



Rialtas na hÉireann
Government of Ireland

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

Your Questions Answered

Issued: 27 February, 2026

Prepared by the Department of
Housing, Local Government and Heritage
gov.ie/housing

Table of Contents

A. Background and Context	1
B. Remediation of Dwellings Damaged by the use of Defective Concrete Blocks (Amendment) Act 2025	1
1. What is the purpose of the Remediation of Dwellings damaged by the Use of Concrete Blocks (Amendment) Act 2025 – the 2025 Act?	1
2. Are the changes in the 2025 Act commencing in Stages?	1
3. What documents/legislation provide a mechanism for this element of the 2025 Act to become operational?	2
4. What other provisions are provided for in the 2025 Act?	2
5. Who will benefit from the Increased Remediation Option grant now provided for in the 2025 Act?	3
6. What is qualifying expenditure and why the 29 March 2024?	3
7. If I meet these criteria what do I need to do?	4
8. What happens to my application then?	4
9. How will the Increased Remediation Option Grant be calculated?	4
10. When will I received notification of the decision?	4
11. If I receive approval what are the next steps in the process?	5
12. Who does not qualify for this increase?	5
13. If I received my final payment and have eligible invoices dated from 29 March 2024 onwards, and did not reach the scheme cap of €462,000 am I eligible to apply for a revised remediation option grant?	5
14. If I previously submitted invoices to my designated local authority that I could not recoup, can I now recoup payment on these?	5
15. Can I appeal the decision on the new revised remediation option grant?	6

A. Background and Context

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.

B. Remediation of Dwellings Damaged by the use of Defective Concrete Blocks (Amendment) Act 2025

1. What is the purpose of the Remediation of Dwellings damaged by the Use of Concrete Blocks (Amendment) Act 2025 – the 2025 Act?

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.

2. Are the changes in the 2025 Act commencing in Stages?

Yes. The first commencement will relate to the amendments that allow for a grant scheme applicant to apply and seek payment of increased remediation option grant.

These provisions are primarily found in the new sections inserted in the 2022 Act by the amendments, 17A and 18A. It will also extend the time period applicants have for completing works from 65 weeks to 130 weeks and reduces the time a relevant owner is obliged to apply for an extension to this timeframe from 12 weeks to 2 weeks.

3. What documents/legislation provide a mechanism for this element of the 2025 Act to become operational?

Following the commencement of the 2025 Act, Regulations were adopted on 25 February 2026 to provide for the finer details around which the scheme operates **in relation to the application for increases to the remediation grant, extending the time period applicants have for completing works and reducing the time period required to apply for and extension** . They outline:

- how an applicant would apply to their designated local authority for an increase to their remediation grant;
- the procedures of the designated local authority in reviewing this application;
- if an increase to the remediation grant is the decision of the designated local authority, how the applicant would subsequently apply to their designated local authority for the payment of the increased grant;
- the procedures of the designated local authority in dealing with the application for payment of the increased remediation grant.

4. What other provisions are provided for in the 2025 Act?

A number of other technical amendments are provided for in the 2025 Act. These include:

- Mechanism for the Technical Review by the Housing Agency.
- Extending relevant owner status to certain applicants.
- Allowing payment of ancillary grants to applicants who have been awarded the maximum grant subject to the overall scheme cap.

- The sharing of certain information with the Sustainable Energy Authority of Ireland (SEAI).
- Allow for the creation of a second charge on RTB properties where the relevant owner received additional funding under the retrospective element.
- Provides a mechanism to waive the requirement to meet the damage threshold for attached dwellings.
- Provide for an application for an adjacent remediation option in particular circumstances.

These elements are not being commenced at this time, these remaining elements of the 2025 Act will be commenced at a later point, as soon as possible.

5. Who will benefit from the Increased Remediation Option grant now provided for in the 2025 Act?

Under the Principal Act (the 2022 Act), the increased cap of €462,000 applies to eligible relevant owners that received a determination in respect of remediation option and grant amount on or after 23 October 2024 (Per S.I. 577 of 2024).

The Principal Act (the 2022 Act) has now been amended to provide for relevant owners to make an application to the designated local authority for an increase to their remediation option grant where the homeowner:

- received their original determination **before** the 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.

6. What is qualifying expenditure and why the 29 March 2024?

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 remediation option grant by the local authority, but not earlier than 29 March 2024.

The 29 March 2024 ties in with the date the Department received the updated cost report from the Society of Chartered Surveyors Ireland (SCSI). It is consistent with when evidence of the cost increases first became known from the SCSI report and is 12 months after the costings that underpin the original rates were received.

This cost report informed the work of the Expert Group in recommending the increase in scheme cap and rates that included an additional uplift for the passage of time to when they were applied in October and November 2024.

7. If I meet these criteria what do I need to do?

Relevant owners can apply to their designated local authority using **Form 1 (Application Form for Increase in Remedial Option Grant)** in the Regulations of 2026 to have a new remediation option grant amount determined in line with the increased scheme cap and rates provided for under the scheme in October and November 2024.

8. What happens to my application then?

The designated local authority will review and validate the application and then proceed to carry out the recalculation.

9. How will the Increased Remediation Option Grant be calculated?

The designated local authority will then carry out the recalculation in line with the floor and wall areas measurements provided to them by the Housing Agency in the original remediation option grant notification. 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. 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

10. When will I received notification of the decision?

Following a review of the application the designated local authority will notify the applicant of the decision as soon as possible. Using **Form 2 (Increase to Remediation Option Grant Notice of Decision by Designated Local Authority)**

the designated local authority will notify the applicant of the decision and the reason to

- a. Grant approval for an increased grant or
- b. Refuse to grant approval for an increased grant

11. If I receive approval what are the next steps in the process?

If the applicant has been advised 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 using **Form 3 (Application Form for payment of an Increased Grant)**.

12. Who does not qualify for this increase?

A relevant owner

- who received their determination after 23 October 2024.
- who has received their final payment under the scheme and all invoices pertaining to the remediation works are dated prior to 29 March 2024, would not be eligible for a revised remediation option grant.

13. If I received my final payment and have eligible invoices dated from 29 March 2024 onwards, and did not reach the scheme cap of €462,000 am I eligible to apply for a revised remediation option grant?

Yes. A relevant owner who has received their final payment under the scheme and has invoices containing costs that are considered eligible payments under the grant scheme dated **from 29 March 2024 onwards** shall have a new revised remediation option grant calculated in line with the new rates from S.I 621 of 2024 and increased cap of S.I. 577 of 2024. The revised remediation option grant will be higher than the original remediation option grant amount.

14. If I previously submitted invoices to my designated local authority that I could not recoup, can I now recoup payment on these?

A relevant owner who had submitted invoices for payment dated **after 29 March 2024** previously and only recouped a percentage of the claim as they had reached

their remediation option grant amount can now seek retrospective payment of these unpaid amounts as long as the unpaid amounts are considered eligible payments under the grant scheme and up to their new revised remediation option grant.

A relevant owner who submitted invoices for payment dated **prior to and from 29 March 2024** previously and were only recouped a percentage of these claims as they had reached their remediation option grant amount cannot now seek retrospective payment of these invoices dated prior to 29 March 2024 but can for the invoices dated from 29 March 2024.

15. Can I appeal the decision on the new revised remediation option grant?

Yes. A relevant owner may appeal the decision of the designated local authority.

An applicant can appeal:

- the decision made by the designated local authority to refuse their application for an increased remediation grant amount;
- the decision made by the designated local authority to refuse to issue payment for an increased remediation grant; and
- the grant amount awarded.

Your Questions Answered: This 'Your Questions Answered ' document relates to the DCB Grant Scheme underpinned by Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 (the 2022 Act) and amended following the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks (Amendment) Act 2025 (the 2025 Act). This "Your Questions Answered' document does not purport to be a legal interpretation of national legislation, and homeowners are advised to obtain appropriate advice from qualified professionals.



The Department of
Housing, Local Government and Heritage
gov.ie/housing