

DELIVEREE OF €21M IN ENERGY UPGRADES FOR LOCAL AUTHORITIES

Over €20 million worth of contracts for energy upgrades to local authority buildings across the eight local authorities in the Dublin and Mid-East region has been provided by Dublin's Energy Agency Codema under its DeliveREE project.

On making the announcement at the DeliveREE project final conference, Codema presented DeliveREE as a proven, practical model for accelerating building decarbonisation through a new delivery approach that embeds guaranteed energy performance into contracts.

Developed and tested by Codema, the DeliveREE model responds to one of the biggest barriers to climate action in the built environment - not a lack of ambition or funding but the challenge of delivering projects quickly, clearly and at scale.

Working with all eight local authorities in the Dublin and Mid-East region, DeliveREE shows that when projects are structured properly, risks are allocated appropriately and performance is built into the contractual model, decarbonisation can move faster and with greater confidence.

The project has already led to €21 million in contracts awarded for local authority energy upgrades, reducing CO₂ emissions by an estimated 2,797 tonnes per year. These

contracts have been awarded to Alternative Heat, Lawler Sustainability, Ohk energy and Lennon Solar for the upgrading of almost 30 buildings, including leisure centres, offices, civic theatres and depots.

Works on the awarded contracts, which are due to commence this autumn, will include measures such as high-efficiency lighting, solar photovoltaic panels, upgraded bivalent heating systems with heat pumps and upgrades to the building management system.

EXTRA PROJECTS IN PIPELINE

A further €25 million in projects is expected in the next wave of delivery, with an additional 3,964 tonnes of projected annual emissions reductions anticipated in the next phase. These projects are supported by the Sustainable Energy Authority of Ireland's Pathfinder programme, which provides grant funding to public bodies that are taking measures to improve their energy



The Codema DeliveREE team (l-r): Eli Babej, Ruari Mulvenna, Suzanne Fitzpatrick, Joe Hayden, Gráinne MacNamara and Katia Tikhoniouk.

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performance and meet their climate action targets.

Unlike more traditional approaches to building retrofits, which are often fragmented, slow to procure and leave performance risk with the building owner, DeliveREE offers a more structured model that can be replicated.

By aligning incentives through guaranteed energy performance, aggregating projects and simplifying delivery pathways, it provides a clearer route from project identification to implementation and long-term results.

Supported through the EU Horizon 2020 Programme, its standardised and structured approach to aggregating building upgrades and guaranteeing performance provides a practical template for scaling decarbonisation across Ireland and helping to meet public sector targets.

Addressing the conference, Joe Hayden, DeliveREE project lead with Codema, said that the project shows that accelerating building decarbonisation is achievable when the delivery model is designed properly.

“Rather than focusing on individual, ‘ad hoc’ projects, DeliveREE creates



Pictured during the panel discussion (l-r): Juliene Helbert (South Dublin County Council), Declan Keogh (Mid-East Energy Unit), Daniel Ring (Lawler Sustainability), Gráinne Mac Namara (Codema) and Connel McMullan (Alternative Heat).

a repeatable system that gives public bodies the confidence, capacity and structure to deliver at pace and at scale.”

As policymakers and public bodies across Ireland look for ways to increase renovation rates and meet climate targets, DeliveREE provides a strong example of how delivery systems can be redesigned to unlock faster, more effective decarbonisation in the public sector.

The DeliveREE project led by Codema is focused on accelerating building decarbonisation through a contractor-led, performance-based delivery model. The project ran from 2020-2026 and was supported through the EU’s Horizon 2020 programme. These projects also received support through the Sustainable Energy Authority of Ireland’s Pathfinder programme.



Joe Hayden (Codema), Ross Griffin (KOSMOS) and Gerard Donnellan (SEAI).

The eight local authorities in Dublin and Mid-East regions

- Dublin City Council
- Dún Laoghaire-Rathdown County Council
- Fingal County Council
- South Dublin County Council
- Kildare County Council
- Louth County Council
- Meath County Council
- Wicklow County Council

DeliveREE Project Partners

Codema (lead partner)
 Philip Lee Solicitors
 Resourceful Futures
 Sustainable Development Capital LLP
 Dublin City Council
 Dún Laoghaire-Rathdown County Council
 Fingal County Council
 South Dublin County Council

For further information, visit www.codema.ie/deliveee

LOCAL AUTHORITY ENERGY UPGRADE PROJECTS

SDCC – Arthurstown Landfill Solar PV: The first project to begin development was the Arthurstown Landfill small-scale solar PV in February 2022, which started as a 75kW solar array at initial appraisal stage. Following a site visit facilitated by South Dublin County Council (SDCC), feedback and discussions with SDCC and technical and financial analyses, it is now proposed to be a 200kW array, which aims to provide approximately 30% of the site’s annual electricity consumption. This project is currently in procurement. Development has also started on the proposed large scale 5MW solar PV project at the same site, for which a detailed feasibility study was received in mid-2024.



SDCC Buildings EPC: The second project to enter development was Lot 6, which comprises of energy efficiency and decarbonisation upgrades across six SDCC buildings – County Hall and Library, Civic Theatre, Clondalkin Offices, Clondalkin Leisure Centre, Tallaght Leisure Centre and Rua Red. The project progressed through the pre-procurement stages of the project development process during 2025, supported by SDCC through the facilitation of site access for energy audits and the provision of technical and operational information. Following completion of these preparatory stages, the project advanced through a competitive dialogue procurement process.



As of December 2025, the project reached award decision stage, with an Energy Service Company (ESCO) selected. The appointed ESCO has been commissioned to progress the project into the detailed design phase, developing fully costed and technically defined solutions in preparation for implementation and contract close.

Fingal County Council’s Offices Rooftop PV: Codema helped to facilitate the procurement of a rooftop solar PV framework for Fingal County Council. The initial project for this framework was for rooftop PV arrays on Grove Road Offices, Swords County Hall and Coolmine Depot. This project reached the tender award stage in 2024 and is currently being implemented.



Kildare Buildings EPC: The Kildare County Council (KCC) Energy Performance Contract (EPC), which started in March 2025, encompasses energy efficiency and decarbonisation upgrades across three key buildings – Áras Chill Dara, K Leisure Naas, and K Leisure Athy.



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Throughout 2025, the project progressed through the early stages of the project development process, supported by KCC through the facilitation of site access for audits, provision of operational and technical data, and ongoing stakeholder engagement. Following the completion of initial assessments and baseline energy analysis, the project advanced to the Outline Solutions Reporting stage.

Shortlisted Energy Service Companies (ESCOs) are actively developing and presenting their outline proposals, setting out projected energy and carbon savings, high-level technical solutions, and performance strategies for each of the buildings.

These proposals will form the basis for comparative assessment, refinement of project scope, and the selection of a preferred ESCO to progress to the detailed design and implementation phases in 2026.

Meath Buildings EPC: The Meath County Council (MCC) Energy Performance Contract (EPC), which entered development during 2025, focuses on delivering energy efficiency and decarbonisation upgrades across two leisure facilities – Aura Leisure Navan and Aura Leisure Trim.

Throughout last year, the project progressed through the early stages of the EPC development process, supported by the council through facilitated site access for energy audits, provision of operational and technical data, and ongoing engagement with building operators and stakeholders. Baseline energy analysis and initial opportunity identification were completed, allowing the project to advance into the outline solution development phase.

Shortlisted Energy Service Companies (ESCOs) are preparing outline proposals for Aura Leisure Navan and Aura Leisure Trim, setting out indicative energy and carbon savings, proposed technical measures, and delivery methodologies appropriate to live leisure facilities with high and variable energy demand.

These submissions will inform the evaluation process and support the appointment of a preferred ESCO, with the project expected to progress to detailed design, commercial close, and implementation planning during 2026.



Mid-East Multi-Party Framework: The Framework was established to support the delivery of energy performance projects across Kildare, Meath, Wicklow and Louth, with a particular focus on smaller public buildings that are often not well-suited to traditional large-scale EPC procurement.

The framework provides a structured and accessible route to market for these, enabling energy efficiency and decarbonisation measures to be rolled out across a wider and more diverse public-sector building stock.

The framework documentation and initial building list were issued in early 2025, and the Pre-Qualification Questionnaire (PQQ) stage was successfully completed in April 2025. Following evaluation, a shortlist of suitable Energy Service Companies (ESCOs) was established based on technical capability, relevant experience, financial standing and capacity to deliver works in live public buildings.



Shortlisted tenderers are currently participating in the competitive tender stage to secure places on the framework. This stage includes detailed submissions on delivery methodology, commercial models, governance, measurement and verification approaches, and quality assurance processes.

As part of this process, benchmark costs have been developed and tested across a representative sample of building typologies and measures, providing increased cost transparency and value-for-money assurance for participating local authorities. These benchmarks will inform future mini-competitions and support consistent pricing and scope definition once the framework is live.

In parallel, the initial building dataset has been refined, and lessons learned from early engagement with local authorities have been incorporated into the framework documentation to improve clarity, risk allocation, and deliverability. Subject to completion of the tender evaluation and award process, the framework is expected to be established shortly, enabling participating authorities to commence mini-competitions and progress energy performance projects during 2026.