

Activity Report 2024



Leadership for a Sustainable Built Environment





Table of Contents

Who We Are	02	We Rate	10
Chairwoman's Foreword	03	We Innovate	16
Meet The Board	04	We Advocate	19
2024 At Glance	05	We Collaborate	20
2024 Highlights.....	06	We Communicate	21
Our Members	08	Meet The Team	22
We Educate	09		

Who We Are

The Irish Green Building Council (IGBC) is a fully inclusive organisation of all those willing to work together within the built environment to transition to sustainability in the shortest time possible.

We are the leading authority on green building best practices in Ireland, with a network of over 450 organisations spanning the entire built environment industry.

We are affiliated with the [World Green Building Council](#), a network of over 80 national Green Building Councils worldwide with a total membership of over 27,000 of the most progressive international organisations and businesses. This international network allows us to share best practice, influence European policy and global actions.



Chairwoman's Foreword



Ali Grehan

Ali Grehan

Chair of the Irish Green Building Council

As I reflect on my second year as Chair of the Irish Green Building Council (IGBC), I am pleased to report that 2024 was another vibrant and productive year for our organisation.

This year marked the introduction of a new version of the *Energy Performance of Buildings Directive (EPBD)*, which, for the first time, includes requirements for the calculation and disclosure of the Life-cycle global warming potential of buildings. This is a significant step forward in decarbonising the built environment. After working with European Green Building Council's colleagues for an ambitious EPBD Recast, we are now looking forward to supporting the Irish Government in the transposition phase. The groundwork laid in recent years, including the development and pilot of a national methodology for measuring the life-cycle global warming potential (Indicate project), will be pivotal in the introduction of these new requirements in Ireland.

Throughout 2024, we continued to make significant strides in implementing *Building a Zero Carbon Ireland - A Roadmap to Decarbonise Ireland's Built Environment across its*

Whole Life Cycle. Central to this was our *Government Policy Scorecard*, which tracks progress against the roadmap, identifies gaps in current government policies, and pinpoints key areas for further focus in the years ahead. This work and your feedback informed the launch of our *Political Manifesto*, which outlines our **three critical requests for the incoming Government**.

In 2024, our efforts extended well beyond decarbonisation, as we placed a stronger focus on circularity, green finance, green public procurement, ESG, biodiversity, and climate adaptation. We launched our monthly "Lunch & Learn" webinar series and added new resources to **our online learning platform**. Our Communities of Practice on embodied carbon, ESG, and biodiversity provided new opportunities to members to share challenges and exchange insights. We continued to publish thematic newsletters focusing on whole-life carbon, circularity, and biodiversity.

Our flagship annual conference, *Build Green Now*, grew substantially. Hosted at Croke Park, the event featured international speakers, and exhibitors, and expanded networking

opportunities. This was our biggest and most impactful conference to date, with over 400 professionals attending.

Finally, it was a year of growth for our team. We now proudly have 21 dedicated staff members, all committed to supporting our members in the transition to a greener, healthier built environment.

Looking ahead, 2025 promises to be another transformative year. We will launch a *Roadmap for Circularity in Construction*, an *Industry Progress Report on Decarbonisation*, a *Catalogue of Case Studies* showcasing examples of biodiversity enhancement within the built environment and much more. This is the year to act for a better built environment. **Contact our membership team today to get involved and make a difference!**

I would like to extend my heartfelt thanks to all our members for your unwavering support throughout 2024. Your commitment to our shared goals has been essential in driving our achievements. I look forward to continuing this important work together and seeing many of you at our upcoming events in 2025.

Meet The Board



Patrick Atkinson
Chadwicks Group



Alan Cawley
John Sisk & Sons



Orla Coyle
Savills



Lorraine FitzGerald
Glenveagh Properties



Ali Grehan
Chair



Laura Heuston
Sustainability Works



Patrice McVeigh
O'Connor Sutton Cronin



William O'Donnell
IN2 Engineering



Claire Pomroy
Hines



Krystyna Rawicz
KRA Renewables

2024 At Glance

Building a Community



450+
Members

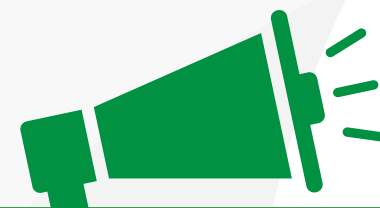
Improving Skills



500+
Enrolled in IGBC courses

1,000+
Attendees at live and online events

Raising Awareness

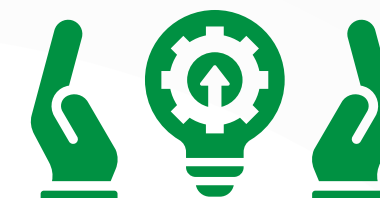


227,000+
Social media followers

63,000+
Active users of the website

59,000+
Views of articles & interviews

Driving Change and Innovation



22
Ongoing national and international projects (+7 in 2025)

23
Meetings with Senators/TDs

10
Key reports published

Rising Standards



27,600+
Home Performance Index (HPI) homes registered

190+
Environmental Product Declarations (EPD) published and digitally available

1ST
Project completed using CO₂ Performance Ladder

Leading the Built Environment towards a **Zero Carbon, Biodiverse and Resource Efficient Future**

2024 Highlights

March



Launch of *Bridging the Gap Between Energy Poverty and Energy Renovation* report in partnership with Friends of the Earth.



Launch of our *National Upskilling Roadmap for Sustainability in the Built Environment*.



IGBC host an *information session* on of the Energy Performance of Buildings Directive (EPBD) Recast with MEP and rapporteur of the text Ciarán Cuffe.



February



Launch of *policy scorecard*, tracking progress against our roadmap, highlighting gaps in government policies and areas to focus efforts.



May



Build Green Now 2024 Conference at Croke Park



2024 Highlights

July



Celebrating 1 year from the launch of Healthy Homes Ireland recommendations



Presenting at the Oireachtas on the Circular Economy in Construction

September



World Green Building Week 2024



November



Better Homes 2024, spotlighting innovation and finance for Greener housing - with international speakers and a Roundtable Discussion



Launch of General Election Manifesto with representatives of the main parties.



Our Members

This year, we've improved member experience with a streamlined user account system on our website. Now, every employee of our member organisations can **easily create an account to access IGBC events**, free webinars, and discounted training sessions. By sharing your primary interests through your profile, you'll receive tailored updates and resources that matter most to you.

This helps you stay connected to IGBC's vibrant member community through quarterly **Community of Practice** meetings.

These gatherings focus on key topics like ESG, Whole Life Carbon, Biodiversity & the Built Environment, and Green Public Procurement (GPP) fostering collaboration and shared learning.

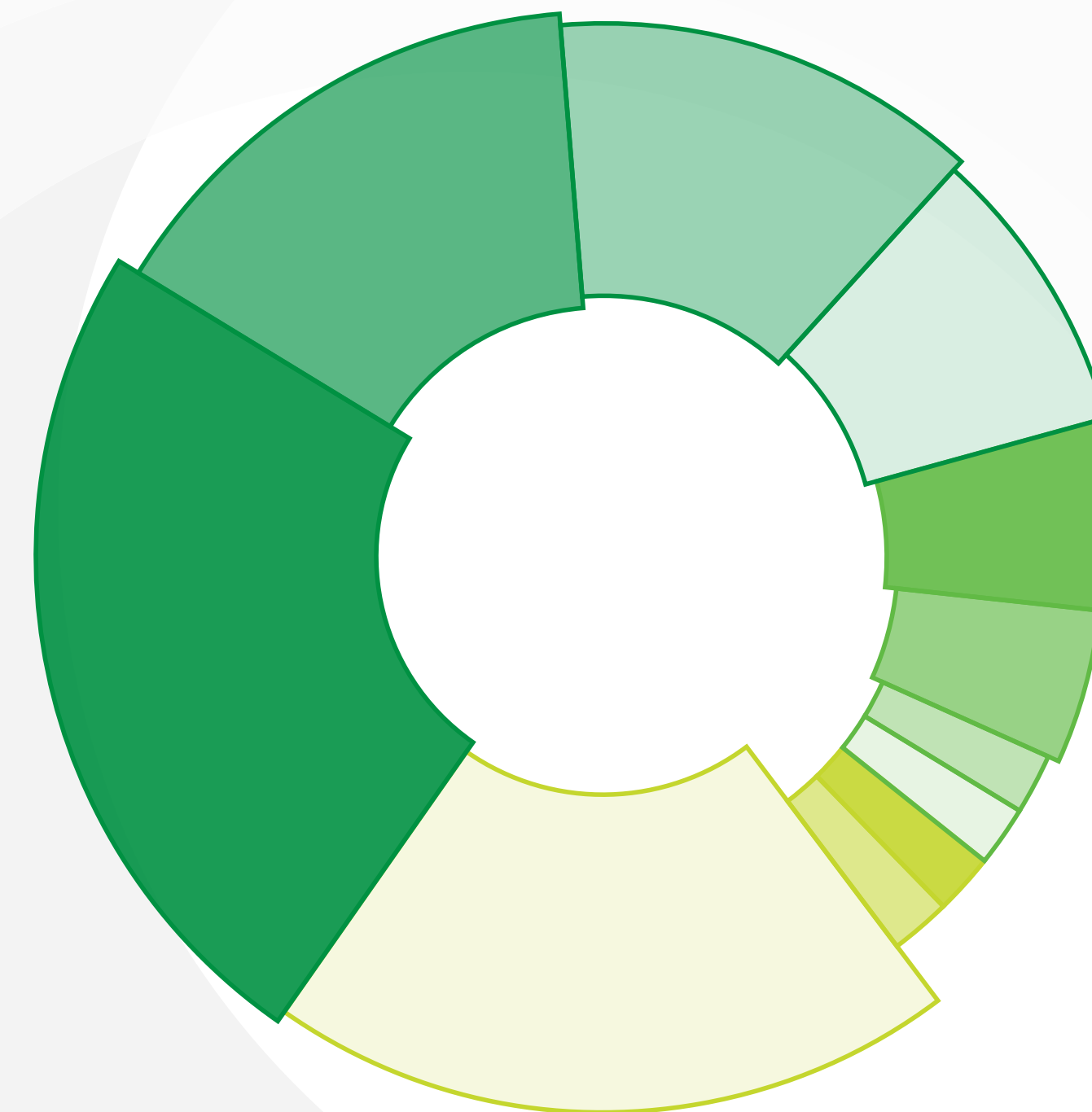
We also offer **quarterly newsletters** on content such as Circularity, Biodiversity and Whole Life Carbon and we are looking to expand this offering in the new year.

If you want to discuss membership, get in touch with memberservices@igbc.ie.

450+
Members
(12.5% increase)

95%
Renewals

2300+
Member employees engaging
with our content



Top 10 Industry Segments

- 24% Construction
- 15% Architecture & Planning
- 13% Civil Engineering
- 9% Real Estate
- 6% Professional Training & Coaching
- 5% Building Materials
- 2% Mechanical or Industrial Engineering
- 2% Higher Education
- 2% Computer Software
- 2% Design
- 20% Others

Membership of IGBC provides free membership of Construct Innovate and access to research partnerships with Ireland's universities.



We Educate

Empowering the Construction Sector to Build a Sustainable Future

50+

Live and online events with **1026** attendees representing **326** companies

500+

Enrolled in courses through learn.igbc.ie, representing **180** companies

1,000+

Registered users on the learn.igbc.ie

800+

Attendees to webinars with **46** course and educational content available on learn.igbc.ie



In 2024, we made significant strides, hosting live events - such as **Build Green Now at Croke Park** and **Better Homes** - alongside online webinars, ensuring accessibility for participants across Ireland and beyond.

A key highlight was the launch of our “**Lunch & Learn**” —a members-only webinar series focused on the topics most requested by our community.

We also enriched our **online platform, learn.igbc.ie**, with new content and courses designed to fit diverse schedules and needs, ensuring learning opportunities were available anytime, anywhere.



A major milestone this year was the launch of the **National Upskilling Roadmap 2030**. Developed through extensive stakeholder collaboration, this roadmap identifies critical competencies needed for professionals and workers to achieve a fully decarbonised built environment.

In addition, we kept supporting the **Digital Academy for Sustainable Built Environment (DASBE)**, which introduced **micro-credentials** this year - small, accredited courses designed to meet the demands of learners, enterprises and society.



Banbha McCann

Associate at Henry J Lyons



The HPI Assessor training from the IGBC was incredibly insightful, demystifying the certification process while allowing flexibility to complete at my own pace. With the added benefit of homework tasks, it provided a deeper understanding of sustainable housing design. A number of architects within the practice have undertaken the training, helping us to design residential developments that meet EU Taxonomy and HPI compliance.

Thanks to our members who sponsored our events



We Rate

The IGBC currently offers **three powerful tools** that promote sustainability in the built environment, each addressing key areas of impact.



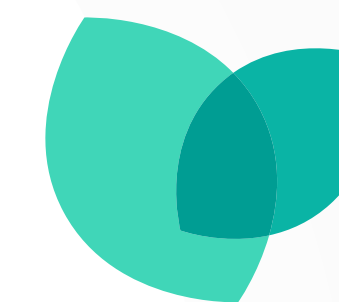
Home Performance Index

Ireland's national certification for new homes, assessing sustainability, quality, and environmental impact.



EPD Ireland

The Environmental Product Declaration platform for Irish manufacturers, supporting transparency in product environmental impacts.



CO₂ PERFORMANCE LADDER

CO₂ Performance Ladder

A user-friendly and affordable green procurement tool, that encourages sustainability in procurement decisions.

Home Performance Index



This year, we made significant strides with our green home certification scheme, which has truly taken off. In 2024, over 400 homes were certified across three major projects while the HPI team expanded from 2 to 3 members, reflecting the increasing demand and success of the scheme.

27,600+

Homes registered, including **7,280** in 2024

1,000+

Homes certified, with **408** homes certified in 2024

28

Developers using HPI of which **11** joined in 2024

192

HPI assessors, with **45** added in 2024

Certified this Year

Cork Street, Dublin 8
55 units (Social Housing)



Dublin City Council (Developer)
SISK (Contractor & HPI Assessor)

Parkside 2/3 North, Dublin 13
282 units (Built to Rent)



Vesta (Developer), **Twinlite** (Contractor)
Meehan Green (HPI Assessor)

Springvale, Chapelizod, Dublin 20
71 units (Social Housing)



Dublin City Council (Developer)
SISK (Contractor & HPI Assessor)

Home Performance Index

2025 Goals



Releasing Home Performance Index Technical Manual v3.1 to fully embed and align with EU Taxonomy requirements.



Developing the education offering to increase the general awareness and knowledge of the certification and its requirements.



Increasing homes & projects successfully certified and maintaining the number of projects registered for HPI Certification.



Do you want to know more about **Home Performance Index**?
Get in touch with **John** and **Brian**



Khurram Shahzad

HPI Assessor at Sisk



Fostering sustainability at the local level drives meaningful change, supports Ireland's climate objectives, and ensures a greener future for everyone. Earning Home Performance Index certification from the Irish Green Building Council highlights the quality and eco-consciousness of homes, promoting awareness and accountability in sustainable development.

EPD Ireland



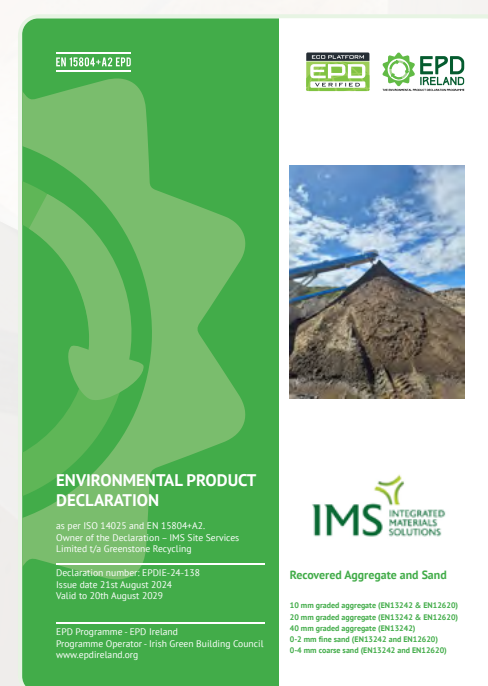
The **EPD Ireland Programme**, enabling Irish manufacturers to publish verified and transparent environmental assessments of their construction products, achieved a major milestone with the **digitalisation of the EPD development process**.

Our **educational YouTube videos** on developing and interpreting EPDs have become our most viewed, reflecting a growing demand for transparent data in construction.

40
New EPDs published, bringing the total to **196** valid EPDs.

42
New products now have an EPD, increasing the total to **225**.

8
New companies published an EPD through EPD Ireland, bringing the total to **37**.



EPD Ireland



What is an EPD?



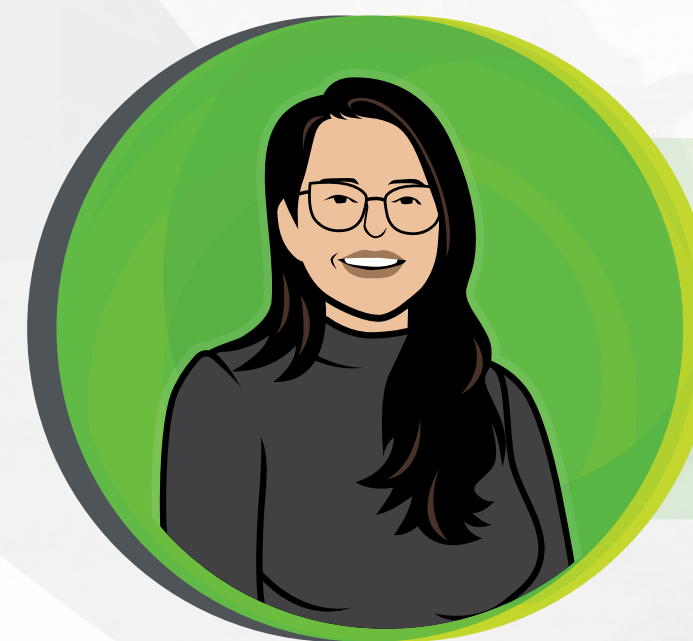
How to read an EPD

Alan Anderson
Project Engineer at Cola



My experience generating EPDs with EPD Ireland was exceptionally positive. The guidance provided by Fernanda was invaluable; she kept us consistently updated and ensured we were aware of our tasks at every stage. This proactive communication not only helped us stay organised but also reduced potential delays in the process. Her expertise made navigating the complexities of EPDs much more manageable for our team at Colas, ultimately leading to a successful outcome.

Thanks to all our members who **developed** and **published EPD** in 2024



Want more information on how to develop an **EPD** for your product?
Drop a line to **Fernanda**

CO₂ Performance Ladder



CO₂ PERFORMANCE LADDER

The **CO₂ Performance Ladder** is our latest tool to promote Green Procurement. Developed by The **Foundation for Climate Friendly Procurement and Business** (SKAO) in the Netherlands and successfully implemented in several countries, we are currently piloting in Ireland.

This year, it was used in **Transport Ireland Infrastructure's** Tender Pilot Scheme, where **Jons Civil Engineering** was awarded the contract for **the M7 Kildare Bypass Pavement Scheme** and achieved an impressive 21% reduction in carbon emissions.



TII's experience with the CO₂ Performance Ladder



Do you want to know more about **CO₂ Performance Ladder**?
Get in touch with **Marianne**

Micheál O'Connor

Senior Procurement Executive at
Transport Infrastructure Ireland (TII)

TII have been looking for some time for a tool that could help with the reduction of CO₂ emissions. When we discovered the CO₂ Performance Ladder we felt it was an ideal fit for us. The ladder is easy to implement, affordable, and reliable.

We Innovate

This year we increased our work on driving innovation with over 22 research activities focused on delivering practical tools to the market to address the pressing challenges of climate change, resource depletion, and biodiversity loss.

22

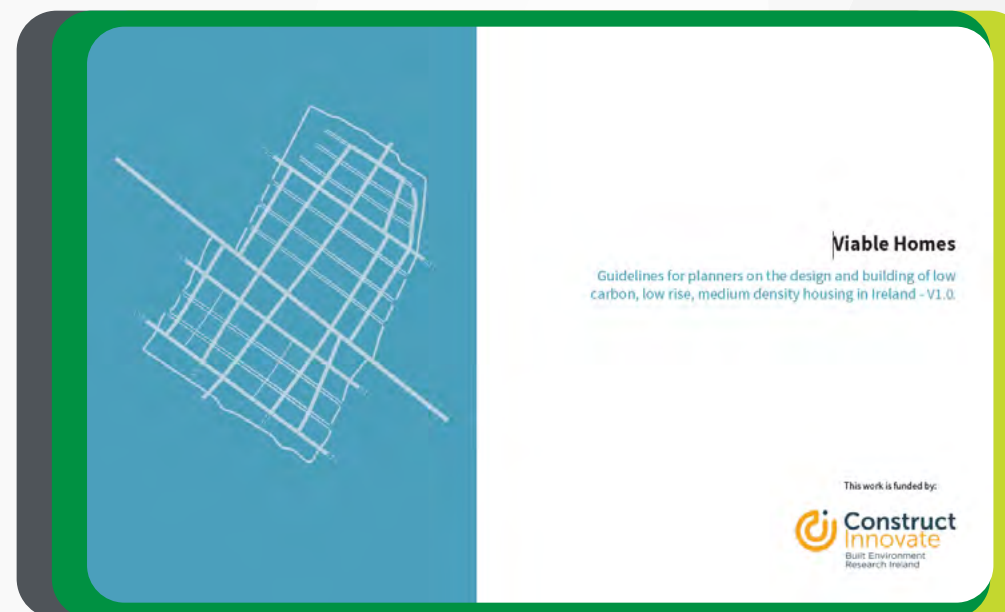
Ongoing projects

10

Reports and resources published

7+

New projects awarded to start in 2025



Leading the Decarbonisation of Ireland

We continue to implement the actions outlined in [Building a Zero Carbon Ireland](#), our roadmap to decarbonising the built environment across its entire life cycle. In 2025, we will publish the first Industry Progress Report, featuring updates and case studies from Irish companies. ^[1]

We have developed a **national methodology to measure buildings' Whole Life Cycle carbon** and tested it on 50+ projects. You can read the results final results [here](#). ^[2]

Work is ongoing on a **Design for Performance framework**, shifting the focus from compliance to achieving Whole Life Net Zero Carbon. ^[3]

Net Zero Carbon definitions for operational energy and whole-life carbon, along with **new guidance for planners to address emissions in new developments**. ^[4]

Building on that, we are developing, **PLACE, a pre-planning and planning, liveability and carbon quantification tool** useful to planners, policymakers, developers, green finance providers and building design professionals interested in evaluating potential sites and situating low-carbon developments. ^[5]

We are working on a **roadmap for the decarbonisation of construction site processes**. ^[6]

We're embarking on a small pilot project to see if SEAI's **Display Energy Certificate methodology** will make a good way to measure embodied carbon in commercial office buildings. ^[7]

From 2025, we will start piloting a '**regulatory sandbox**', a regulatory space for new, innovative and low-carbon build systems to be trialled and tested outside of the conventional building regulations. ^[8]

We are also engaging with international experts in front-runner countries implementing building life cycle GWP disclosure regulations to develop a pathway for Ireland to introduce regulations. ^[9]

^[1] Funded by Laudes and IKEA Foundations through #BuildingLife

^[2] Funded by Laudes Foundation through INDICATE

^[3] Funded by SEAI through the Design4Zero

^[4] Funded by Construct Innovate

^[5] Funded by SEAI through RE-CUGI

^[6] Funded by Construct Innovate through DECAR-CON

^[7] Funded by Laudes and IKEA Foundations through #BuildingLife

^[8] Funded by Construct Innovate

^[9] Funded by SEAI through IMPLEMENT

We Innovate

Making the Renovation Wave Roll

We have released recommendations to tackle fuel poverty through energy renovations.

We are actively working to support commercial renovations by raising awareness and providing tools to help SMEs overcome existing barriers. ^[10]

In addition, we are developing a Renovation Passport tailored for the non-residential sector. ^[11]

In 2025, we will be working on assessing the perceived and actual regulation barriers to re-use of existing buildings and developing mitigation recommendations and tackling all non-regulatory barriers, establishing a “**Vacant to Vibrant**,” a cross-sectoral alliance. ^[12]



^[10] Funded by SEAI through ENACT initiative

^[11] Funded by SEAI

^[12] Funded by Construct Innovate and #Building Life

^[13] Funded by EPA through Circular Build

^[14] Funded by EPA through CE-CON initiative

^[15] Funded by Construct Innovate

^[16] Funded by Laudes Foundation

Enabling Circular Economy and Green Procurement in the Construction Sector

We developed and we are about to launch the **National Circular Built Environment Roadmap to 2040**. ^[13]

We are also working on a **Circular Economy Construction demonstrator project** - Opera Square in Limerick, where reclaimed construction materials have been reused onsite and offsite, or repurposed and remanufactured. ^[14]

We are starting piloting **Material Passport in the Build Environment**. ^[15]

We are piloting in Ireland the **CO₂ Performance Ladder**, a tool helping companies **embed green procurement into their processes**. ^[16]



We Innovate

Promoting Healthier & Greener Homes

We are launching **green finance programs for sustainable homes**, promoting healthier living and energy security, using EU taxonomy-aligned green certifications as qualifiers. ^[17]

We are also **working with financial institutions, funders, and small home builders** to create a phased pathway toward more sustainable building practices.

We are developing a **Home User Guide** for occupants to operate their homes to be healthy and efficient. ^[18]



^[17] Funded by EU through SMARTER4EU initiative

^[18] Funded by Construct Innovate and Cairn Homes

^[19] Funded by Construct Innovate and Land Development Agency

^[20] Funded by the Housing Agency through BIO-NEIGHBOUR

Enhancing Biodiversity in the Built Environment

We are **curating practical, high-quality case studies on protecting and enhancing biodiversity** in common building typologies and infrastructure across Irish towns and cities. ^[19]

In 2025, we will develop **recommendations to scale up biodiversity enhancement in new residential developments**, fostering thriving, sustainable communities in collaboration with the Housing Agency and Trinity College Dublin. ^[20]

We continue to publish a **dedicated newsletter** and host a **quarterly Community of Practice**, covering topics like Embodied Ecological Impacts, Nature-Based Solutions, and biodiversity co-benefits.

This year, we also hosted a **workshop with Dun Laoghaire-Rathdown County Council** on biodiversity net gain (BNG), along with **tours at Trinity College Dublin and Cobh Town Centre**.



We Advocate

23

Meetings with TDs/Senators and we presented to the Oireachtas Committee on the Environment and Climate Action on the Circular Economy in Construction.

9

Submissions

Member of DAFM's Timber in Construction and Cement & Construction Sector Decarbonisation Working Groups

Vacant to Vibrant Building Alliance set up

Policy scorecard & Election Manifesto launched

This year has been pivotal for climate policy and the built environment, culminating in the **adoption of the 2024 Recast of the Energy Performance of Buildings Directive (EPBD)**. The Recast Directive marks significant progress in supporting energy renovation at scale. It introduces Zero Emission Building Standards (ZEB) and sets new requirements for calculating and disclosing the life-cycle global warming potential (GWP) of buildings.

In 2024, we held **information sessions** on the EPBD and **organised a workshop to assist with the transposition of Article 9.1 (Minimum Energy Performance Standards MEPS) in non-residential buildings** into Irish law.

At the national level, we welcomed the recommendations from the Housing Commission's report on **introducing whole-of-life carbon targets into the design of all new housing through building regulations and planning processes**. Additionally, the publication of the **Green Public Procurement Strategy and Action Plan 2024-2027**, alongside the introduction of new requirements for low embodied carbon concrete products in public procurement, as well as the publication of the **Improving Energy Efficiency in Traditional Buildings** guidance document, and the launch of the SEAI's traditional homes pilot, all represent positive steps aligned with our advocacy efforts.

We were also honoured to be appointed to the **Government Timber in Construction Steering Group** and Cement and **Construction Sector Decarbonisation Working Group** and to **present to the Oireachtas Committee** on the Environment and Climate Action on the Circular Economy in Construction.

Looking ahead to 2025, our priorities include **addressing vacancy rates** in our towns and cities, ensuring new homes are not only energy efficient but also built sustainably within well-connected neighbourhoods, and supporting the decarbonisation of the construction industry. We will collaborate closely with our members to ensure the ambitious transposition of the EPBD into Irish law.



We Collaborate



We Communicate

60

Media mentions

700,000+

Impressions & 10,167 reactions on LinkedIn

22,700+

Followers on social media

221,000+

Website views, with 63,000 active users

59,200+

Newsletter emails sent



Innovation and green finance: The future of sustainable housing

IRENE RONDINI, Communications Lead and Biodiversity Support Officer, Irish Green Building Council, looks at some of the latest developments in green finance and provides details on upcoming IGBC events, including the Better Homes Conference 2024 in November and an important webinar on the Home Performance Index.



Irish Independent

The secret to improving sustainability in the built environment

How integrating cutting-edge sustainable technologies can transform the construction industry and built environment, and why a 'harmonised' approach is vital to create a sustainable society.



THE IRISH TIMES

Ireland lags other countries on reusing building materials, but how can we close the gap?

Building waste accounts for over half of all waste generated in Ireland and it is the fastest growth waste stream in the European Union. In 2022, 8.3 million tonnes of construction waste was produced here. And while the vast majority of these waste materials are excavated soil and stone (about 85 per cent), this also includes concrete, brick, tiles, glass, metal, plastic and wood.



THE IRISH TIMES

How to find pollutants and improve air quality in your home

Air quality is as critical to good health as nutritious food. With most of us spending the majority of our time in buildings, indoor air quality, in the home and at work, is an important concern.



DublinGazette

THE FUTURE IS LOCAL, THE FUTURE IS FREE

New buildings law can lower energy bills and scale up renovation

The new Energy Performance of Buildings Directive (EPBD) can help to lower energy poverty, take people out of energy poverty and create high-quality jobs, MEP Ciarán Cuffe said as he attended a panel discussion in Dublin on the landmark law, hosted by the Irish Green Building Council (IGBC) and the European Parliament Liaison Office.



RTE

Call for creation of greener homes

The Irish Green Building Council (IGBC) has launched its election manifesto in which it urges political parties to create greener homes through three key actions.

Meet The Team

This year, our team has grown a lot! We've welcomed new members and created new roles. With this growth, we've boosted our expertise and are better equipped to handle our evolving projects. Now, we're a team of 20 people from 11 different countries, and we're excited for even more growth in 2025.



Pat Barry
Chief Executive Officer
pat@igbc.ie



Marion Jammet
Director of Advocacy and Policy
Biodiversity Lead
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Johanna Varghese
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Lee Flood
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Meet The Team



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Gold Members



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