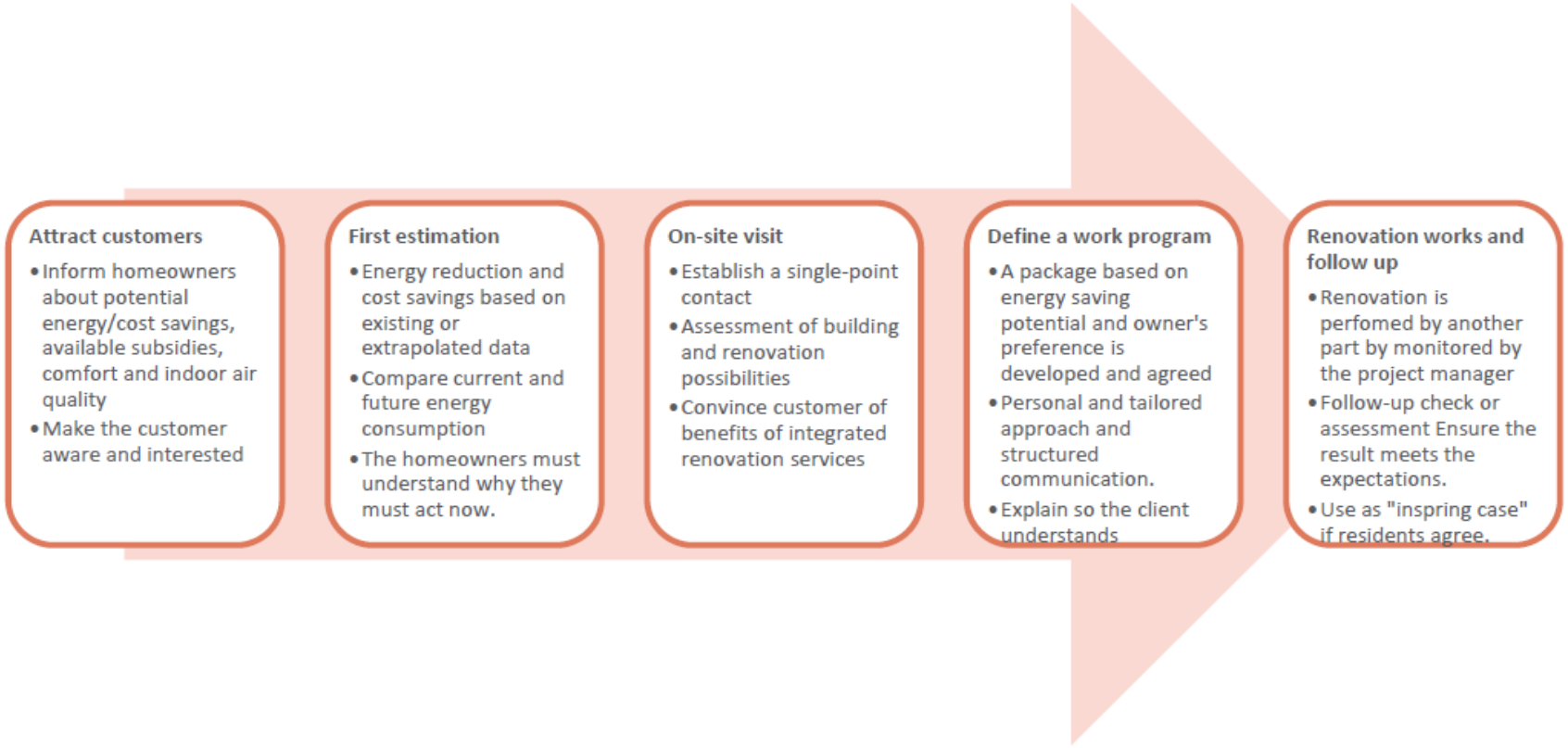
Types of OSS models:

- Industry driven, suppliers/manufacturers - E.g. Envirobead
- Consultant driven – Energiesprong (NL)
- Energy company driven – E.g. Pro Energy Homes
- Local government driven – E.g. Superhomes
- **Cooperative driven –** E.g. Retrofitworks (UK)

Setting up the OSS

1. Customer segments - who will be your clients?
2. Value proposition – what are the benefits?
3. Key activities – what is the offer?
4. Cost structure – fixed OSS costs and variable project costs
5. Revenue – Grants, loans, customers, suppliers, energy credits
6. Key partners – LA, charities, finance, energy companies
7. Key resources – IT, marketing, admin, management, assessors
8. Targeting customers – face to face, events, online, key partners

OSS customer jurney



To find out more

- www.retrokit.eu
- info@retrokit.eu

- LinkedIn: https://www.linkedin.com/company/retrokit/about/
- Twitter: @RetroKit_EU