

Enhanced Defective Concrete Blocks Grant Scheme

Monthly Activity Report

as at 28th February 2026

Background

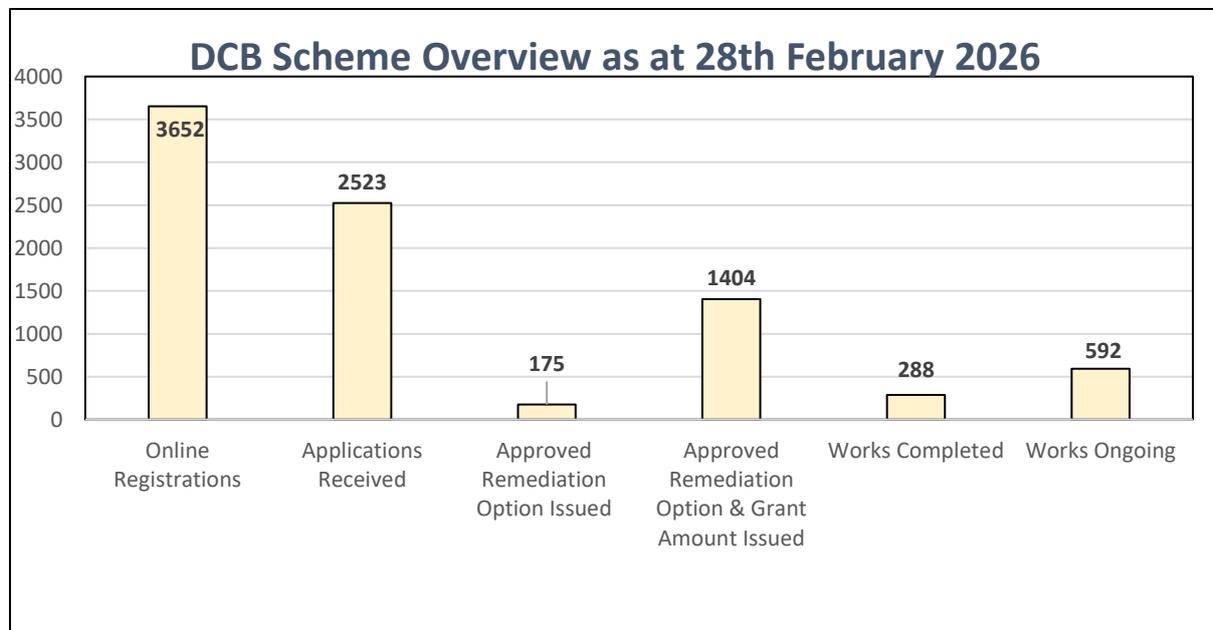
Donegal County Council, as a Designated Local Authority, are tasked with the Administration of the Enhanced Defective Concrete Blocks Grant Scheme on behalf of the Department of Housing, Local Government & Heritage.

The Enhanced Defective Concrete Block Grant Scheme offers financial assistance to support affected homeowners in designated local authority areas to remediate their dwelling, where their dwelling had been damaged by the use of defective concrete blocks in its construction.

The Enhanced Scheme has been in operation since 3rd July 2023.

The primary legislation which underpins the Enhanced Scheme is the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022.

This report provides an update on the implementation of the Enhanced Defective Concrete Block Grant Scheme and covers the period up to and including 28th February 2026.



DCB Amendment Act and (Increased Grant) Regulations

Donegal County Council acknowledges the enactment of the DCB Amendment Act and the Dwellings Damaged by Use of Defective Concrete Blocks (Increased Grant) Regulations 2026.

The (Increased Grant) Regulations bring into operation two key amendments to the existing legislation:

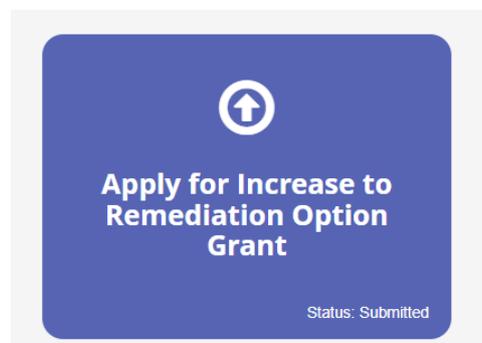
1. to provide for an application for an increase in the amount of a grant for remediation of certain dwellings damaged by the use of defective concrete blocks;
2. to amend the time limit for the payment of a grant for remediation.

The Council has undertaken significant work preparing for the implementation of the Amendments, and the Online Portal is currently being updated to reflect same.

Applicants are respectfully requested to initially review all relevant information on the Council's website and the Online Portal and to reach out to the Community Facilitators, if required.

All procedures that will be used for the application of Retrospective Rates & Payments are set out in Legislation. The Council is required to adhere to the legislative provisions but will endeavour to streamline this process as much as practical for applicants.

Step 1: Apply for an Increase to Remediation Option Grant



The applicant will complete a Tile on the Online Portal consisting of confirming details already held on file, answering a short number of questions / declarations and uploading Invoices for *qualifying expenditure*.

This process should take approximately 10 – 15 mins.

'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."

(includes Remedial Works and Professional Fees).

Retrospection does not apply to Ancillary Grant rates.

Step 2: Assessment

The DCB Office will assess the application for an Increase to Remediation Option Grant.

If the applicant qualifies for an Increase to Remediation Option Grant, the Council will notify the applicant of the new grant amount and this will also open a further tile on the Online Portal to allow submission of the payment claim for qualifying expenditure.

Step 3: Applicant submits a claim

A dedicated Payment Claim Tile will become available for eligible applicants to submit a payment claim. This process will mirror that of a Final Claim.

In so far as is possible, this Payment Claim Tile will have many of the documents required for a Final Claim preloaded, based on previously submitted documents from the applicant.

For example, the Invoices uploaded at Step 1 will be preloaded together with previously submitted Final Claim documents.

Applicants can continue their claim using the preloaded documents or they can upload new documents, if required.

It is envisaged that applicants will be required to provide other documents as part of the claim e.g. Declarations, photographic evidence, inspection plans etc.

In many cases, the applicants may already have such documents available.

A Final Valuation Certificate is required (this is similar to an Interim Valuation Certificate) so it is envisaged that there will be a role for the Competent Building Professional.

(Professional Fees are eligible for reimbursement along with Remediation Works costs).

Section 1 - Transitional Applications

At the commencement of the Enhanced Scheme, Donegal County Council had 1,296 applications received under the Previous Scheme which required transitioning to the Enhanced Scheme. These applications are referred to as “Transitional Applications”. Donegal County Council had issued approval to 849 applications prior to the commencement of the Enhanced Scheme.

1.1: Status of Transitional Applications as at 28th February 2026

Transitional Applications at 3rd July 2023	849
Declaration of Floor Area (DOFA) received from Applicants for Grant Calculations to date under the Enhanced Scheme	682
Grant Amount Calculated under Enhanced Scheme and notified to applicant	674

Remediation Option Grant Amounts from Previous Scheme – Calculated / Recalculated by Donegal County Council	674
Option 1	497
Option 2	21
Option 3	1
Option 4	7
Option 5	0
Blended Option or Combination	148
Value of Grant Amounts decided by the Housing Agency	€232,669,414

Section 2 - Referral of Applications to the Housing Agency

Under the provisions of the Enhanced Scheme, the technical assessment of validated applications is the remit of the Housing Agency. The initial step for an application, following validation and referral to the Housing Agency, is the Housing Agency's Determination of Damage Threshold of the relevant dwelling.

The average timescale for Determination of Damage Threshold by the Housing Agency is 60 days.

For applications that meet the Damage Threshold, the Housing Agency provides an indicative timeline for determination of the Remediation Option & Grant Amount. The Determination of Damage Threshold and the Remediation Option Grant as decided by the Housing Agency is communicated to the applicant by the Council's DCB Grant Office.

Where it is deemed by the Housing Agency that an application has not met the Damage Threshold or where an applicant is not satisfied with the Approved Remediation Option, the applicant may submit an Appeal to the Independent Appeals Panel.

Overview of Referral of Applications to the Housing Agency

2.1 Determination of Damage Threshold as at 28th February 2026

Applications Validated by Donegal County Council & Referred to the Housing Agency for Determination on Damage Threshold	1530
Application for Revised Approval under Section 23 Received & Referred to the Housing Agency	8
Determination on Damage Threshold received from the Housing Agency and communicated to applicant by Donegal County Council	1409
Determination by Housing Agency – Dwelling Meets the Damage Threshold	1388
Determination by Housing Agency – Dwelling did not meet the Damage Threshold	21

2.2 Remediation Option & Grant Amount as at 28th February 2026

To date, the Housing Agency has decided the Remedial Option Grant on **53%** of the applications which have been determined to have met the Damage Threshold under the provisions of the Enhanced Scheme. These Options are summarised below:

Remediation Option Grant Determined by the Housing Agency	730
Option 1	550
Option 2	92
Option 3	50
Option 4	13
Option 5	0
Blended Option or Combination	25
Remediation Option Grant Refusal by the Housing Agency	6
Value of Grant Amounts decided by the Housing Agency	€256,982,682

Section 3 - Payments to Applicants

Donegal County Council fully recognises the importance of timely processing of valid Payment Claims under the Defective Concrete Blocks Enhanced Scheme, to ensure cash flow for all parties involved.

To date, Donegal County Council has processed valid Payment Claims and issued payments to applicant homeowners to a value of over €204.5m.

The Council is committed to issuing reimbursements, under the Enhanced Scheme, to applicant homeowners as soon as practical.

The continued support of Elected Members and Oireachtas Members is fully acknowledged.

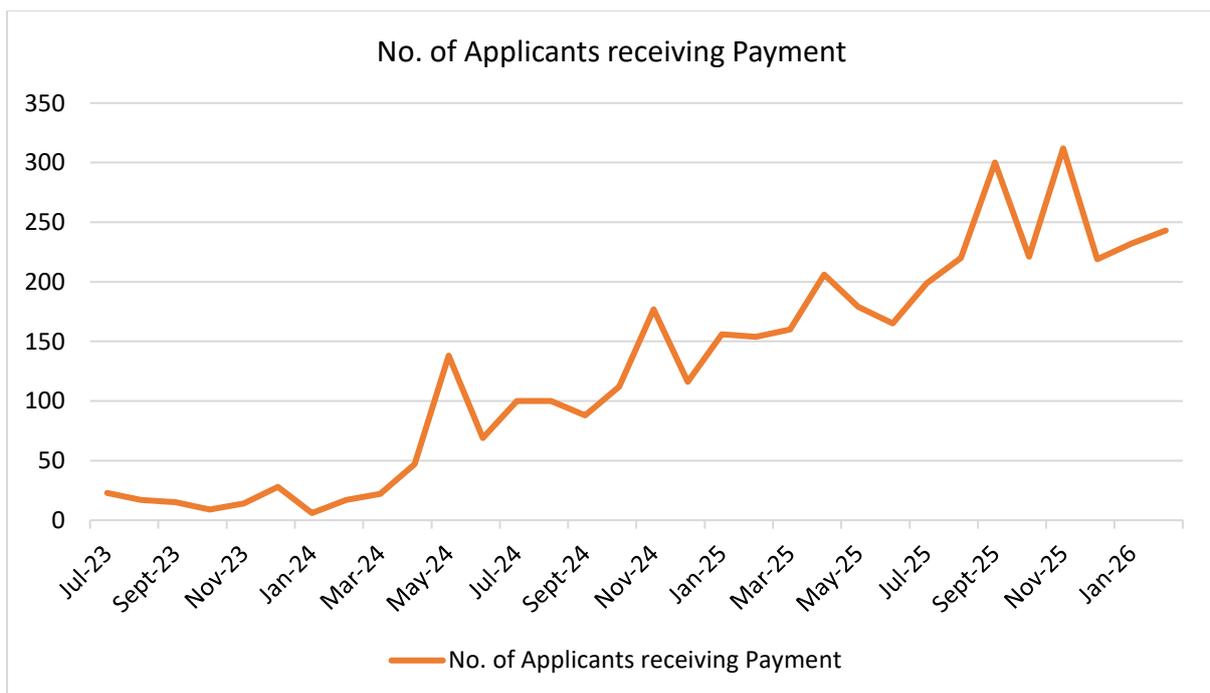
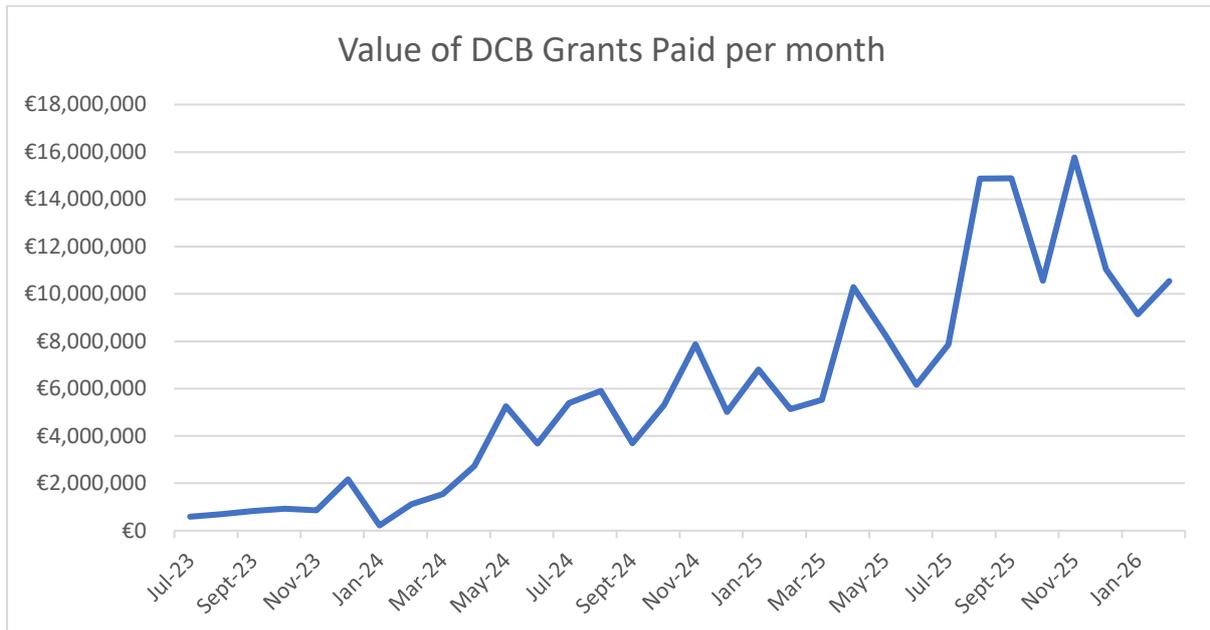
3.1: Payments Issued by Period

Section 3.1 provides an overview of Payments issued to applicants by period.

Period	Value	No. of Applicants receiving Payment
2020	€172,174.38	42
2021	€3,034,228	332
2022	€5,609,009	372
2023	€11,112,469	470
2024	€47,705,154	510
January 2025	€6,812,419	156
February 2025	€5,138,771	154
March 2025	€5,519,920	160
April 2025	€10,291,768	206
May 2025	€8,294,005	179
June 2025	€6,163,234	165
July 2025	€7,857,094	199
August 2025	€14,879,335	220
September 2025	€14,891,940	300
October 2025	€10,560,845	221
November 2025	€15,764,707	312
December 2025	€11,049,138	219
January 2026	€9,139,710	232
February 2026	€10,541,827	243
Total	€204,537,752	

3.2: Payments Issued by Category

Remediation Works	€184,923,237
Ancillary Grant	€5,740,267
Competent Building Professional / Engineer Report Fees	€7,695,617
Professional Fees (Remedial Works Plan, Health & Safety)	€6,178,631
Total Value of Grants Paid to Date (Previous Scheme and Enhanced Scheme)	€204,537,752

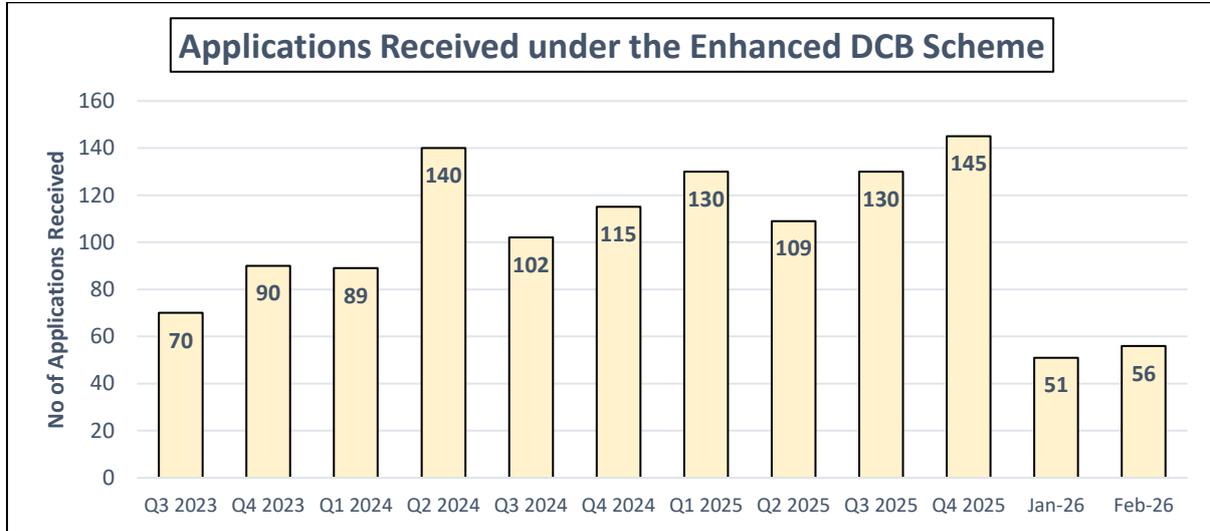


3.3: Payment Claims Submitted – 4 Week Rolling Period

No. of Claims Paid	266
Average No. of days from Claim Submitted to Claim Paid (this includes time for submission of Further Information where the initial Payment Claim submitted was incomplete)	20.3
Average No. of Days from a Valid Claim Approved to Claim Paid	7.08

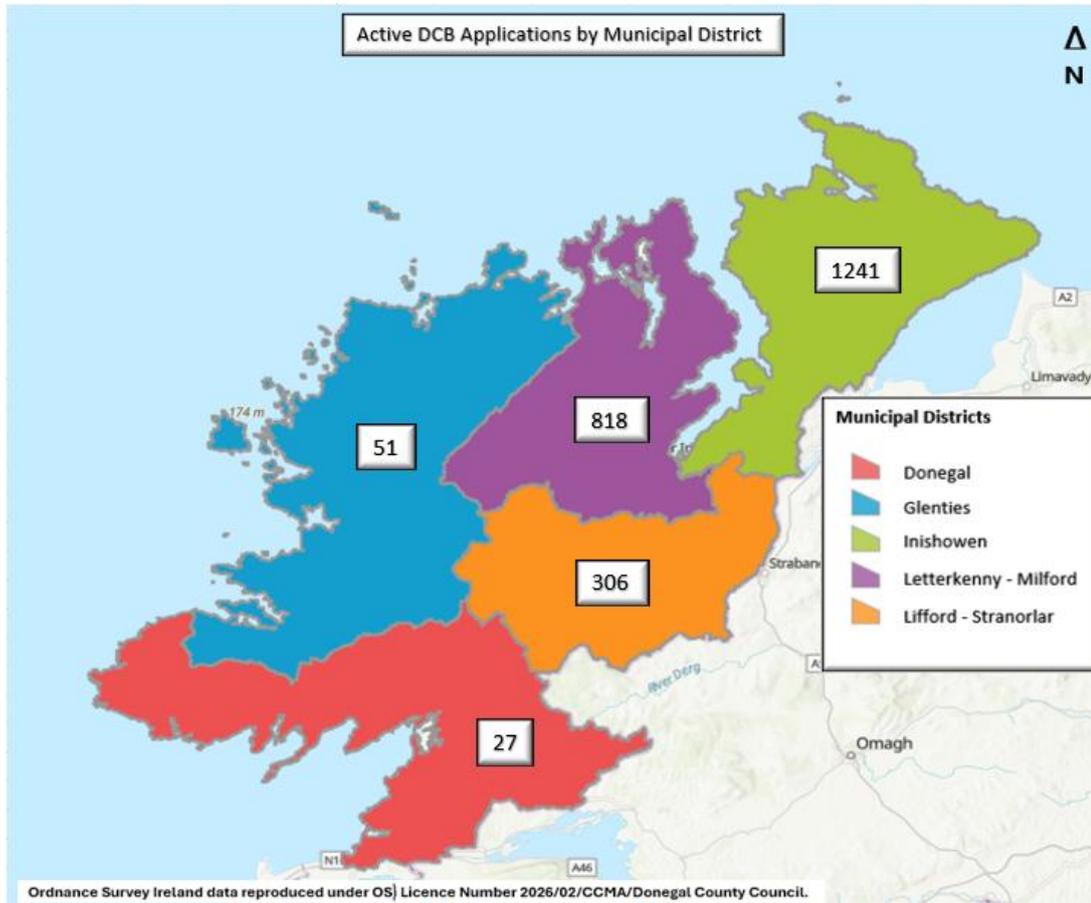
Section 4 - Overview of Defective Concrete Block Grant Scheme

4.1: Overview of Applications received under the Enhanced DCB Scheme



Application Overview	No.
Applications Received under the Provisions of the Enhanced Scheme	1227
Principal Private Residence (PPR)	1136
Residential Tenancy Board (RTB)	91
Applications Deemed Ineligible	19
Applications Withdrawn by Applicant	61

4.2: Active DCB Applications by Municipal District



4.3 Remediation Option & Grant Amount as at 28th February 2026

Total No. of Grant Amounts decided and notified to applicants (Previous Scheme & Enhanced Scheme)	1404
Total Value of Grant Amounts decided to date (Previous Scheme & Enhanced Scheme)	€489,652,096
No. of Confirmation of Grant Amounts from the Previous Scheme as calculated / recalculated under the Enhanced Scheme by Donegal County Council (Transitional Applications)	674
Value of Grant Amounts from the Previous Scheme as calculated / recalculated under the Enhanced Scheme by Donegal County Council	€232,669,414
Number of Confirmation of Grant Amounts received from the Housing Agency under the terms of the Enhanced Scheme	730
Value of Grant Amounts decided by the Housing Agency	€256,982,682

4.4 Commencements & Completions

No. of Commencements notified by Applicants to the DCB Grant Office	880
No. of Dwellings currently undertaking Remediation Works	592
No. of Dwellings Fully Remediated	288
Letter of Assurance Issued	109

Assistance to Applicants

The DCB Grant Office continues to actively engage with applicants across the full scope of the Scheme. This includes Validation of Enhanced Scheme Applications, Ancillary Grant Applications, Notification of Decisions, Validation of Payment Claims, Processing Payments, Change of Competent Building Professional and all other general queries.

The DCB Section of Donegal County Council’s Website is updated regularly and contains all the information and links that an applicant may require at various stages of the application process.

The telephone clinics are available every Tuesday and Thursday (9am – 12.30pm) to assist applicant with any queries. The DCB Grant Office Team follow up on applicants’ queries outside of the specific telephone clinics.

Applicants can also submit queries via email to dcb@donegalcoco.ie and a member of the team will be in contact with the applicant.

The Community Facilitators play a vital role in supporting and guiding homeowners and families who are most vulnerable and / or applicants who may not have the necessary facilities to submit an online application. There are currently four Community Facilitators available to assist applicants throughout the county.

Report prepared on: 9th March 2026

DCB Grant Office