

# DeliveREE: Project summary report

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Executive Summary

**ENGLISH**



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## What is DeliveREE?

Through DeliveREE, Codema developed and tested a new approach to accelerate building decarbonisation using a new delivery model with guaranteed energy performance built into contracts.

### Project results

**€21 million**

of awarded contracts, comprising of building energy upgrades across five local authorities in Ireland



**€25 million**

of projects expected in the next wave of delivery



**2,797 tCO<sub>2</sub>**

per annum, approximately, in verified projected emissions reductions



**3,964 tCO<sub>2</sub>**

Additional projected emissions reductions per annum expected in the next phase



### Key takeaway

DeliveREE demonstrates that **accelerating building decarbonisation is achievable** when projects are structured clearly, risks are allocated appropriately and delivery pathways are simplified.



# Key benefits of the DeliveREE approach



## Accelerated decarbonisation

Using public sector buildings as case studies, DeliveREE shows that carbon reduction can progress rapidly when delivery systems are well-structured.



## Capacity-building

A dedicated Project Implementation Unit enables building owners to move from ad hoc projects to a continuous decarbonisation pipeline.



## Market development

Strengthens supplier engagement, skills growth and investment through structured procurement and aggregated project pipelines.



## Confidence building

Increases public authority confidence in performance-based procurement and whole-building decarbonisation approaches.



## Scalability and transferability

Provides a clear, standardised and structured way of aggregating building energy upgrades and guaranteeing energy performance that can be replicated across Ireland.

# How DeliveREE differs from traditional approaches

## Traditional approach

Traditional approaches to building decarbonisation can often be fragmented, with lengthy procurement processes and performance risk remaining with the building owner.



## DeliveREE approach

DeliveREE offers a new approach, using a guarantee of energy performance as a way to align incentives and ensure outcomes, alongside aggregation and robust governance structures to see projects through to completion.



# Roles and responsibilities in the DeliveREE model



## **Project Implementation Unit**

Performs a coordinating and oversight function across the full project lifecycle, ensuring strategic alignment, compliance with the Infrastructure Guidelines, management of documentation and continuity between stages.



## **Client**

Retains ultimate ownership and decision-making authority for the building, approving progression at each Approval Gate, confirming strategic priorities and remaining accountable for governance and funding compliance.



## **Participating local authorities**

Participate according to portfolio ownership and governance structures, with coordination structured to avoid the fragmentation that can arise when multiple authorities attempt to procure jointly without clear leadership.



## **Grant governing bodies**

Grant governing bodies like the Sustainable Energy Authority of Ireland (SEAI) and Pathfinder provide a critical funding and compliance role, ensuring that grant conditions, reporting requirements and funding drawdown procedures are aligned with the model's staged Approval Gates.



## **Energy efficiency design (EED) consultant**

Provides independent, technical scrutiny of energy modelling assumptions, decarbonisation pathways and design robustness to ensure proposed interventions are coherent, deliverable and aligned with performance objectives.



## **Quantity surveyor (QS)**

Provides commercial oversight through monitoring cost plans, validating value-for-money assessments, supporting business case preparation and reviewing payment applications.



## **ESCo / appointed contractor**

Assumes responsibility for design development, implementation and long-term performance delivery under the contractual structure, including accountability for achieving agreed energy and carbon results.

# The 10-step DeliveREE pathway



## Results and impact

DeliveREE demonstrates that accelerating public sector decarbonisation is possible when delivery systems are structured effectively.

One of the most important outcomes of the project is the establishment of a functioning delivery framework supported by a **dedicated Project Implementation Unit**. This institutional capacity enables public authorities to move from ad hoc project development towards a continuous pipeline of decarbonisation initiatives.






The project has also **strengthened market engagement** by creating structured procurement opportunities and aggregated project pipelines. Predictable demand signals help encourage supplier participation, skills development and investment in the energy services market.

Beyond the immediate projects delivered, DeliveREE has also **contributed to building confidence among public authorities in adopting performance-based procurement and whole-building decarbonisation approaches**.

This institutional learning is an important foundation for scaling future programmes.

In addition, **core elements of the DeliveREE model are transferable**. The structural components of the model, including aggregation, standardisation, performance contracting, procedural clarity and institutional coordination, represent delivery principles that can be applied across different regions and governance systems.

### What DeliveREE leaves behind

-  A tested delivery model
-  An operational Project Implementation Unit
-  Increased institutional capacity
-  Stronger market engagement
-  A transferable delivery framework

