

# CASE STUDY

An estate agent at Remax Partners, Fairview, was asked to value a house in Kilbarrack before and after insulation work was carried out to bring the property from an F energy rating to a B3, which is the highest rating available to a second hand house.

The original house had kgCO<sub>2</sub>/M<sup>2</sup>/Yr emissions of 76.55, which dropped to 25.73 after remedial work, saving the householder 67 per cent in energy bills and carbon omissions in addition to helping the environment.

The house in Kilbarrack is a three-bed semi-detached family home with a garage to the rear. In the good old days of the property boom, such a property would have commanded a price of around €500,000 with or without a favourable BER rating.

In these straightened times, the purchaser is King and is becoming more and more discerning about this, one of the most important buys in their life. If the property is in walk-in condition, with a good energy rating, it has a much better chance of being sold, number one and, number two, achieving a good price for the vendor.

The contractor carrying out the work on this house spent a total of €26,000 broken down as follows:

Details of upgrade	Cost	Grant Obtained	Net Cost	BER Achieved	CO <sub>2</sub> Emmissions kgCO <sub>2</sub> /M <sup>2</sup> /Yr
Original house BER Before/after survey & advisory report	€350	€200	€150	<b>F</b>	76.55
Upgrade attic insulation to 300mm quilt	€460	€250	€210	<b>F</b>	73.34
<b>EXTERNAL WALL INSULATION SYSTEM</b>	<b>€10,000</b>	<b>€4,000</b>	<b>€6,000</b>	<b>D1</b>	<b>50.26</b>
Change windows & doors to munster joinery double glazed PVC	€5,500	N/A	€5,500	<b>C2</b>	39.22
Boiler & heating controls upgrade	€2,700	€700	€2,000	<b>C1</b>	31.1
Addition of porch /Draught lobby	€3,750	N/A	€3,750	<b>C1</b>	30.78
Install 3m <sup>2</sup> evacuated tube solar panel with 150L separate storage	€3,250	€900	€2,350	<b>B3</b>	25.73
<b>OVERALL COST</b>	<b>€26,010</b>	<b>€6,050</b>	<b>€19,960</b>	All the above prices are subject to 13.5% VAT	

The valuation before the work in late 2009 was €280,000 with no guarantee of a quick sale or any sale at all. In early 2010, after the remedial work had been completed, the house was valued at €325,000 with an excellent prospect of selling quickly.