

# Housing SPC Meeting

Improvement of Energy Performance of Galway City Council's Social  
Housing by Aidan Falvey SEE

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## Improvement of Energy Performance of Galway City Council's Social Housing

- The Energy Efficiency/Retrofitting Programme was launched in 2013 with the aim of improving the insulation standards and overall energy performance of local authority social housing stock.
- Phase 1 of the programme upgrade works includes less intrusive works such as cavity wall/attic insulation, ventilation, draught proofing.
- Phase 2 of the programme upgrade works includes, external/internal installation of solid/hollow block wall construction, insulating flat roof construction, heating system upgrades, ventilation upgrades and external window/door replacement.

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- Phase 1 Energy retrofit works to date – 2045 no. GCC properties have underwent retrofit works. Contractor currently in place to complete remaining 110 no. properties, (Works on hold due to Covid19 restrictions).
- Phase 2 Energy retrofit works to commence in 2021, approximately 158 properties identified.
- Phase 1 Energy retrofit spend to date is in excess of €3.3 million
- Phase 1 Energy Retrofit average energy savings are 12%, with an average Co2 reduction of 15%, based on pre & post works Building Energy Rating (BER).

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- Phase 2 Energy retrofit works consist of:
  - External wall insulation.
  - Attic Insulation and Insulation to Hot Water Cylinder, Water Storage Tank and associated Pipe Work.
  - Internal dry lining, including flat roof insulation.
  - Replacement of windows and doors.
  - Installation of all necessary and appropriate wall, soffit and/or window ventilation.
  - Pre & Post-works Building Energy Rating (BER) Certificate for each property. (BER) undertaken by SEAI registered Assessor. Results registered on the SEAI database including the kWh/yr savings per property.

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- Deep Retrofit Pilot scheme on two void properties in Ballinfoile Park.
- Deep retrofit upgrade consists of,
  - New external doors.
  - Pumped cavity walls pumped insulation, attic insulation.
  - Demand control ventilation, heat pump heating system & PV panels.
  - Air tightness works.
  - Complete refurbishment works.
  - BERs before works were E2 for both properties, Deep retrofit works will achieve a B1/B2 rating following completion of the works.
  - Based on the BER calculation, E2 v B2, heating demand will be approximately 75% less & Co2 emissions will be approximately 70% less.

Works are currently ongoing and expect to be completed in March 2021.

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- Economic and social benefits of retrofit (<https://www.seai.ie/blog/irelands-housing/>)
- Beyond the climate issue, there are many additional benefits for upgraded homes. Well insulated homes are comfortable, cheaper to run, and bring health benefits.
- Retrofitting an existing building/property will mean that the building will be less costly to operate, will increase in value, last longer, and contribute to a better, healthier, more comfortable environment for people in which to live.