



STATUTORY INSTRUMENTS.

S.I. No. 58 of 2026

DWELLINGS DAMAGED BY USE OF DEFECTIVE CONCRETE
BLOCKS (INCREASED GRANT) REGULATIONS 2026

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BLOCKS (INCREASED GRANT) REGULATIONS 2026

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S.I. No. 58 of 2026

DWELLINGS DAMAGED BY USE OF DEFECTIVE CONCRETE
BLOCKS (INCREASED GRANT) REGULATIONS 2026

I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 3(1), 17A and 18A (inserted by sections 9 and 11, respectively, of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Act 2025 (No. 20 of 2025)) of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022), hereby make the following regulations:

Citation

1. These Regulations may be cited as the Dwellings Damaged by Use of Defective Concrete Blocks (Increased Grant) Regulations 2026.

Definitions

2. In these Regulations –

“Act of 2025” means Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Act 2025 (No. 20 of 2025);

“Principal Act” means Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022);

“Regulations of 2023” means Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Regulations 2023 (S.I. No. 347 of 2023);

“section 17A” means section 17A (inserted by section 9 of the Act of 2025) of the Principal Act;

“section 18A” means section 18A (inserted by section 11 of the Act of 2025) of the Principal Act.

Application for increase to remediation grant

3. An application under section 17A(1) shall be made in the form prescribed as Form 1 set out in the Schedule.

Procedures of designated local authority for assessment of application for increase to remediation grant

4. (1) The prescribed matters to which a designated local authority shall have regard in approving an increased grant under section 17A(6)(a) shall be—

- (a) the size of the relevant dwelling (floor and wall areas) at the time of the decision under section 16(4)(a) of the Principal Act, and

*Notice of the making of this Statutory Instrument was published in
"Iris Oifigiúil" of 27th February, 2026.*

- (b) the remediation option grant rates provided for or calculated under the Regulations of 2023 (as amended by the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Regulations 2024 (S.I. No. 621 of 2024)).

(2) The prescribed method and procedure by which an increased remediation option grant may be reduced under section 17A(8) shall be calculated on the basis of the following formula:

$$A - B = C$$

where—

A is the approved increased remediation option grant approved under section 17A(6)(a),

B is the received payment from another person referred to in section 17A(8), and

C is the remediation option grant which may be paid to the relevant owner under section 18A for the purpose of completing the approved remediation option.

(3) The prescribed form and manner in which a notification may be given by a designated local authority to the applicant under section 17A(10) shall –

- (a) be in the form prescribed as Form 2 set out in the Schedule, and
- (b) be accompanied by the reasons for the designated local authority's decision.

Application for payment of increased remediation grant

5. An application for the payment of an increased grant under section 18A(1) shall be made in the form prescribed as Form 3 in the Schedule.

Procedures of designated local authority for payment of increased remediation grant

6. (1) An interim valuation certificate required by section 18A(3) shall be in the form prescribed as Form 4 set out in the Schedule and shall be accompanied by the following:

- (a) an invoice prepared by the contractor concerned, detailing in an itemised manner, in respect of the elements of the approved remediation works, the cost of each such element in respect of which the relevant owner is seeking payment;
- (b) an invoice prepared by the competent building professional concerned, detailing in an itemised manner, his or her fees for the professional oversight of the approved remediation works in respect of which the relevant owner is seeking payment;
- (c) a detailed description of the works completed, prepared by the competent building professional concerned with supporting evidence since the date of commencement of the works or since

the previous interim valuation certificate was provided in respect of which the relevant owner is seeking payment;

- (d) proof that—
 - (i) the dwelling concerned is a relevant dwelling, and
 - (ii) the applicant is a relevant owner,

with reference to the application made under section 13(1) of the Principal Act in accordance with Regulation 8 of the Regulations of 2023;
- (f) a certificate of remediation in respect of the works concerned, where the application is for the final part payment of the remediation grant or payment of the whole of the grant;
- (g) such other information as the relevant local authority may require verifying that a tax clearance certificate has been issued to the relevant owner, competent building professional and contractor.

(2) The form and content of a post works remedial works plan prepared by a competent engineer or competent building professional in accordance with section 18A(4), who designed, inspected and certified the works for the approved remediation option or combination of remediation options, including any revised remediation option, and shall include the following:

- (a) detailed construction drawings such as plans, elevations and sections of the approved remediation works demonstrating compliance with the Second Schedule to the Building Regulations 1997 (S.I. No. 497 of 1997);
- (b) where applicable, detailed drawings identifying the location of retained concrete blockwork;
- (c) where applicable, details of the treatment of any retained blockwork;
- (d) details of the specification of materials such as concrete blocks, steel, insulation and external render used into the remediation works;
- (e) where applicable, details of the identification of dwelling specific risks such as services;
- (f) detailed programme for the works, as implemented;
- (g) inspection plan, as implemented, in accordance with the form prescribed as Form 5 set out in the Schedule;

(3) A final valuation certificate required by section 18A(6) shall be in the form prescribed as Form 6 set out in the Schedule and shall be accompanied by the following:

- (a) an invoice prepared by the contractor concerned, detailing in an itemised manner, in respect of the elements of the approved remediation works, the cost of each such element in respect of which the relevant owner is seeking payment;

- (b) an invoice prepared by the competent building professional concerned, detailing in an itemised manner, his or her fees for the professional oversight of the approved remediation works in respect of which the relevant owner is seeking payment;
 - (c) a detailed description of the works completed, prepared by the competent building professional concerned with supporting evidence
 - (d) since the date of commencement of the works in respect of which the relevant owner is seeking payment;
 - (e) proof that—
 - (i) the dwelling concerned is a relevant dwelling, and
 - (ii) the applicant is a relevant owner,with reference to the application made under section 13(1) of the Principal Act in accordance with Regulation 8 of the Regulations of 2023;
 - (f) a certificate of remediation in respect of the works concerned, where the application is for the final part payment of the remediation grant or payment of the whole of the grant;
 - (g) such other information as the relevant local authority may require verifying that a tax clearance certificate (within the meaning of section 1095 of the Taxes Consolidation Act 1997) has been issued to the relevant owner, competent building professional and contractor.
- (4) The form in which a notification may be given by the designated local authority to the applicant under section 18A(17) shall –
- (a) be in the form prescribed as Form 7 set out in the Schedule, and
 - (b) be accompanied by the reasons for the designated local authority’s decision.

Amendment of Regulations of 2023

7. The Regulations of 2023 are amended—
- (a) in Regulation 13(4)(h) and Schedule 8, by substituting “130 weeks” for “65 weeks” in both places it occurs, and
 - (b) in Schedule 8, by substituting “2 weeks” for “12 weeks” in both places it occurs.

Regulations 3, 4(5), 5 and 6(2), (3)(g), (4) and (5)

Schedule

Prescribed Forms

Form 1

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 3)

Section 17A(1) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Application form for Increase in Remedial Option Grant

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

All sections below to be completed by applicant and evidence of qualifying expenditure must be submitted along with this completed form

Please complete this form in BLOCK letters

Part 1

Applicant/Relevant Owner Name and Address Details

1. Relevant dwelling address:

2. Eircode of the relevant dwelling:

3. Application Reference Number:

4. Applicant's Address (if different to address of relevant dwelling):

5. Eircode (if different to address of relevant dwelling):

Part 2
Applicants declarations

6. Have you previously received a notification from the designated local authority under section 16(9) of the 2022 Act, relating to the issuance of an approved remediation option and grant under section 16(4)(a) of the Act of 2022?

Yes No

7. Have you evidence of qualifying expenditure?

Yes No

8. Have you received a final part payment of a remediation option grant or the payment of the whole of the remediation grant under section 18 of the 2022 Act?

Yes No

9. Have you received payment under section 18 of the 2022 Act for the total amount of this qualifying expenditure?

Yes No

10. Have you/joint owner(s) or any other person who has a legal or beneficial interest in the dwelling received a payment e.g. insurance, compensation etc., in respect of damage to the relevant dwelling arising out of, or in connection with, the use of defective concrete blocks in its construction?

11. If you answered Yes to Question 10, please detail the nature and the amount of relevant payment(s) below:

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Where a payment otherwise than under the 2022 Act, has been made to or for my benefit or any other person who has a legal or beneficial interest in the dwelling in respect of damage to the relevant dwelling subject of this

application, arising out of or in connection with defective concrete blocks, the amount of this payment will be deducted from any increased remediation grant.

12. Where a payment otherwise than under the 2022 Act, is made to or for my benefit or any other person who has a legal or beneficial interest in the dwelling in respect of damage to the relevant dwelling subject of this application, arising out of or in connection with defective concrete blocks, I will notify the relevant local authority of the details of the payment, and the amount thereof, within 28 days of the making of that payment.

Yes No

13. I confirm, by signature below, that I wish to make an application under section 17A(1) of the 2022 Act for an increase to the remediation option grant and that I have attached the relevant evidence to satisfy the stipulations laid out on the cover page and Question 7.

Signature

Part 3

Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your Local Authority.

14. Applicant's Signature:

15. Date:

16. Print Name:

Information to be enclosed with application form

- Proof of qualifying expenditure not previously recouped under section 18 of the 2022 Act, after receipt of an approved remediation option grant and grant amount from the designated local authority.

Note: in this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).

Form 2

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 4(5))

Section 17A(10) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Increase to Remediation Option Grant

Notice of Decision by Designated Local Authority

(insert name of designated local authority)

Relevant Owner Name and Address Details

1. Relevant dwelling address:

2. Eircode of the relevant dwelling:

3. Application Reference Number:

4. Applicant's Address (if different to address of relevant dwelling):

5. Eircode (if different to address of relevant dwelling):

Form A

Notification of approval regarding an application for an increased grant

You are hereby notified under section 17A(10) of the 2022 Act that your application for an increased grant has been approved.

Reason(s) for decision:

(here set out reasons)

The remediation option that you have been approved for is as follows:

- (a) *[insert remediation option number or combination of remediation options]*; and
- (b) *[insert amount of grant payment approved]*

[The following text is to be included by designated local authority only if applicable]

The approved remediation grant has been reduced by *[insert amount]*.

- (a) To enable part payment (other than the final part payment) of the increased remediation grant you must:
 - (i) complete an application for payment of an increased remediation option grant (Form 3) and submit this Form to *[insert name of designated local authority]*; and
 - (ii) comply with the requirements of section 18A(3) of the 2022 Act.
- (b) To enable final part-payment, or for payment of the whole of the increased remediation grant you must:
 - (i) complete an application for payment of an increased remediation option grant (Form 3) and submit this Form to *[insert name of designated local authority]*; and
 - (ii) comply with the requirements of section 18A(4) of the 2022 Act.
- (c) If you have previously received the final part payment, or payment of the whole remediation option grant approved under section 18 of the 2022 Act, but have not as yet received payment for the total amount of qualifying expenditure now approved under section 17A(6)(a) of the 2022 Act, you must:

- (i) complete an application for payment of an increased remediation option grant (Form 3) and submit this Form to [*insert name of designated local authority*]; and
- (ii) comply with the requirements of section 18A(6) of the 2022 Act.

You may appeal the decision, in accordance with Part 5 of the 2022 Act, within 90 days of the date of this notification, to:

The Appeals Panel,
c/o the Department of Housing, Local Government and Heritage,
Custom House,
Dublin 1,
D01 W6X0.

Form B

You are hereby notified under section 17A(6) of the 2022 Act that your application for an increased grant has been refused.

Reason(s) for decision:

(here set out reasons)

You may appeal the decision, in accordance with Part 5 of the 2022 Act, within 90 days of the date of this notification, to:

The Appeals Panel,
c/o the Department of Housing, Local Government and Heritage,
Custom House,
Dublin 1,
D01 W6X0.

Note: in this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).

Form 3

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No.58 of 2026) (Regulation 5)
Section 18A(1) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)
Application for Payment of Increased Grant

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

Please complete this form in block letters. Applicants are asked to complete all parts of the form.

PART 1

Relevant dwelling details

1. Relevant dwelling address:
(The dwelling which you are applying for grant payment under the 2022 Act).

2. Eircode of relevant dwelling:

3. Meter Point Reference Number (MPRN) of relevant dwelling:

4. Is the relevant dwelling compliant with planning regulations and not an unauthorised structure?
Yes No

5. If you answered ‘Yes’ to Question 4:
 - (a) a copy of Planning Permission in respect of the relevant dwelling is required to be submitted with this application, and

- (b) a Certificate of Compliance with Planning Permission, to be prepared by a competent building professional, is also required to be submitted with this application (which shall include both the permitted structure and any exempted development, double if relevant).
6. The applicant must submit proof that the dwelling is a relevant dwelling under the 2022 Act and provide confirmation of grant approval from the relevant designated local authority for remediation works. Proofs to include-
- (a) reference number of the application given to it where it has been submitted to the authority in respect of the relevant dwelling under section 13(2)(a) of the 2022 Act,
 - (b) copy of any document received by the applicant from the local authority of the confirmation of grant approval for remediation works to the relevant dwelling,
 - (c) the remediation option approved for grant assistance, and
 - (d) set out the costs approved by the local authority for remediation works on the relevant dwelling.

Applicant's Details

7. Applicant's Name:
including proof of identity of the applicant such as, a copy of:
- (a) a valid passport,
 - (b) a valid driving license, or
 - (c) a Public Service Card issued by the Department of Social Protection.
8. Applicant's Address (if different to address of relevant dwelling):
9. Eircode (if different to address of relevant dwelling):
10. Email Address:

- 11. Contact Phone Number:

- 12. Personal Public Service Number (PPSN):

- 13. Tax Clearance Access Number:

Ownership of Relevant Dwelling

- 14. Are you the owner of the relevant dwelling?
Yes No

- 15. If you answered 'Yes' to Question 14:
Proof that the applicant is the owner of the relevant dwelling is required, such proof being-
 - (a) a copy of title deed for the relevant dwelling;
 - (b) a registration of title, or
 - (c) other legal documents proving proof of ownership.

- 16. On what date did you become the owner of the relevant dwelling?

- 17. Are there other joint owners of the relevant dwelling?
Yes No

- 18. If you answered 'Yes' to Question 17:
Where the applicant is a joint owner of the relevant dwelling, the person(s), other than the applicant, consent to the following:
 - (a) to the inclusion of the relevant dwelling in the 2022 Act for the payment of grant, and
 - (b) to the making by the applicant of this application and any such further applications for grant approval and payment of grant, as may be applicable in respect of the dwelling concerned.

Other joint owner consent:

(i) Print Name: _____ Signature: _____ Date: _____

(ii) Print Name: _____ Signature: _____ Date: _____

(iii) Print Name: _____ Signature: _____ Date: _____

(iv) Print Name: _____ Signature: _____ Date: _____

Principal Private Residence

19. Is the relevant dwelling your principal private residence?

Yes No

20. **If you answered ‘Yes’ to Question 19, you will be required to provide at least two of the following, as supporting documents:**

- details on Register of Electors;
- bank statement - dated within the last 6 months;
- a current car or home insurance policy that shows your address;
- a document issued by a Government Department that shows your address;
- a copy of your Tax Credit Certificate (TCC);
- a Statement of Liability (previously P21) from Revenue;
- a social insurance document (that shows your address).

21. Is the relevant dwelling currently occupied by you?

Yes No

22. If No, please state reasons:

Residential Tenancy

23. Are you the landlord of a dwelling, which dwelling stood registered in the Residential Tenancies Board Register on or before 1 November 2021?

Yes No

24. **If you answered ‘Yes’ to Question 23**, you must provide proof of tenancy with your application. We will accept the following as supporting documents:

- a certificate of registration in the residential tenancies register (including details of registered landlord number and registered tenancy number);
- a copy of your Tax Credit Certificate (TCC);
- a Statement of Liability (previously P21) from the Revenue Commissioners;

25. **If you answered ‘Yes’ to Question 23**, have you submitted an application for a remediation grant in respect of any other dwelling that you are a landlord of the registered tenancy?

Yes No

PART 2

Payment of Remediation Grant

The applicant (relevant owner) may apply for a payment in whole or in parts of an increased remediation option grant approved by the designation local authority, subject to any reduction made for payments the applicant has already received (other than under the 2022 Act) in respect of –

- (a) Damage to the relevant dwelling caused by defective concrete blocks in its construction, or
- (b) Where the approved remediation grant is for the demolition and reconstruction of the relevant dwelling, and the remedial works plan provided to the local authority indicates that the internal floor area of the dwelling the relevant owner reconstructs is a reduction of the internal floor area demolished, the remediation grant option will be reduced proportionately.

Application for part payment of increased grant

(to be completed where the applicant is applying for a **part payment** of approved increased remediation grant)

An application under this Part must include the following documents-

- (a) an interim valuation certificate that describes the works completed since the commencement of the works notified to the designated local authority or where a previous interim valuation certificate has been provided to the local authority since the date of that previous interim valuation certificate,
- (b) the interim valuation certificate must be carried out by a competent engineer or competent building professional who designed and inspected the works described in the certificate,
- (c) evidence of the expenditure incurred by the relevant owner in carrying out the works described in the interim valuation certificate including invoices detailing in an itemised manner the elements of the works carried out and the cost of each element the applicant is seeking payment,
- (d) the interim valuation certificate should be completed by the competent building professional in the form set out in Form 4, and
- (e) BIC and IBAN of the applicant details to facilitate payment by the designated local authority.

Application for final payment or for payment of the total amount of increased grant

(to be completed where the applicant is applying for a **final part payment** or **the total amount** of an approved increased remediation grant)

An application under this Part must include the following documents-

- (a) a post works remedial works plan that describes the works completed since the commencement of the works notified to the designated local authority,
- (b) the post works remedial works plan must be carried out by a competent engineer or competent building professional who designed and inspected the works described in the plan,
- (c) a certificate of remediation in respect of the relevant dwelling concerned,
- (d) evidence of the expenditure incurred by the relevant owner in completing the works described in the post works remedial work plan, including invoices detailing in an itemised manner the elements of the works carried out and the cost of each element the applicant is seeking payment,

- (e) the post works remedial works plan as outlined in Regulation 14 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Regulations 2023 (S.I. No. 347 of 2023) and the certificate of remediation completed by the competent building professional in the form set out in Schedule 10 to those Regulations, and
- (f) BIC and IBAN details of the applicant to facilitate payment by the designated local authority.

Application for payment - where applicant has completed remediation works

(to be completed where the applicant has already received their final payment for completed remediation works but are applying for **the total amount** of an approved increased remediation grant for incurred eligible costs under the grant scheme since 29 March 2024)

An application under this Part must include the following documents-

- (a) a final valuation certificate that describes the works completed since the commencement of the works notified to the designated local authority,
- (b) the final valuation certificate must be carried out by a competent engineer or competent building professional who designed and inspected the works described in the certificate,
- (c) a post works remedial works plan – inspection plan that describes the works completed since the commencement of the works notified to the designated local authority,
- (d) the post works remedial works plan – inspection plan must be carried out by a competent engineer or competent building professional who designed and inspected the works described in the plan,
- (e) a certificate of remediation in respect of the relevant dwelling concerned,
- (f) evidence of the expenditure incurred by the relevant owner in completing the works described in the post works remedial works plan – inspection plan, including invoices detailing in an itemised manner the elements of the works carried out and the cost of each element the applicant is seeking payment,
- (g) the final valuation certificate should be completed by the competent building professional in the form set out in Form 6, the post works remedial works plan – inspection plan as outlined in Regulation 6 and the certificate of remediation completed by the

competent building professional in the form set out in Schedule 10 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Regulations 2023 (S.I. No. 347 of 2023), and

- (h) BIC and IBAN details of the applicant to facilitate payment by the designated local authority.

26. Please state in the table below the number of stage payments that you have received to date, if any?

Please specify the amount received at each stage:

Total Value of Remediation Option Grant	Stage	Amount of Grant received to date	Payment Required per Interim Valuation Certificate	Remaining Balance

27. (a) Have you been approved and received payment for ancillary grant payments under the 2022 Act?

Yes No

- (b) If you answered Yes to Question 27(a), please complete the following table setting out the payment received from the designated local authority for costs incurred for each ancillary grant option.

Ancillary Grant Options	Amount of Ancillary Grant received to date (where applicable)	Cost
Storage		
Alternative Accommodation		
Immediate Repairs		
Total		

Note: Ancillary grants are calculated in accordance with the Remediation Option grant under section 10 of the 2022 Act, the total amount of a Remediation Option Grant and an ancillary grant shall not exceed the amount of €462,000.

Competent Building Professional

(to be completed by the Applicant)

28. Competent Building Professional Details or Engineer's Name:

29. Registration Number:

30. Engineer's Employer (if different):

31. Engineer's Address:

32. Engineer's Email Address:

33. Engineer's Contact Phone Number:

34. Tax Reference Number:

35. Tax Clearance Access Number:

Contractors Details

(to be completed by the Applicant)

36. Contractor's Details Contractor's Name:

37. Contractor's Address:

38. Contractor's Contact Phone Number:

39. Construction Industry Register Ireland Registration Number (where applicable):

40. Tax Reference Number:

41. Tax Clearance Access Number:

PART 3
APPLICANTS DECLARATIONS

Payments received by applicant other than under the 2022 Act

42. Have you received any payment in respect of damage to the relevant dwelling arising out of or in connection with the use of defective concrete blocks in its construction other than payments you received under the Act of 2022 or under the Regulations of 2020?

Yes No

43. If yes, set out the amount of payment received and provide details of payee.

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Payee Details:

44. For the purposes of determining whether or not the designated local authority will or will not make a payment or part payment of a remediation grant the subject of this application, I consent to an authorised officer of the designated local authority inspecting the works carried out or being carried out to the relevant dwelling and making such other enquiries as considered necessary to ensure the works carried out are sufficient to approve the remediation option grant.

Yes No

45. Have you received any payments towards the costs connected with an engineer's report under the Regulations of 2020?

Yes No

46. Have you received any payments towards the costs of essential immediate repair works under the Regulations of 2020?

Yes No

47. If Yes, please specify the amount received:

Engineers Report €

Cost of Immediate Repair Works €

48. Has an application previously been made under the Act or the Regulations of 2020) in respect of the relevant dwelling subject of this application?

Yes No

49. **If you answered ‘Yes’ to Question 48**, you must provide proof of your previous application:

- (a) Application Reference Number (from previous application):
- (b) You **must** submit a copy of any previous application under the Act or the Regulations of 2020, with this application.

50. Have you, joint owner(s) or any other person who has a legal or beneficial interest in the dwelling received a payment e.g. insurance, compensation etc., in respect of damage to the relevant dwelling arising out of, or in connection with, the use of defective concrete blocks in its construction?

Yes No

51. Have you, joint owner(s) or any other person who has a legal or beneficial interest in the dwelling made a claim against a person arising from damage to the dwelling caused by the use of defective concrete blocks in its construction?

Yes No

52. **If you answered ‘Yes’ to Question 51**, you must provide details of the/these claim(s) below:

53. Where a payment otherwise than under the 2022 Act, is made to or for my benefit or any other person who has a legal or beneficial interest in the dwelling in respect of damage to the relevant dwelling subject of this application, arising out of or in connection with defective concrete blocks, I will notify the relevant designated local authority of the details of the payment, and the amount thereof, within 28 days of the making of that payment.

Yes No

54. Where I have received or receive in the future, a non-scheme payment otherwise than under the Act, made to or for my benefit in respect of damage to the relevant dwelling subject of this application, arising out of

or in connection with defective concrete blocks, I confirm that I will refund the local authority the lesser of the following:

- total payments made by the local authority under the 2022 Act;
- or
- the amount equal to the non-grant payment(s)

Yes No

55. I confirm that, Local Property Tax (LPT) affairs are in order and I consent to the verification of my LPT compliance by the local authority.

Yes No

56. I confirm that, to the best of my knowledge, my tax affairs are in order and I consent to the verification of my tax compliance by the local authority.

Yes No

57. I confirm that I have not received a payment under the 2022 Act in respect of another dwelling (except in the event of a tenancy under section 25(4) of the 2022 Act).

Yes No

58. I confirm that the dwelling, subject of this application, has not previously received a confirmation of grant approval.

Yes No

59. I confirm that I intend to reside in the relevant dwelling as my principal private residence, following completion of the remedial works (except in the event of a tenancy under section 25(4) of the 2022 Act).

Yes No

60. I confirm that, as landlord of the relevant dwelling, should I dispose of this dwelling or that I cease to be a landlord registered on the residential tenancies register, that I consent to a charge being made on the relevant dwelling in favour of the designated local authority under a charging order (section 31(1) of the 2022 Act).

Yes No

61. Declaration

I, the undersigned, declare that the information provided in, and attached to this form is true, complete and not misleading.

Signed.....Date.....

Part 3 (b) - Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your Local Authority.

62. Applicant's Signature:

63. Date:

64. Print Name:

In this Form—

“2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022);

“Regulations of 2020” means Dwellings Damaged by the Use of Defective Concrete Blocks in Construction (Remediation) (Financial Assistance) Regulations 2020 (S.I. No. 25 of 2020).

“MPRN” means Meter Point Reference Number. It is a unique 11-digit number, unique to a home, and it identifies the home’s connection to the national electricity network. It always starts with '10' and is found on the top right-hand corner of electricity bills.

Form 4

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 6(2))

Section 19(2) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Interim Valuation Certificate

The form specified in Part A shall be completed by a competent engineer or where the remediation option is the demolition of the relevant dwelling, a competent building professional, and describe the works completed since the date of commencement of works notified to the designated local authority under section 19(2) of the 2022 Act or where a previous interim valuation has been provided since the date of that previous interim certificate, and where an application is being made by the relevant owner under section 18A(1) of the 2022 Act.

The dwelling must –

- (a) be the applicant’s principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling,
- (b) be constructed or acquired prior to 31 January 2020, and
- (c) not be an unauthorised structure.

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

Part A

(To be filled out by a competent building professional¹)

Competent Building Professionals Details

Building Professionals Name: _____

Registration Number: _____

Building Professionals Employer (if different): _____

Address: _____

Email Address: _____

Contact Phone Number: _____

Tax Reference Number: _____

Tax Clearance Access Number: _____

NOTE: Where the building professional is to perform their role, for or on behalf of, an employer or partnership, the employer's or partnership's tax details should be supplied and not those of the individual building professional.

Remediation Option²:

Payment Details

The total cost for which this Interim Valuation Certificate relates: _____

Total Value of Remediation Option Grant (A)	Payment Stage	Amount of Grant Received to Date (B)	Payment Required per Interim Valuation Cert (C)	Professional Fees per Interim Valuation Cert	Contractor Fees per Interim Valuation Cert	Remaining Balance (A-B-C)

Competent Building Professionals Declarations

1. I confirm that I am the competent building professional appointed by the following dwelling owner:

Dwelling owner's name: _____

at the following address: _____

Eircode: _____

to prepare a remedial works plan for the dwelling, which included a plan for the design, specification and inspection of the works required to be carried out to the dwelling.

2. I confirm that as a Competent Building Professional I am registered with the relevant body relating to my qualification as set out in, Part 2 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 and that I am competent to carry out my design for the remediation works plan.
3. I confirm that the qualifying remediation works to the dwelling concerned, for which this payment is being sought, have been completed to my satisfaction and in accordance with the remedial works plan concerned, and the works comply with the requirements of the Second Schedule to the

Building Regulations 1997 (S.I. No. 497 of 1997), insofar as they apply to the remedial works concerned.

4. I have inspected the remedial works, at the stages outlined in the Inspection Plan (as implemented to date) appended to this interim valuation certificate. I have detailed and described the qualifying works to the dwelling concerned, for which this payment is being sought including photographic evidence appended to this interim valuation certificate.
5. I confirm that I have attached my invoice for my professional services, for which this payment of grant is sought.
6. I consent to the verification of my/my employer's/my partnership's tax compliance by the relevant local authority.

Signature: _____³

Date: _____

Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your Local Authority.

Part B

(To be filled out by the contractor)

Contractor Details

Contractors Name: _____

Contractors Address: _____

Contractors Phone Number: _____

Construction Industry Register Ireland Registration Number (where applicable): _____

Tax Reference Number: _____

Tax Clearance Access Number: _____

Confirm the cost of carrying out these works for which this payment of grant relates (including VAT): _____

Note: An original itemised invoice for these works is required to process this application.

Contractors Declarations

1. I confirm that I am the contractor appointed by the following dwelling owner:

Dwelling owner's name: _____

At the following address: _____

Eircode: _____

to carry out, supervise and certify the remedial works further to the remedial works plan, and that I am competent to undertake the remedial works concerned.

2. I certify, having exercised reasonable skill, care and diligence that the qualifying remediation works to the dwelling concerned, for which this payment is being sought have been carried out, under my supervision, in accordance with the remedial works plan.
3. Reliant on the foregoing, I certify that the remedial works, for which this payment is being sought are in compliance with the requirements of the Second Schedule to the Building Regulations 1997 (S.I. No. 497 of 1997), insofar as they apply to the remedial works concerned.
4. I confirm that I have attached my invoice for the remedial works carried out by me, for which this payment of grant is sought.

5. I consent to the verification of my tax compliance by the relevant local authority.

Signature: _____

Date: _____

Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your Local Authority.

Notes:

¹ A competent building professional is a competent building surveyor, competent engineer or competent architect –

- a) competent building surveyor” means a person whose name is entered in the register for building surveyors established under Part 5 of the Building Control Act 2007, and who has completed such training in relation to damage caused to dwellings by the use of defective concrete blocks in their construction as may be prescribed.
- b) competent engineer” means a person whose name is entered in the register kept by The Institute of Engineers of Ireland under section 7 of The Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969, and who has completed such training in relation to damage caused to dwellings by the use of defective concrete blocks in their construction as may be prescribed.
- c) competent architect” means a person whose name is entered in the register for architects established under Part 3 of the Building Control Act 2007, and who has completed such training in relation to damage caused to dwellings by the use of defective concrete blocks in their construction as may be prescribed.

² Insert the detail of the approved remediation option or a combination of remediation options

³ The Interim Valuation Certificate shall be signed by –

where the approved remediation option is the demolition of the relevant dwelling and the reconstruction of the dwelling, the competent building professional who designed and inspected the works the subject of this certificate, or for any other approved remediation option, the competent engineer who designed and inspected the works the subject of this certificate

In this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022)

Form 5

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 6(3)(g)) Section 18A(6) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Post Works Remedial Works Plan – inspection plan

This form shall be completed by a competent building professional who should use professional judgement to determine the risk associated with the remedial option in developing the inspection plan for the implementation of the remedial works plan on a dwelling that is damaged due to the use of defective concrete block containing excessive amounts of deleterious material. The dwellings must be-

- (a) the applicant’s principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling, and
- (b) the dwelling was constructed/acquired prior to 31 January 2020.

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

Table 1 Sample inspection plan (as implemented)		
Stage of work	Inspections by the competent building professional	
	Confirmation of inspection of priority elements as identified in the Inspection Plan and other appropriate checks, as deemed necessary	
	Elements inspected	Date of inspection by competent building professional
NOTE: The contractor must supervise ALL elements as work progresses.		

Note: in this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).

Form 6

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 6(4))

Section 18A(17) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Final Valuation Certificate

The form specified in Part A shall be completed by a competent engineer or where the remediation option is the demolition of the relevant dwelling, a competent building professional, and describe the works completed since the date of commencement of works notified to the designated local authority under section 19(2) of the 2022 Act, and where an application is being made by the relevant owner under section 18A(1) of 2022 Act.

The dwelling must –

- (a) be the applicant’s principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling,
- (b) be constructed or acquired prior to 31st January 2020, and
- (c) not be an unauthorised structure.

The completed form should be submitted to the designated local authority in whose administrative area the dwelling is located.

Part A

(To be filled out by a competent building professional¹)

Competent Building Professionals Details

Building Professionals Name: _____

Registration Number: _____

Building Professionals Employer (if different): _____

Address: _____

Email Address: _____

Competent Building Professionals Declarations

1. I confirm that I am the competent building professional appointed by the following dwelling owner: _____

Dwelling owner's name: _____

at the following address: _____

Eircode: _____

to prepare a remedial works plan for the dwelling, which included a plan for the design, specification and inspection of the works required to be carried out to the dwelling.

2. I confirm that I am a person named on a register pursuant to section 7, Part 2 of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 and that I am competent to carry out my design for the remediation works plan.
3. I confirm that the qualifying remediation works to the dwelling concerned, for which this payment is being sought, have been completed to my satisfaction and in accordance with the remedial works plan concerned, and the works comply with the requirements of the Second Schedule to the Building Regulations 1997 (S.I. No. 497 of 1997), insofar as they apply to the remedial works concerned.
4. I have inspected the remedial works, at the stages outlined in the Inspection Plan (as implemented to date) appended to this final valuation certificate. I have detailed and described the qualifying works to the dwelling concerned, for which this payment is being sought including photographic evidence appended to this final valuation certificate.
5. I confirm that I have attached my invoice for my professional services, for which this payment of grant is sought.
6. I consent to the verification of my/my employer's/my partnership's tax compliance by the relevant local authority.

Signature: _____ 3

Date: _____

Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your Local Authority.

Part B

(To be filled out by the contractor)

Contractor Details

Contractors Name: _____

Contractors Address: _____

Contactors Phone Number: _____

Construction Industry Register Ireland Registration Number (where applicable): _____

Tax Reference Number: _____

Tax Clearance Access Number: _____

Confirm the cost of carrying out these works for which this payment of grant relates (including VAT): _____

Note: An original itemised invoice for these works is required to process this application.

Contractors Declarations

- 6. I confirm that I am the contractor appointed by the following dwelling owner:

Dwelling owner's name: _____

At the following address: _____

Eircode: _____

to carry out, supervise and certify the remedial works further to the remedial works plan, and that I am competent to undertake the remedial works concerned.

7. I certify, having exercised reasonable skill, care and diligence that the qualifying remediation works to the dwelling concerned, for which this payment is being sought have been carried out, under my supervision, in accordance with the remedial works plan.
8. Reliant on the foregoing, I certify that the remedial works, for which this payment is being sought, are in compliance with the requirements of the Second Schedule to the Building Regulations 1997 (S.I. No. 497 of 1997), insofar as they apply to the remedial works concerned.
1. I confirm that I have attached my invoice for the remedial works carried out by me, for which this payment of grant is sought.
10. I consent to the verification of my tax compliance by the relevant local authority.

Signature: _____

Date: _____

Data Protection

Any personal data you provide will be processed in accordance with the Data Protection Acts 1988 to 2018 and the General Data Protection Regulation (GDPR). A Privacy Notice explaining how your personal data will be used, and information on your rights as a data subject, is available from your local authority.

Notes:

¹ A competent building professional is a competent building surveyor, competent engineer or competent architect

² Insert the detail of the approved remediation option or a combination of remediation options

³ The Final Valuation Certificate shall be signed by –

where the approved remediation option is the demolition of the relevant dwelling and the reconstruction of the dwelling, the competent building professional who designed and inspected the works the subject of this certificate, or for any other approved remediation option, the competent engineer who designed and inspected the works the subject of this certificate.

In this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).

Form 7

Dwellings Damaged by the Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S.I. No. 58 of 2026) (Regulation 6(6))

Section 18A(17) Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022) (“2022 Act”)

Notification of Refusal by Designated Local Authority to Make Payment of Increased Grant

(insert name of designated local authority)

Relevant Owner Name and Address Details

1. Relevant dwelling address:
2. Eircode of the relevant dwelling:
3. Application Reference Number:
4. Applicant's Address (if different to address of relevant dwelling):
5. Eircode (if different to address of relevant dwelling):

Notification of decision to refuse an application for payment of an increased remediation option grant

You are hereby notified under section 18A(17) of the 2022 Act that your application for an increased remediation grant has been refused.

Reason(s) for refusal:

(set out reasons)

You may appeal the refusal, in accordance with Part 5 of the 2022 Act, within 90 days of the date of the notification, to:

The Appeals Panel,
c/o the Department of Housing, Local Government and Heritage,
Custom House,
Dublin 1
D01 W6X0.

Note: in this Form “2022 Act” means the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (No. 28 of 2022).



GIVEN under my Official Seal,
25 February, 2026.

JAMES BROWNE,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

These Regulations prescribe the form and manner in which an application for, and a requirement or decision relating to, an increase to the remediation option grant is to be made in respect of a relevant dwelling damaged by the use of defective concrete blocks in its construction and prescribe other relating forms.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó
FOILSEACHÁIN RIALTAIS,
BÓTHAR BHAILE UÍ BHEOLÁIN,
CILL MHAIGHNEANN,
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