



FORUM MEETING 3  
 Thursday 22<sup>nd</sup> February 2006  
 Horse & Jockey

**Attendees**

|                   |                          |  |
|-------------------|--------------------------|--|
| Edward Hanlon     | Senior Engineer          | National Building Agency                       |
| Tom Gallahue      |                          | CIF  |
| Seamus Hoyne      | Managing Director        | Tipperary Energy Agency                        |
| Eamon Brennan     | Senior Executive Officer | North Tipperary County Council                 |
| Niall O'Keefe     | Regional Manager         | National Association of Building Co-operatives |
| Eoin O'Donoghue   | Executive Engineer       | North Tipperary County Council                 |
| John O'Connell    | Executive Engineer       | South Tipperary County Council                 |
| Jonathan Cooney   | Housing Engineer         | South Tipperary County Council                 |
| Catriona Cantwell | Project Manager          | MCO Projects                                   |
| Peter Coyne       | Project Manager          | MCO Projects                                   |
| Phillip Crowe     | Architect                | MCO Projects                                   |
| Brendan Power     | Energy Engineer          | Tipperary Energy Agency                        |

**Apologies**

Ruth Buggie - Sustainable Energy Ireland  
 Kathleen Prendergast South Tipperary County Council  
 Valerie Murphy – Blackwater Resource Development





## Minutes

1. Presentation from Phillip Crowe Architect MCO Projects who was the architect for the Baile Glas project. Key points from projects were as follows:
  - a) 12 Houses designed and built along Passive Solar principals with the hold layout of the house designed to maximise solar gains. It is estimated that the houses will need 60% less energy than conventionally built houses.
  - b) Timber Framed structure with block outerleaf. The house design was kept as conventional as possible to utilise existing building skills in community.
  - c) Heating and Hot Water needs to be met by air heat pump feeding off the buffer zone in the winter garden on the south faces of the house.
  - d) Plan to move occupants in for the start of March. Occupants will get induction training about how to manage the systems in the house particularly the mechanical ventilation system and the heating system.
  - e) The house cost 9.5% more to build than conventional housing built by Cork County Council. This extra expense was offset by House of Tomorrow funding received and funding through the local leader group.
  - f) They also outlined that they are working to develop houses that will be completely passive solar houses where the house will be able to supply all its own heating needs in conjunction with a mechanical ventilation system.
  
2. Review of House Upgrade Project in North Tipperary – Eoin O'Donoghue  
Refurbishment of 40 houses in North Tipperary which includes measures to reduce energy usage in the homes by 50%. The energy improvements in this project are being 50% funded by Sustainable Energy Ireland under their House of Tomorrow programme. This project includes installation of wall and attic insulation, replacement of all single glazed windows with double glazed windows, installation of central heating and upgrading hot water cylinders and controls. Main Learning points discussed
  - a) Managing and communicating with tenants when work was being carried out
  - b) Challenges with contractors about informing tenants when coming on site for different aspects of work being carried out
  - c) Attics being used as stores and challenges around where these household goods can be stored after attics are insulated as placing goods on insulation will diminish its performance.
  - d) Develop a standard list of work for each house where possible.
  
3. There was a short presentation given by Brendan Power on the Building Energy Rating.
  - a) BERs will have to be carried out on all new houses which get planning permission after 1<sup>st</sup> January 2007 for houses which are sold or rented.
  - b) This will impact all social housing built for rental purposes. It will increase the importance around improving the quality of new housing built and should be targeting A rating standard to set benchmark for other developers to follow.
  - c) Tipperary Energy Agency have the capability to complete BERs.





4. Review of Previous Minutes:
  - a) South Tipperary County Council looking at doing a pilot project where 2 timber frame houses will be built as part of a development in Rosegreen village. They are also planning an upgrade of housing in Fethard Town and would like to investigate the possibility of obtaining House of Tomorrow Funding for this project.
  - b) North Tipperary indicated that they will be carrying out upgrade of estates this year. Investigate what energy saving measures can be introduced.
5. Edward Hanlon is involved with a social housing development in Tralee where low energy houses were built using solar and geothermal in some of the detached houses. He outlined that there is ongoing monitoring of these houses over the current heating season and that he should be able to present the findings at the next SHARE meeting in May
6. Next SHARE meeting scheduled for the **Thursday 24<sup>th</sup> of May**. Venue to be confirmed. Also please note if there any topics you would like to cover at this meeting please let me know.

#### **Actions**

1. Follow up with Housing engineers South Tipperary on proposed trial of timber frame housing in Rose Green
2. Follow up on refurbishment project in Fethard with regards to assessing its potential to obtain funding under SEI House of tomorrow program.
3. Follow up on North Tipperary Estate Refurbishment project to see what energy saving steps could be implemented.
4. Follow up on access for Niall O'Keefe. Again all forum members are requested to register on Moodle system and to utilise it as for accessing and exchanging information.
5. Working with North and South Tipperary Community Groups to run training sessions on Home Energy Management. .

