

Enhanced Defective Concrete Blocks Grant Scheme

Monthly Activity Report

as at 31st August 2025

Background

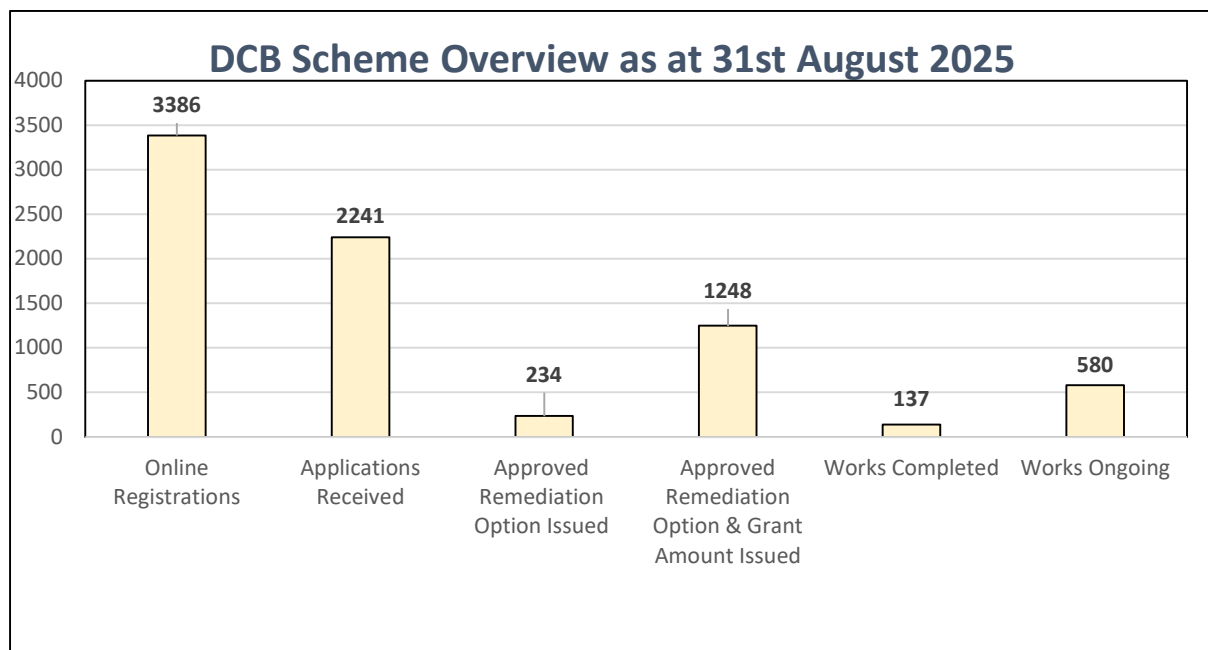
Donegal County Council, as a Designated Local Authority, are tasked with the Administration of the Enhanced Defective Concrete Blocks Grant Scheme on behalf of the Department of Housing, Local Government & Heritage.

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 31st August 2025.



Section 1 - Transitional Applications

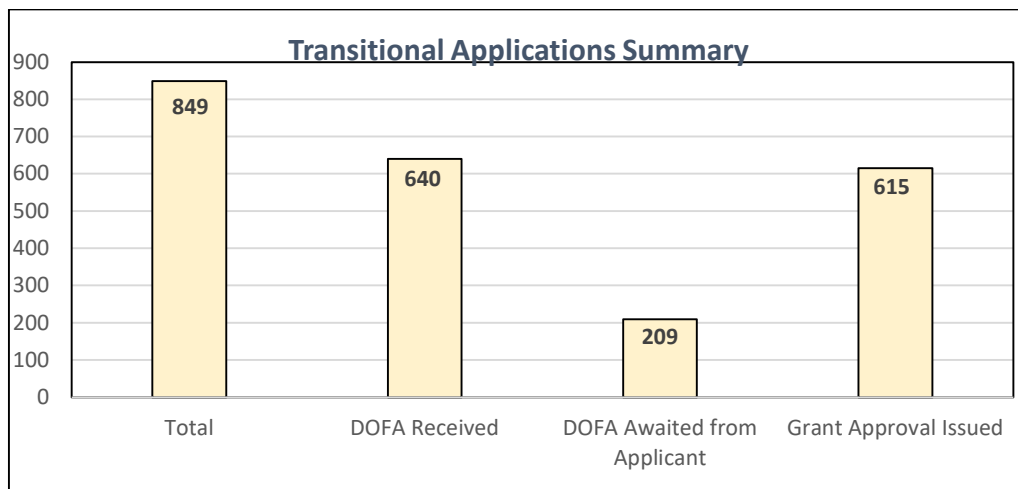
At the commencement date, Donegal County Council had 1,296 applications received under the Previous Scheme which required transitioning to the Enhanced Scheme. These applications are referred to as “Transitional Applications”. Donegal County Council had issued approval to 849 applications prior to the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

1.1: Status of Transitional Applications as at 31st August 2025

Transitional Applications at 3rd July 2023	849
Declaration of Floor Area (DOFA) received from Applicants for Grant Calculations to date under the Enhanced Scheme	640
Grant Amount Calculated under Enhanced Scheme and notified to applicant	615
Declarations reviewed by Donegal Co Co and returned to applicant	7
Percentage of Applications reviewed to date by Donegal County Council	97%
Value of Grant Amounts under the Enhanced Scheme	€208,622,827

Key Points:

- Of the 849 Transitional Applications which received Confirmation of Eligibility and Remediation Option by Donegal County Council under the provisions of the Previous Scheme, 527 applicants were approved for Option 1 and the remaining 322 applicants were approved for Option 2 – 5 and Blended Options.
- 75% of all approved applicants have now submitted the required information (Declaration of Floor Area - DOFA, dimensioned drawings) to enable Grant Calculation by Donegal County Council.
- To date 97% of all submitted Declarations have been processed or returned to the applicant for follow up.



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 31st August 2025

Applications Validated by Donegal County Council & Referred to the Housing Agency for Determination on Damage Threshold	1255
Application for Revised Approval under Section 23 Received & Referred to the Housing Agency	6
Determination on Damage Threshold received from the Housing Agency and communicated to applicant by Donegal County Council	1165
Determination by Housing Agency – Dwelling Meets the Damage Threshold	1144
Determination by Housing Agency – Dwelling did not meet the Damage Threshold	21

To date, **98%** of applications assessed by the Housing Agency have been determined to meet the Damage Threshold.

2.2 Remediation Option & Grant Amount as at 31st August 2025

To date, the Housing Agency has decided the Remedial Option Grant on **55%** 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	633
Option 1	462
Option 2	84
Option 3	49
Option 4	13
Blended Option or Combination	25
Remediation Option Grant Refusal by the Housing Agency	4
Value of Grant Amounts decided by the Housing Agency	€221,885,196

Section 3 - Payments Issued since the introduction of the Enhanced Scheme

Table 3 provides an overview of Payments issued to applicants since the introduction of the Enhanced Scheme in July 2023.

3.1: Payments Issued since the Introduction of the Enhanced Scheme

Month	Value	No. of Applicants receiving Payment
July 2023	€586,164	23
August 2023	€697,993	17
September 2023	€828,753	15
October 2023	€928,006	9
November 2023	€857,790	14
December 2023	€2,165,626	28
January 2024	€218,861	6
February 2024	€1,113,658	17
March 2024	€1,545,774	22
April 2024	€2,730,416	47
May 2024	€5,256,002	138
June 2024	€3,681,933	69
July 2024	€5,389,474	100
August 2024	€5,902,984	100
September 2024	€3,683,603	88
October 2024	€5,298,326	112
November 2024	€7,867,250	177
December 2024	€5,016,872	116
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

3.2: Total Payments Issued – Previous Scheme & Enhanced Scheme Combined

Remediation Works	€117,081,529
Ancillary Grant	€4,107,384
Competent Building Professional / Engineer Report Fees	€7,298,018
Professional Fees (Remedial Works Plan, Health & Safety)	€4,102,654
Total Value of Grants Paid to Date (Previous Scheme and Enhanced Scheme)	€132,589,585

3.3: Payment Claims Submitted – 4 Week Rolling Period

No. of Claims Submitted	233
Claims Deemed Ineligible	1
No. of Claims Paid to date	220
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)	28
Average No. of Days from a Valid Claim Approved to Claim Paid	12

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 €132m (€132,589,585).

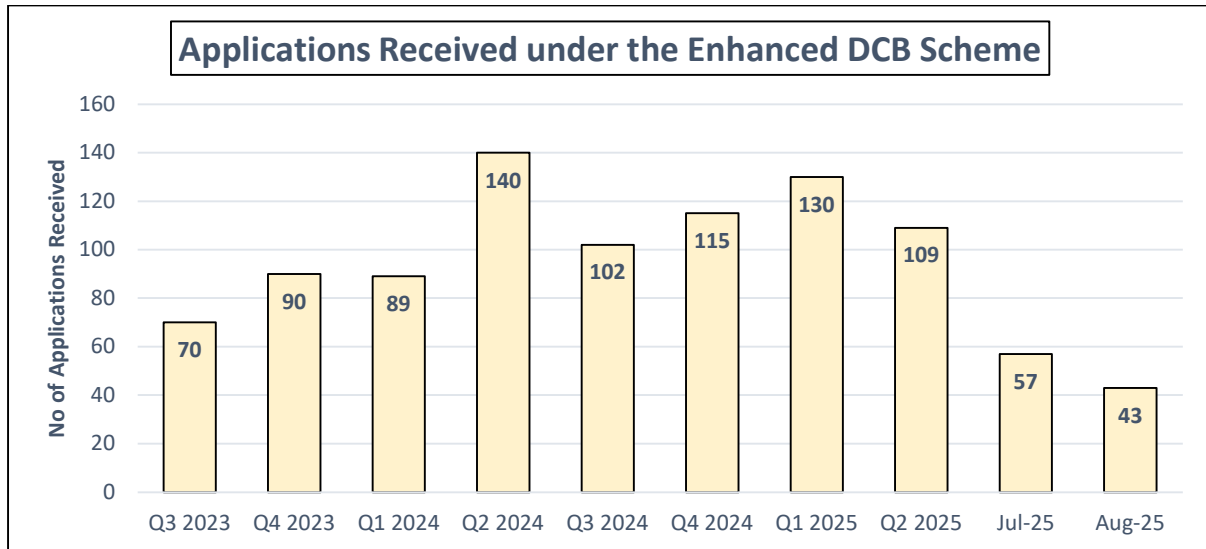
With almost 600 homes currently undergoing remedial works, the number of Payment Claims submitted has significantly increased over the recent period and this has resulted in a longer turnaround time for some payment claims. The Council has introduced additional resources to work through the volume of claims. The Council appreciate homeowners' continued patience and understanding as staff manage this heightened workload.

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

The support of the Elected Members throughout this process is acknowledged.

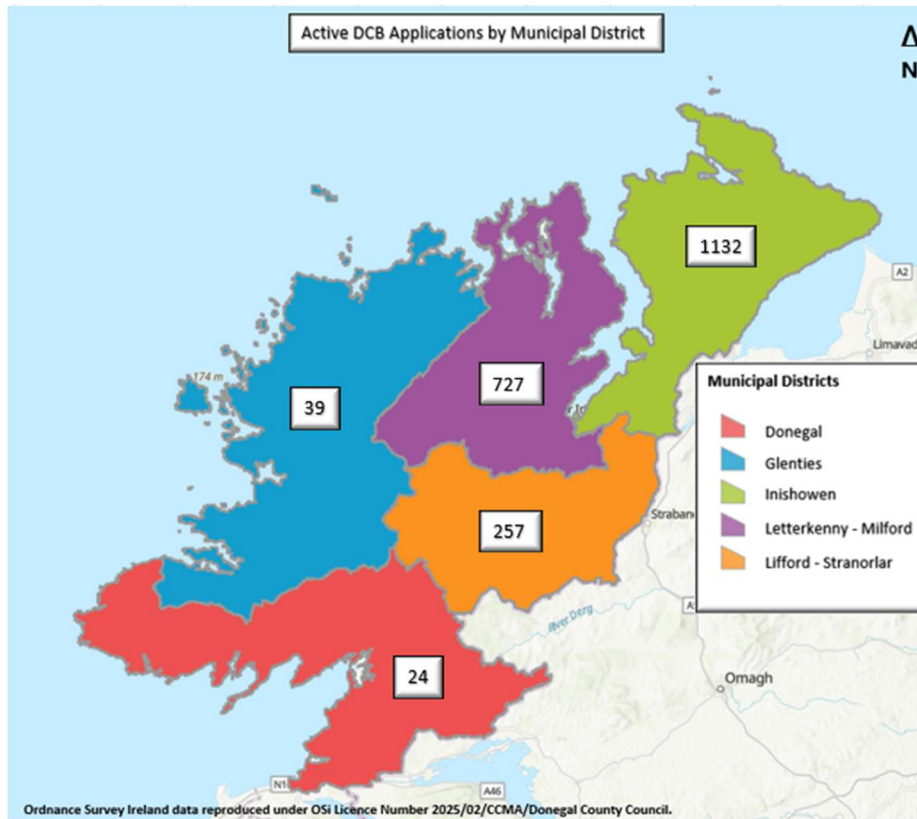
Section 4 - Overview of Defective Concrete Block Grant Scheme

4.1: Overview of Applications received under the Enhanced DCB Scheme



Application Overview	No.
Applications Received under the Provisions of the Enhanced Scheme	945
Principal Private Residence (PPR)	876
Residential Tenancy Board (RTB)	69
Applications Deemed Ineligible	15
Applications Withdrawn by Applicant	47

4.2: Active DCB Applications by Municipal District



4.3 Remediation Option & Grant Amount as at 31st August 2025

This table outlines the Remediation Option Grants which have been notified to approved applicants by the DCB Grant Office.

Total No. of Grant Amounts decided to date (Previous Scheme & Enhanced Scheme)	1248
Total Value of Grant Amounts decided to date (Previous Scheme & Enhanced Scheme)	€430,508,023
No. of Confirmation of Grant Amounts from the Previous Scheme as calculated / recalculated under the Enhanced Scheme by Donegal County Council (Transitional Applications)	615
Value of Grant Amounts from the Previous Scheme as calculated / recalculated under the Enhanced Scheme by Donegal County Council	€208,622,827
Number of Confirmation of Grant Amounts received from the Housing Agency under the terms of the Enhanced Scheme	633
Value of Grant Amounts decided by the Housing Agency	€221,885,196

4.4 Notice of Commencement & Remediation Works

No. of Commencements notified by Applicants to the DCB Grant Office	717
No. of Dwellings currently undertaking Remediation Works	580
No. of Dwellings Fully Remediated	137

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 three Community Facilitators available to assist applicants throughout the county with recruitment underway for a fourth Community Facilitator.

Report prepared on: 5th September 2025

DCB Grant Office