

## Homeowner & Investor Property Grants 2026

Bringing a vacant or derelict property back to life can be a rewarding way to create a home, support local communities, and contribute to Ireland's ongoing effort to tackle housing shortages and dereliction. However, the cost of refurbishment - especially for older or neglected buildings - can be significant.

To support homeowners and prospective buyers, a wide range of **government grants and schemes** are available to help cover the cost of repairs, energy upgrades, and essential conservation work. Whether you intend to live in the property yourself or make it available for social or private rental, these supports can make refurbishment far more affordable.

This guidance document provides a comprehensive overview of the **main grants and financial supports** currently available in Ireland for vacant and derelict homes, including:

**Vacant Property Grants have been extended to 2030.**

### 1. Vacant Property Refurbishment Grant (Croí Cónaithe Fund)

- **Who administers it:** Local authorities under the Department of Housing, Local Government and Heritage.
- **Eligibility:**
  - Property built **on or before 2008**.
  - **Vacant for at least 2 years.**
  - You must **own the property** or be actively negotiating its purchase and intend either to live in it as your principal residence or rent it afterward.
- **Grant amounts:**
  - Up to **€50,000** for vacant properties.
  - Up to **€20,000 additional** (total **€70,000**) for **derelict properties**—must be structurally unsound/dangerous or on the Derelict Sites Register, confirmed via a qualified professional's report.
  - For **offshore island locations**, you may be eligible for a **20% uplift**—up to €60k (vacant) or €84k (derelict).
- **Process:**
  - Grant covers various works—from structural repairs to finishing touches, VAT-inclusive.
  - Paid out upon **completion and inspection**, based on actual costs incurred.

## 2. Repair and Leasing Scheme

- Provides funding for owners of **vacant properties in need of repair**.
- Local authority or approved housing body pays upfront to bring the property up to renting standard.
- You then **lease the property back** to them for **5 to 25 years**, with rental payments offsetting the cost of works.
- This arrangement includes:
  - Guaranteed rental income.
  - Repairs funded by secure loan.
- Interest-free loan up to **€80,000 per residential unit**; e.g., a converted former shop into four homes could qualify for up to €320,000.

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## 3. Conservation Advice Grants for Traditional Farmhouses

- **Pilot scheme** (as of April 2025):
  - Grants up to **€7,500 (ex-VAT)** for expert conservation advice for **vacant traditional farmhouses**.
  - Designed to support those considering the Vacant Property Refurbishment Grant.
- **Conservation Advice Grant**:
  - Up to **€5,000** covering 67% of expert conservation advice costs for **vacant traditional houses**, protected structures, or farmhouses.
  - Requires the property to be **vacant for at least 2 years**, built before 2008; applications by **2 May 2025**; finished within 13 months.

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## 4. Above-the-Shop Grant

- **Core Residential Conversion Grant**
  - **Up to €95,000** for creating **1 residential unit**.
  - **+ €20,000** extra if **2 units** are created.
  - **+ another €20,000 if 3 or more units** are created.

**Total up to €135,000** for multiple units.

- **Expert Advice Grant**
  - **Up to €5,000** available to help pay for **professional advice** on converting the space (e.g., structural feasibility, planning, fire safety).

This can bring the **maximum total support to approx. €140,000**.

- **Conditions**

- Applies to upper floors above ground-floor commercial premises that have been vacant for at least two years.
- Usually available where the ground floor remains commercial use, but upper levels are converted to residential.
- Works must comply with building regulations and essential standards (fire safety, insulation, access, etc.) — often a significant part of costs

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## 5. SEAI Home Energy Grants

- **SEAI grants** provide funding for **energy efficiency upgrades** like insulation, solar panels, heat pumps, etc.
- **Important:** You **cannot double-claim** for the same works under both SEAI and Vacant Property Refurbishment Grants.

The following grants are available for eligible homes. You must have grant approval in place before you start works. Please note that grants for windows and doors are not available under the Better Energy Homes scheme.

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## 6. SEAI Warmer Homes Energy Grants

The **Warmer Homes Scheme** is a **fully funded energy efficiency programme** administered by the **Sustainable Energy Authority of Ireland (SEAI)**. It helps eligible homeowners make their homes warmer, healthier, and more energy efficient by carrying out key energy upgrades at **no cost to the homeowner**.

### Who is eligible?

To qualify for the scheme, you must:

- **Own and live in your home** as your main residence.
- The home must have been **built and occupied before 2006**.
- You must be in receipt of certain **welfare payments** (e.g., Fuel Allowance, Working Family Payment, Jobseekers with a child under 7, Disability Allowance, One-Parent Family Payment, Carer's Allowance).

### What upgrades are provided?

An SEAI surveyor visits your home to assess the building and recommend suitable measures. Upgrades can include:

- Attic insulation
- Cavity, internal or external wall insulation
- Draught-proofing, lagging jackets, and energy-efficient lighting
- In some cases, renewable heating systems or window replacements may be recommended.

**How it works:**

1. **Apply online** via the SEAI portal or by post.
2. **Eligibility is confirmed** with SEAI.
3. A **pre-works BER** (energy rating) is done if required.
4. A **home survey** identifies suitable upgrades.
5. SEAI appoints a contractor to carry out the works at no charge to you.
6. A **post-works BER** may be conducted to confirm improvements.

**Important notes:**

- The scheme is managed on a **first-come, first-served basis** and can have long waiting times.
- All works must be carried out through SEAI-appointed contractors as part of the scheme.
- **Important:** You **cannot double-claim** for the same works under both SEAI and Vacant Property Refurbishment Grants.

The following grants are available for eligible homes. You must have grant approval in place before you start works. Please note that grants for windows and doors are not available under the Better Energy Homes scheme.

**Information Regarding the SEAI Individual Grants**

<b>External Wall Insulation</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€24,305	€8,000
Semi-D / End Terrace	€22,000	€6,000
Mid Terrace	€12,547	€3,500
Apartment	€16,000	€3,000

<b>Internal Wall Insulation</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€10,000	€4,500
Semi-D / End Terrace	€10,069	€3,500
Mid Terrace	€6,139	€2,000
Apartment	€2,950	€1,500

<b>Cavity Insulation</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€2,241	€1,700
Semi-D / End Terrace	€1,600	€1,200
Mid Terrace	€1,090	€800
Apartment	€784	€700

<b>Roof Insulation</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€2,470	€1,500
Semi-D / End Terrace	€1,900	€1,300
Mid Terrace	€1,800	€1,200
Apartment	€1,600	€800

<b>Heat Pump</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€15,733	€6,500
Semi-D / End Terrace	€15,805	€6,500
Mid Terrace	€15,615	€6,500
Apartment	€10,495	€4,500

<b>Solar PV</b>		
HOUSE TYPE	MEDIAN COST	GRANT RANGE
Detached	€9,850	€1,400 - €1,800
Semi-D / End Terrace	€8,854	€1,400 - €1,800
Mid Terrace	€8,100	€1,400 - €1,800
Apartment	€6,145	€1,400 - €1,800

Total Solar PV grant is capped at €1,800

<b>Heating Controls</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€3,750	€700
Semi-D / End Terrace	€3,616	€700
Mid Terrace	€3,746	€700
Apartment	€3,375	€700

<b>Building Energy Rating</b>		
HOUSE TYPE	MEDIAN COST	FIXED GRANT
Detached	€270	€50
Semi-D / End Terrace	€260	€50
Mid Terrace	€250	€50
Apartment	€245	€50

Should you require any additional information please do not hesitate to contact OCON Projects.

We have an extensive track record of achieving grant success for our clients across Ireland.

Yours faithfully,



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