

**Increased Remediation Option Grant for the  
Remediation of Dwellings Damaged by the Use of  
Defective Concrete Blocks in their Construction**

**Ministerial Guidance Note for  
Designated Local Authorities**

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Prepared by the Department of Housing, Local Government and Heritage

[gov.ie/housing](https://www.gov.ie/housing)

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# 1 Increase in Scheme Cap and Rates

## 1.1 Introduction

Following updated cost reports from the Society of Chartered Surveyors Ireland (SCSI) and advice from the Expert Group established to consider the matter, a further increase was provided for on 23 October 2024 through (S.I. 577 of 2024). The scheme cap rose by 10% to €462,000. An increase in the scheme grant rates of between 7.4% and 8.7% that are set out in the 2023 Regulations was also approved on 7 November 2024 (S.I. No. 621 of 2024). These increases applied to a certain cohort of homeowners and to extend these increases to a wider group of relevant owners required amending the 2022 Act.

Following on from the Government decision of the 4 June 2025 to approve the priority drafting of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Bill 2025, the Bill was initiated in Dáil Eireann on 2 December 2025, passed both Houses of the Oireachtas and was subsequently signed into law by the President, thereby becoming an Act, on the 23 December 2025.

The purpose of this legislation is to extend those increases from October and November 2024 to a wider group of relevant owners i.e. those who had already received a determination but were experiencing increased construction costs during their ongoing remediation works and also provide for a number of technical amendments.

**The entire 2025 Act is not being commenced at this point; the remaining elements of the 2025 Act will be commenced at a later point, as soon as possible.**

The 2022 Act remains the primary document and specifies areas where the Minister may make Regulations. The Regulations supplement the Act, in other words, Regulations cover all sections of the Act, which require Regulations in one document. The Act and Regulations work together and should be read as one document, with the Act being the primary source of the scheme.

A full set of comprehensive guidelines and a complete *Your Questions Answered* (YQA) document will issue to the designated local authorities and the Housing Agency when all sections of the 2025 Act have commenced.

## **1.2 Purpose of this Guidance Note**

This Guidance Note is to assist and inform the local authorities as they perform their functions under the DCB Act and may also be a useful reference source for homeowners and others interested. **This Guidance Note relates only to the application and payment of the increased remediation option grant, extending the time period applicants have for completing works from 65 weeks to 130 weeks and reducing the time an applicant is obliged to apply for an extension from 12 to 2 weeks.**

For reference the Ministerial Guidelines that issued in June 2023 covering other aspects of the Scheme can be found at this link: <https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/enhanced-defective-concrete-blocks-grant-scheme-ministerial-guidelines/>

This Guidance Note does not purport to be a legal interpretation of national legislation, and homeowners are advised to obtain appropriate advice from qualified professionals. While the intention of this Guidance Note is to assist the local authorities, and homeowners may also refer to them, however, in all cases it is advised that homeowners seek advice and guidance from their competent building professional.

### 1.3 ‘Your Questions Answered’ briefing document

In February 2026 the Department published a ‘Your Questions Answered’ (YQA) document on the Department’s website to ensure homeowners had the most up to date information available to them on the Increased Remediation Option Grant. It is advised that the YQA document is read in tandem with this Guidance Note as there will be some information covered in the YQA document which is not covered in this document.

## 2 Eligibility

Applicants who received their determination before the 23 October 2024 may make an application to their designated local authority for an increase to their remediation option grant where the applicant:

- received their original determination prior to 23 October 2024 and has evidence of qualifying expenditure and
- incurred qualifying expenditure since 29 March 2024 that was unpaid due to them reaching the maximum cap of their approved remediation option grant.

**Qualifying expenditure** means expenditure, in carrying out works to satisfy the approved remediation option, incurred by the applicant after the date of the notification of grant amount and determination, but not earlier than 29 March 2024.

## 3 Application Process

This section covers the process whereby an applicant applies for an increased remediation option grant under the DCB Grant Scheme.

**Note:** An applicant should make an application for payment of a remediation option grant in respect of all expenditure incurred, other than qualifying expenditure, **before** making an application for payment of an increased remediation option grant.

### **3.1 Application Form for an Increased Remediation Grant**

An application for an increase to a remediation option grant must be made by an applicant to their designated local authority. The application form is set out as **Form 1 (Application Form for Increase in Remedial Option Grant)** in the Schedule of the Regulations of 2026. The application form is divided into three parts and the following provides a brief summary of the requirements for each part:

#### **Part 1: Applicant/Relevant Owner Name and Address Details**

The purpose of this section of the application form is to enable the designated local authority to confirm the identity of the applicant and to determine if their application to the scheme is eligible for consideration for increased remediation grant calculation.

#### **Part 2: Qualifying Expenditure, Applicant Declaration**

The purpose of this section of the application form is to enable the designated local authority to determine if the applicant:

- received their original determination prior to 23 October 2024,
- has evidence of qualifying expenditure,
- incurred qualifying expenditure since 29 March 2024 that was unpaid due to them reaching the maximum cap of their approved remediation option grant,
- has received part payment, total payment or final payment of their remediation option grant.

This section also requires the applicant's consent to the making of the application and certain declarations as required under the 2025 Act. These declarations confirm that the applicant/joint owner(s) or any other person who has a legal or beneficial interest in the relevant dwelling did/did not receive a payment, e.g. insurance,

compensation, etc., in respect of damage to the relevant dwelling arising from, or in connection with, the use of defective concrete blocks in its construction.

### **Part 3: Data Protection**

The purpose of this section is to outline GDPR (General Data Protection Regulation) protecting your personal data and privacy rights (like names, emails, location).

When the application form has been completed, the applicant should submit it, along with proof of any qualifying expenditure not previously recouped, to their designated local authority.

A local authority may specify such other documents or information, which may be required to accompany the application form and may require the applicant to provide such documents or information if they do not accompany the application.

## **3.2 Validation of an Application by the Designated Local Authority**

A designated local authority should review an applicant's application form and evidence of qualifying expenditure as soon as possible after they receive it. The designated local authority should carry out a validation of the application considering whether the expenditure is qualifying expenditure as outlined in Section 2 and 3.

The designated local authority must be satisfied that the application form and the evidence of qualifying expenditure is accurate and complete. In considering an application (for validation and assessment), the designated local authority may:

- request the applicant to clarify in writing any information submitted to it in respect of the application;
- request the applicant to supply further documents or information in respect of the application; or

- make such enquiries as it considers necessary for the purpose of assessing the application, including causing the relevant dwelling concerned to be inspected by a suitably qualified person authorised in that regard by the designated local authority.

All requests by the designated local authority, for further information or documents, should be made in writing to the applicant. The applicant will be required to respond to a request within a specified period and where, without reasonable excuse, the applicant fails to comply with a requirement, the designated local authority will consider that the application for an increased remediation option grant has been withdrawn.

After submitting an application, should an applicant become aware of any change in circumstances that affects his or her application, he or she is required to immediately notify the designated local authority of that change.

If the application is considered to be valid, the designated local authority should then proceed to the next step, and calculate the increased remediation grant amount.

If the application is considered invalid, the designated local authority will refuse it. The designated local authority must notify the applicant of the decision for **refusal** as soon as possible using **Form 2 - Part B** from the Schedule of the Regulations of 2026 (See Section 4.5 for further information).

### **3.3 Assessment of an Application for an Increased Remediation Grant**

The designated local authority will assess the application, once validated, and carry out the recalculation. The increased grant will be calculated by the designated local authority using the same measurements of the relevant dwelling that were used by the Housing Agency in calculating the original remediation option grant.

In calculating the increased remediation option grant the designated local authority will multiply the floor and wall areas using the increased rates of November 2024 and apply the revised scheme cap of October 2024:

- (a) the size of the relevant dwelling (floor and wall areas) at the time of the remediation option and grant determination by the Housing Agency  
by
- (b) the grant scheme rates issued under S.I. 621 of 2024 and apply the revised scheme cap of October 2024.

This will be subject to any reductions for payments received in respect of defective concrete blocks outside of the DCB grant scheme or reduction in floor area from the original dwelling.

### **3.4 Reduction of an Increased Remediation Grant**

Where an applicant owner has received payment from outside the grant scheme (as declared in **Form 1**) the increased remediation option grant may be reduced on the basis of the following formula:

$$\mathbf{A - B = C}$$

where—

**A** is the increased remediation option grant calculated by the designated local authority,

**B** is the payment received from another person outside of the DCB scheme, and

**C** is the final increased remediation option grant, which may be paid to the applicant for the purpose of completing the approved remediation option.

Where the approved remediation option is the demolition and the reconstruction of the dwelling and the remedial works plan provided with the original application indicated that the internal floor area of the dwelling was a reduction of the internal floor area of the dwelling demolished and the designated local authority reduced the amount of the remediation option grant approved by the Housing Agency proportionately the designated local authority will also reduce the amount of the increased grant on the same basis as under the 2022 Act.

### **3.5 Notification of Approval or Refusal of Increased Remediation Grant**

Following an assessment of an application for an increased remediation option grant the designated local authority will notify the applicant of the decision as soon as possible.

The applicant will be notified by the designated local authority using **Form 2 (Increase to Remediation Option Grant Notice of Decision by Designated Local Authority)** set out in the Schedule of the Regulations of 2026 and this will be accompanied by the reasons for the designated local authority's decision.

**Form 2 parts A and B** will notify the applicant of the decision and the reason for this decision to:

- (a) grant approval for an increased grant, and where applicable, of a reduction to it (Part A).
- (b) refusal to grant approval for an increased grant (Part B).

Where approval has issued the designated local authority will instruct the applicant that **Form 3** of the Schedule (**Application for Payment of Increased Grant**) should be completed and list the documents that must be provided. The documents for inclusion are outlined in **Form 3 – Part 2**.

### **3.6 Appeal by Applicant of an Increased Remediation Grant**

**Form 2 (Increase to Remediation Option Grant Notice of Decision by Designated Local Authority)** will instruct the applicant that they are entitled to appeal the decision to approve or refuse their application, in accordance with Part 5 of the 2022 Act, within 90 days of the notification to,

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

Applicants who wish to appeal should refer to the Appeals Process section of the Ministerial Guidelines of 2023 for further information on the Appeals process and the making of an appeal.

## **4 Payment of an Increased Grant**

If the applicant has been notified by the designated local authority of a decision to grant approval for an increased grant, they can then apply to the designated local authority for payment of qualifying expenditure. The application form for the payment of qualifying expenditure following receipt of a notification of increased grant amount by a designated local authority is **Form 3 (Application for Payment of Increased Grant)** set out in the Schedule of the Regulations of 2026. Applicants may apply for the payment or part-payment of an increased remediation option grant approved.

The designated local authority should, before making a payment to an applicant reduce the amount of the newly calculated Increased Remediation Option Grant by the total amount of payments already made to the applicant under the scheme.

## **4.1 Application Form for Payment of an Increased Grant**

**The Application Form for Payment of Increased Grant (Form 3)** is divided into three parts and the following provides a brief summary of the requirements for each part.

### **Part 1: Applicant/Relevant Owner Name and Address Details**

The purpose of this section of the application form is to enable the designated local authority to confirm the identity of the applicant, to determine ownership of the dwelling and that the dwelling is a relevant dwelling and that it complies with planning regulations.

Proof of identity of the applicant is required, such as:

- a valid passport, or
- a valid driving license, or
- a Public Services Card issued by the Department of Social Protection.

Proof that the dwelling is compliant with planning regulations and not an unauthorised structure is required such as:

- a copy of Planning Permission in respect of the relevant dwelling is required to be submitted with this application, and
- 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 should include both the permitted structure and any exempted development, if relevant).

The applicant must submit proof that they are the owner of the relevant dwelling.

Proofs to include:

- i. a copy of title deed for the relevant dwelling,
- ii. a registration of title, or
- iii. other legal documents proving proof of ownership.

The applicant must submit proof that the dwelling is a relevant dwelling under the Act and provide confirmation of grant approval from the relevant designated local authority for remediation works. The designated local authority will require such evidence as deemed necessary in making such a determination. Proofs to include:

- i. the reference number of the original application submitted to the designated local authority;
- ii. copy of the document(s) which the applicant would have received previously from the designated local authority confirming grant approval and the relevant remediation option approved for works to the relevant dwelling;
- iii. the remediation option approved for grant assistance;
- iv. a detail of the costs approved by the designated local authority for remediation works on the relevant dwelling.

Proofs are further required to prove status of the dwelling as a Principal Private Residence (PPR) or a Residential Tenancies Board (RTB) registered property.

Two of the following are required as proof of PPR:

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

Documents required for proof of a tenancy registered with the RTB are as follows:

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

Applicants are also required to provide a Tax Clearance Access Number (TCAN). A TCAN is provided upon successful application for Tax Clearance from Revenue. Anyone who receive grants, subsidies or similar type payments from a government department or public authority of more than €10,000 during the year, will need a Tax Clearance Certificate. The designated local authority must be able to verify the tax clearance status of all successful applicants in order to make payment to them. For more information, please see:

<https://www.revenue.ie/en/starting-a-business/tax-clearance/index.aspx>

## **Part 2: Payment of Remediation Grant**

The purpose of this section of the application form is to enable the designated local authority to determine if the applicant has completed the works relating to the qualifying expenditure and determine the value of grant payments made to date to the applicant.

Where the application is for **part payment** of an increased grant the application should be accompanied by an Interim Valuation Certificate.

Where the application for payment is for a **final part payment or the total amount** of an approved increased remediation grant the application should be accompanied by a Post Works Remedial Works Plan and a Certificate of Remediation.

Where the applicant has **completed remediation works** and received their Final Payment the application must be accompanied by a Final Valuation Certificate, a Post Works Remedial Works Plan – Inspection Plan and a Certificate of Remediation.

## **Application for Part Payment of an Increased Grant**

**Note:** The Interim Valuation Certificate for an Increased Grant **is separate** from the Interim Valuation Certificate, which is provided in Schedule 6 of the Regulations of 2023. The Interim Valuation Certificate for an Increased Grant is set out as **Form 4** in the Schedule of the Regulations of 2026.

**The Interim Valuation Certificate for an Increased Grant (Form 4)** 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 designated local authority since the date of that previous interim valuation certificate. **Part A of Form 4**, the Interim Valuation Certificate, must be completed by a competent engineer or where the remediation option is the demolition and reconstruction of the relevant dwelling a competent building professional who designed and inspected the works described in the certificate.

**Form 4** is accompanied by the following:

- 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 applicant is seeking payment.
- 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 applicant is seeking payment.
- 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 applicant is seeking payment.

## **Final Part Payment or the Total Amount of an Approved Increased Remediation Grant**

Where the application for payment is for a **final part payment or the total amount** the application must include the following documents –

- a) A Post Works Remedial Works Plan, which describe the works completed since the date of commencement of the works. This Plan is as outlined in Regulation 14 of the Regulations of 2023 and must be carried out by a competent engineer or competent building professional who designed and inspected the works described in the plan.
- b) A Certificate of Remediation completed by the competent building professional in the form set out in Schedule 10 of the Regulations of 2023 (S.I. 347 of 2023) in respect of the relevant dwelling concerned.
- c) Evidence of the expenditure incurred by the applicant 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.

### **Payment of an Increased Remediation Grant when the applicant has completed remediation works and has received their Final Payment**

Where the applicant has completed their remediation works and received their final payment but has evidence of qualifying expenditure, their application for payment of an Increased Remediation Grant must include a **Final Valuation Certificate (Form 6)** and a **Post Works Remedial Works Plan – Inspection Plan (Form 5)**.

Part A of the Final Valuation Certificate (**Form 6**) should be completed by a competent engineer or where the remediation option is the demolition of the relevant dwelling, a competent building professional. **Form 6** is accompanied by the following:

- (a) 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 applicant is seeking payment.

- (b) 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 applicant is seeking payment.
- (c) a Post Works Remedial Works Plan – Inspection Plan. This is set out as **Form 5** in the Schedule of the Regulations of 2026 and should be completed by a competent building professional. **Form 5** should have a detailed description of the works completed with supporting evidence in respect of which the applicant is seeking payment.
- (d) a Certificate of Remediation in respect of the works concerned.

### **Part 3: Declarations and Data Protection**

This purpose of Part 3a is to enable the applicant to consent and make declarations as required under the Act that confirm that the applicant/joint owner(s) or any other person who has a legal or beneficial interest in the relevant dwelling did/did not receive a payment, e.g. insurance, compensation, etc., in respect of damage to the relevant dwelling arising from, or in connection with, the use of defective concrete blocks in its construction.

The purpose of Part 3b is the provision of a statement to the applicant informing them of their right to privacy regarding any personal data provided by them and how to obtain further information on how their personal data will be used, and on their rights as a data subject.

When the application form has been completed, the applicant should submit it, along with the required documents to their designated local authority.

A designated local authority may inspect the relevant dwelling and specify such other documents or information, which may be required to accompany the application form

and may require the applicant to provide such documents or information if they do not accompany the application.

All requests by the designated local authority, for further information or documents, should be made in writing to the applicant. The applicant will be required to respond to a request within a specified period and where, without reasonable excuse, the applicant fails to comply with a requirement, the designated local authority will consider that the application for an increased remediation option grant has been withdrawn.

## **5 Refusal to Pay an Increased Grant**

The applicant will be notified by the designated local authority of a refusal to pay an increased grant, and the reasons for the decision, using **Form 7** of the **Schedule of Regulations of 2026 (Notification of Refusal by a Designated Local Authority to Make Payment of Increased Grant )**.

## **6 Appeal of a Refusal to Pay an Increased Grant**

**Form 7** will instruct the applicant that they are entitled to appeal the decision to pay an increased grant, in accordance with Part 5 of the 2022 Act, within 90 days of the notification to,

The Appeals Panel,

c/o the Department of Housing, Local Government and Heritage,

Custom House,

Dublin 1,

D01 W6X0.

Applicants who wish to appeal should refer to the Appeals Process section of the Ministerial Guidelines of 2023 for further information on the Appeals process and the making of an appeal.

## 7 Forms from the Schedule of Regulations of 2026

Form Number	Title	Purpose
1	Application Form for Increase in Remedial Option Grant	The form to be completed by an applicant when applying for an Increased Remediation Option Grant.
2	Increase to Remediation Option Grant Notice of Decision by Designated Local Authority	The form to be completed and then issued by a designated local authority to an applicant, which informs the applicant of the decision to approve or refuse an application for an Increased Remediation Option Grant and the reasons for their decision.
3	Application for Payment of an Increased Grant	The form to be completed by an applicant, whose application for an Increased Remediation Option Grant has been approved, for payment of the increased grant as part, final, whole or following completion.
4	Interim Valuation Certificate for an Increased Remediation Option Grant	The form to be completed by a competent building professional or where the remediation option is the demolition of the relevant dwelling, a competent engineer. This should accompany Form 3 when applying for payment when applying for part-payment.
5	Post Works Remedial Works Plan – Inspection Plan	The form to be completed by a competent building professional or where the remediation option is the demolition of the relevant dwelling, a competent engineer. This form should accompany Form 3 when applying for payment for completed works.
6	Final Valuation Certificate	The form to be completed by a competent building professional or where the remediation option is the demolition of the relevant dwelling, a competent engineer. This should accompany Form 3 when applying for payment for completed works.

Form Number	Title	Purpose
7	Notification of Refusal by Designated Local Authority to Make Payment of Increased Grant	The form to be completed and then issued by a designated local authority to an applicant, which informs the applicant of the decision to refuse to make payment for an Increased Grant and the reasons for their decision.

## 8 Glossary

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

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

“**Act of 2000**” means the Planning and Development Act 2000.

“**Act of 2001**” means the Local Government Act of 2001.

“**Act of 2004**” means the Residential Tenancies Act 2004.

“**administrative area**” means an area which continues to stand established under section 10 of the Act of 2001 for the purposes of local government.

“**appellant**” is the person who is making the appeal.

“**damage**” means visible deterioration, degradation or cracking which has occurred in an external, or internal, wall of a dwelling, resulting from the presence of certain deleterious materials in defective concrete blocks incorporated in the wall, evidenced by one or more of the first five defects set out in the key to Figure 2 of I.S. 465:2018.

“**damage threshold**” means pattern like cracking (combined horizontal and vertical), in the wall of a dwelling house, mentioned in the second defect set out in the key to

Figure 2 of I.S. 465:2018 on at least one elevation, externally or internally, in which a crack width equal to, or greater than, 1 millimetre is present.

**“defective concrete blocks”** (also referred to as ‘DCB’) means concrete blocks that contain excessive amounts of free or unbound muscovite mica or reactive pyrite or a combination of both, or excessive amounts of such other deleterious material or combination of materials as may be prescribed under section 41 of the Act of 2022.

**“designated local authority”** means a local authority designated by order under section 5 of the Act of 2022.

**“designated local authority area”** has the meaning given to it by section 5 of the Act of 2022.

**“development”** has the meaning it has in the Act of 2000.

**“dwelling”** means a house and does not include an apartment, maisonette or duplex.

**“General Data Protection Regulation”** means Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016.

**“Housing Agency”** means the Housing and Sustainable Communities Agency.

**“I.S. 465:2018”** means Irish Standard 465:2018 Assessment, testing and categorisation of damaged buildings incorporating concrete blocks containing certain deleterious materials and Amendment 1:2020, published by the National Standards Authority of Ireland.

**“landlord”** means the person entitled to receive (otherwise than as agent for another person) the rent in respect of a dwelling from the tenant.

**“local authority”** has the same meaning as it has in the Act of 2001.

**“Local Property Tax”** is a self-assessed tax charged on the market value of residential properties in the State.

**“Minister”** means the Minister for Housing, Local Government and Heritage.

“**owns**” means an individual who has a freehold estate or a leasehold estate, with more than 70 years remaining on the term of the lease, in the relevant dwelling.

“**permission**” has the meaning it has in the Act of 2000.

“**personal data**” has the same meaning as it has in the General Data Protection Regulation;

“**prescribed**” means prescribed by regulations of 2023 or 2026 made by the Minister.

“**previous scheme**” means the Defective Concrete Blocks Grant Scheme open to counties Donegal and Mayo, commenced in June underpinned by S.I No. 25/2020 as amended. The previous scheme was revoked on commencement of the enhanced scheme subject to the transitional provisions in Sections 56 and 57 of the Act of 2022.

“**principal private residence**” means a dwelling a relevant owner of which occupies it as his or her only or main residence.

“**processing**”, in relation to personal data, has the same meaning as it has in the General Data Protection Regulation.

“**qualifying expenditure**”, means expenditure, in carrying out works to satisfy the approved remediation option, incurred by the relevant owner after the date of the notification of grant amount and determination, but not earlier than 29 March 2024.

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

“**Regulations of 2026**” means Dwellings Damaged by Use of Defective Concrete Blocks (Increased Grant) Regulations 2026 (S. I. No. 58 of 2026);

“**relevant dwelling**” means relevant dwelling under section 8 of the Act of 2022.

“**residential tenancies register**” means the register established and maintained by the Residential Tenancies Board under section 127 of the Act of 2004.

“**relevant owner**” other than in Chapter 2 of Part 3, means relevant owner under

section 9(1) of the Act of 2022.

“**RTB**” means the Residential Tenancies Board under Section 127 of the Act of 2004.

“**Tax Clearance Access Number**” is a number provided by Revenue for the purpose of confirming tax compliance. An applicant must hold a current tax clearance certificate (number) in order to qualify for State or Public Authority grant or subsidies of a value of €10,000 or more, within any 12 months’ period.

“**tenant**” means a person entitled to the occupation of a dwelling under a tenancy.

“**tenancy**” includes a periodic tenancy and a tenancy for a fixed term, whether oral or in writing or implied.

“**unauthorised structure**” has the same meaning as it has in the Act of 2000.