



IRRINOVA DAREK - 2025

Renovation Grant Scheme for Residential Buildings (Dwellings)

GUIDELINES, TERMS & CONDITIONS

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DEFINITION OF TERMS

Throughout the Notice unless the context otherwise requires:

- a) "Alterations/ Conversions" means Works for reorganising internal and external spaces and for providing improved or new facilities to make a building more suitable for its new functional use;
- b) "Applicant" means a person who applies under this scheme;
- c) "Authority" means the Building and Construction Authority established by Article 3 of the Building and Construction Authority Act, (Cap 623);
- d) "Beneficiary" means every person who benefits under this Scheme; and when application is made for two beneficiaries jointly, shall include all beneficiaries in solidum;
- e) "Bill of Quantities (BOQ)" means an itemised statement of works, quantities, rates and costs. BOQs are detailed accounts conforming to standard practices. For any works on the façade, the obligatory BOQ template must be filled and submitted;
- f) "Fiscal Receipt" means a receipt as defined in the Thirteenth Schedule to the Value Added Tax Act (Cap. 406), as subsequently amended, and includes any regulation made by the same Act;
- g) "In-Work Benefit" means A financial support program issued as a social benefit by the Department of Social Security designed to assist couples and single parents engaged in gainful employment, who have dependent children under the age of twenty-three (23) residing with them.

ABOUT THE GRANT SCHEME

1.1 Introduction and Aims

The *Irrinova Darek* scheme, launched by the Building and Construction Authority, supports energy-efficient renovations in residential properties across the Maltese Islands. Building on the success of the 2022 pilot scheme in the Grand Harbour area, the initiative contributes to national and international renovation targets, particularly focusing on improving energy performance in homes occupied by low to moderate income households.

To encourage participation, the *Irrinova Darek* scheme offers financial incentives for a variety of energy-efficient upgrades, such as insulation, energy-saving systems, and renewable energy integration. The scheme enables homeowners to select improvements tailored to their property's specific needs, helping reduce energy costs and promote long-term sustainability.

The Authority is implementing the scheme through a structured five-year regional rollout, designed to ensure organised access across the Maltese Islands. The regional classification follows the definitions established under **Legal Notice XIV of 2019**, amending the *Local Councils Act* (Cap. 363), which defines the official regions.

The rollout is scheduled as follows:

- **Year 1** – Northern Region
- **Year 2** – Southern Region (including Port Region Localities not covered by *Irrinova Darek* 2022 pilot scheme)
- **Year 3** – Eastern Region
- **Year 4** – Gozo Region
- **Year 5** – Western Region

It is important to note that although the Port Region comprising Żabbar, Fgura, Tarxien, Paola, and Xgħajra—is recognised as a distinct area under the 2019 legislation, these localities were not included in the 2022 pilot scheme. Therefore, for the purposes of *Irrinova Darek*, these localities are grouped under the **Southern Region** during the Year 2 rollout.

This phased and regionally aligned approach ensures that homeowners throughout Malta and Gozo have

equitable access to the scheme in a transparent and orderly manner.

The Authority will oversee and monitor the renovation work to ensure quality.

1.2 Eligibility

The grant scheme is open from 23rd July - 31st August 2025 (both days included), with a set budget allocation. It is available to residential buildings in the localities of Attard, Balzan, Naxxar, Mellieħa, Mġarr, Mosta, Mtarfa, San Ġwann and San Pawl il-Baħar. The grant is subject to meeting technical eligibility criteria and submitting a grant application does not guarantee funding. The grant award depends on eligibility, compliance with planning legislation and permit conditions.

Only 1 (one) residential property is eligible for funding owned by the same beneficiary under this scheme.

The Grant is available at a 75% co-funding flat rate. For low- and medium-income families in receipt of an in-work benefit the co-funding rate is increased to 90% according to the income as shown below. A higher co funding rate for low to medium income families ensures that the scheme is inclusive and provides financial support for a broad range of households.

The Authority's decision on the scheme is final.

The following co-funding options are available based on the beneficiary's income:

TABLE 1

Beneficiary Type	Co Funding
Couples or Singles with 'In-Work Benefit*'	90%
Couples or Singles without 'In-Work Benefit*'	75%

1.3 Summary of the Scheme

The following is a general summary of the scheme parameters.

TABLE 2
SUMMARY OF SCHEMES

<i>Beneficiary</i>	<i>Use of Property</i>	<i>Envelope</i>	<i>Building Systems</i>	<i>Renewable Energy sources</i>	<i>Value</i>
General Public	Residential	YES	YES	YES	€875 for professional fees* AND Up to €15,000 euros for renovation**

* An initial €875 is available to all eligible beneficiaries to cover Assessor fees. The funding for this item only is refundable in full upon submission of all required documentation.

Up to €15,000 euro capital grant to cover works with a cofinancing rate of a maximum of 90% (see 1.2). Funding for the installation of photovoltaic (PV) systems is provided at a **co-financing rate of 50%, based on the original cost of the system. An additional fund up to a maximum of €1,000 is available exclusively for the installation of a solar water heater or a heat pump water heater. Funds will only be disbursed when **ALL** works have been completed satisfactorily.

TABLE 3

PARAMETERS OF SCHEMES

Parameters	
Beneficiary	<ul style="list-style-type: none"> • Private individuals owning property and those renting out property on condition that applicant provides clearance from owner of property to apply and carry out the renovation works. • Voluntary Organisations responsible for residential homes.
Use of building	Residential only
Eligible Renovation Works	<ul style="list-style-type: none"> • Replacement of apertures • Insulation of building envelope • Insulation of roof • Insulation of exposed floors and floors to unconditioned spaces • Installation of renewable energy sources. • Draught control and improvement of airtightness • Shading • Installation and connection of second-class water systems. • Replacement of heating, ventilation and air-conditioning systems or parts of systems with more efficient systems or parts of systems. • Installation of energy efficient lighting or systems enabling the introduction of natural lighting. • Installation of biomass water heater, solar water heater or heat-pump water heater.
Non-eligible Properties	<ul style="list-style-type: none"> • Properties which have a commercial use • Buildings which have a non-residential use. • Properties which have already benefitted from a renovation grant scheme within the last <i>five</i> years. • Properties that have any stand-alone boilers powered by fossil fuels installed.

TABLE 4

ELIGIBLE COSTS AND PERMIT REQUIREMENTS

Item	Eligible for funding	Requires a permit	Remarks
Hire of Equipment		X	
Permits related to the setting-up of equipment	X	X	Example Local Council permits, hire of traffic warden,etc.
Renovations (as listed in BOQ Template)	X		A brief works method statement may still berequested.
Installation of double glazing	X		An Energy Performance Certificate (EPC) recommending installation of double glazing is required.
Insulation of building envelope	X		
Insulation of ceiling	X		Photographic evidence must be submitted to the Authority showing the insulation before any finishing materials are applied.
Heat Pump or solar water heater	X	X	
Solar Panels	X		
<i>Perit</i> fees	X		Fees charged by the <i>Perit</i>

1.4 Works not funded by the scheme

The scheme will **not fund** the following:

- Works not listed in the letter of conditional approval.
- Works need to be sanctioned by the Planning Authority.
- Refurbishment/ installation of services (except when works are being done to improve the building's energy performance), bathrooms, kitchens, interior, decoration.
- Alterations and additions to the original fabric.
- Building/ sites having a pending PA enforcement case.
- Building/ sites having a pending appeal against scheduling, or against refusals of permit or enforcement related to scheduled buildings, or sites having a pending request for reconsideration against scheduling, unless the appeal or reconsideration request are withdrawn.
- Restrictions/ conservation of movable objects/ artifacts or furnishings.
- Renovation works funded by other schemes.

The Authority will exercise discretion on other interventions that it may deem not eligible for funding and the above list may be updated from time to time.

1.5 Additional Notes

- 1.5.1 Planning Application – when applicable renovation works are to be covered by a valid PA permit and approved by a works Method Statement.

APPLYING FOR THE GRANT-THE PROCESS

2.1 Registration (Phase 1)

Grant scheme registration forms must be submitted to the Authority, as from the 23rd of July till the 31st August 2025 (both days inclusive).

Late submissions will not be accepted.

The Authority reserves the right to close the scheme earlier than announced.

Registration is carried out by means of an online submission by an applicant or by the beneficiary through an online portal provided by the Authority. The online portal is accessible by means of a **link on the Authority's website**.

Documents Required for registration (phase 1):

- 2.1.1 Scanned Copy in pdf format of front and back of ID card. The name of the beneficiary on Identity document must be the same as the name on the document submitted showing proof of ownership.

- 2.1.2 Proof of ownership and residential use. The address shown on the document showing proof of ownership must be the same as the address of the building where works are proposed. **If there has been a change in door numbering or street name, then a copy of the relevant government Gazette Notice is to be submitted.** Private owners-contract of purchase of property or any official document stating that the applicant is the owner (e.g., will), bearing signature and stamp of notary, is to be submitted.

Once all the required documents are submitted, applicants will receive an automated email confirming that their application has been received. The Authority will then review the documents to ensure they are complete and valid. If everything is in order, the applicant will receive a follow-up email with specific instructions to proceed to Phase 2 of the process.

2.2 Full submission of application (Phase 2)

Submission of phase 2 is to be done through the same online portal as phase 1. The portal is accessible by means of a link sent by the Authority.

Registrations as received will be processed on a first come first served basis according to the order of validation and according to the means testing eligibility. Applicants on a first come first served basis will be asked by the Authority to proceed with the compiling of information for the full submission of application. The beneficiaries are requested to engage an energy performance assessor for dwellings. The assessor together with the beneficiary develop the scope of the renovation works and design all aspects relating to the works. **The items listed below are required to be submitted on the online portal.**

- 2.2.1 Official Planning Authority site plan at 1:2500 scale having all property boundaries marked in red.
- 2.2.2 Good quality colour photographs (minimum 4) showing the façade of the property at the time of submission of the full application. Photos are to show the full extent of the façade outlined in red.
- 2.2.3 Duly completed BOQ **ONLY AS PER TEMPLATE PROVIDED**. All quoted prices in BOQ are to be VAT inclusive. Separate values for contingency and VAT will NOT be considered.
- 2.2.4 An “asset rating” EPC for the property being assessed. This is subject to an independent audit by the Authority.
- 2.2.5 Spreadsheets with calculated U-Values for walls, exposed roofs (if any), floor slabs to exterior (if any), floor slabs to ground (if any).
- 2.2.6 A “State of repair report” by an Architect and Civil Engineer including specific information about the building as stipulated in guidance by the Authority. The report should include good quality photographs showing the areas affected by the renovation works.

- 2.2.8 Technical Template duly filled and an EPRDM .xml file of the works as proposed.
- 2.2.9 Proof of In-work benefit. Scanned document in pdf format.
- 2.2.10 Bank Iban no. for the beneficiary to receive payment for professional fees (Phase 2) and renovation works (phase 3). The Iban no. must be for an account in the name of the beneficiary.

The site plan for each application should have the format indicated in Figure 1 below, the particular property application should be shaded in red.

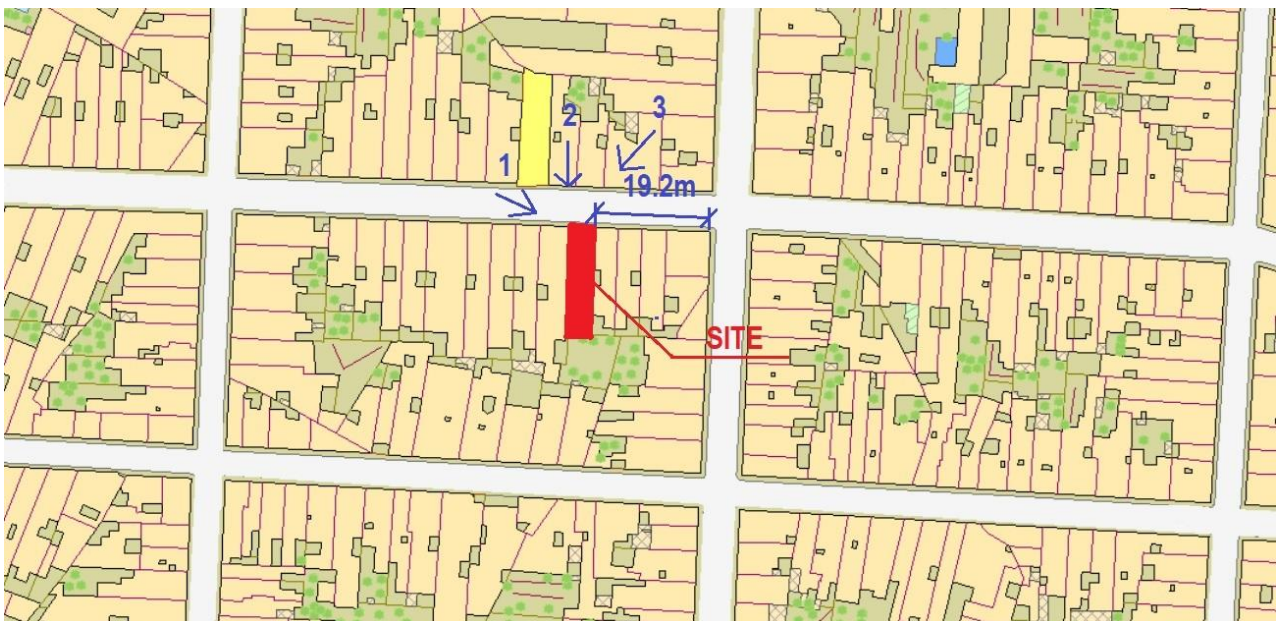


Figure 1: Site Plan format

Once the Authority verifies that all required documents have been correctly submitted and eligibility is confirmed, a payment of €875 will be issued to cover the costs of the energy assessor (including EPC registration), architectural services, and other professional fees. The Authority reserves the right to withhold this payment if any documents are found to be incomplete, incorrect, or below the required standard.

Applications will then proceed to full evaluation. Renovation funds will only be allocated after the Authority issues a **Letter of Conditional Approval**, regardless of when the application was submitted. This letter will outline the eligible works, applicable conditions, and any additional relevant details.

Once the Letter of Conditional Approval is issued, no changes or additions to the proposed interventions or the Bill of Quantities (BOQ) will be permitted.

2.3 Grant agreement and Renovation works (Phase 3)

After receiving the Letter of Conditional Approval, successful applicants must log in to the online system, download the Grant Agreement form, sign it, and then upload a scanned copy of the signed document back to the system.

2.4 Monitoring

Beneficiaries must notify the Authority at least five days before renovation works begin. This notification is done by selecting the relevant option and submitting it through the online system. In all cases, the official *Irrinova Darek Commencement Notice* must also be submitted.

The Authority reserves the right to monitor the works, which includes conducting site visits at reasonable times and requesting relevant information about the project.

Failure to comply with these monitoring requirements may result in full or partial disqualification from receiving funding under this scheme.

2.5 Refund of Costs

Refund of costs can be claimed in two separate payments, an interim payment and a final payment. Beneficiaries may choose to apply for a final payment only. Where the applicant applies for an interim payment, the maximum interim disbursement is 50% of completed works certified by an architect and civil engineer incurred until that instance.

Refunding may be claimed only for works listed in the letter of conditional approval which have been completed. The final payment can only be claimed after all works have been completed and the property has been inspected and auditing of the EPC for the renovated property by the Authority or independent

body commissioned by the Authority has been completed. Failure to carrying out any of the works as listed in this letter may result in forfeiture of the entire grant.

Once it has been confirmed by the Authority that works have been satisfactorily completed, an appointment is scheduled with the beneficiary to provide all the relevant eligible original fiscal receipts and fiscal invoices. Receipts and invoices are **NOT** to be sent by post or left at the Authority's reception. Receipts will only be accepted by appointment with *Irrinova Darek* officers.

Beneficiaries are being informed that refund for works and professional fees will be calculated at a maximum of 90% of value of works up to €15,000 according to their income and an additional grant of up to €1,000 which is to be utilised exclusively for the installation of a solar water heater or a heat pump water heater. These shall be calculated on the eligible costs as quoted by the Perit in the submitted BOQ, and subsequently listed in the letter of conditional approval. In case where the submitted receipts amount to less than the quoted prices, refund will be calculated as either 90% or 75% of the submitted eligible receipts depending on the co-financing threshold qualified. No requests for refund of costs other than those listed in the letter of conditional approval will be entertained.

The deadline for the latest completion of works and the submission of original fiscal receipts is 15th November 2026. Requests for a final inspection and submission of fiscal receipts received after this date will not be accepted.

Following the completion of the works to the satisfaction of the Authority and the submission of the eligible original fiscal receipts and fiscal invoices, the request for final payment is formally submitted in a single request for disbursement of funds.

The payment of the grant will be affected by the Authority to the beneficiary once all the requirements have been honoured by the beneficiary.

The Authority reserves the right to conduct inspections of any property benefiting from this scheme. These inspections may be carried out at any reasonable time to ensure compliance with the scheme's terms and conditions. Beneficiaries are required to provide access to the property and any necessary documentation requested by the BCA for this purpose.

2.7 Important Deadlines

1	Commencement of the Renovation Grant Scheme. <ul style="list-style-type: none"> Submission of Registration Forms by the applicant (phase 1) 	16 th July 2025 23 rd July 2025 – 31 st August 2025
2	<ul style="list-style-type: none"> Valid date of Original VAT receipts. 	16 th September 2025 – 15 th November 2026
3	Deadline for submission of Grant Scheme (Phase 2) Request Forms	Applicants will have three (3) weeks from the date of the BCA’s email notification to proceed to Phase 2. (unless the scheme is closed earlier due to oversubscription or other reasons)
4	Deadline for completion of works and submission of final original fiscal receipts to the Authority (by appointment)	15 th November 2026

CONTACT DETAILS

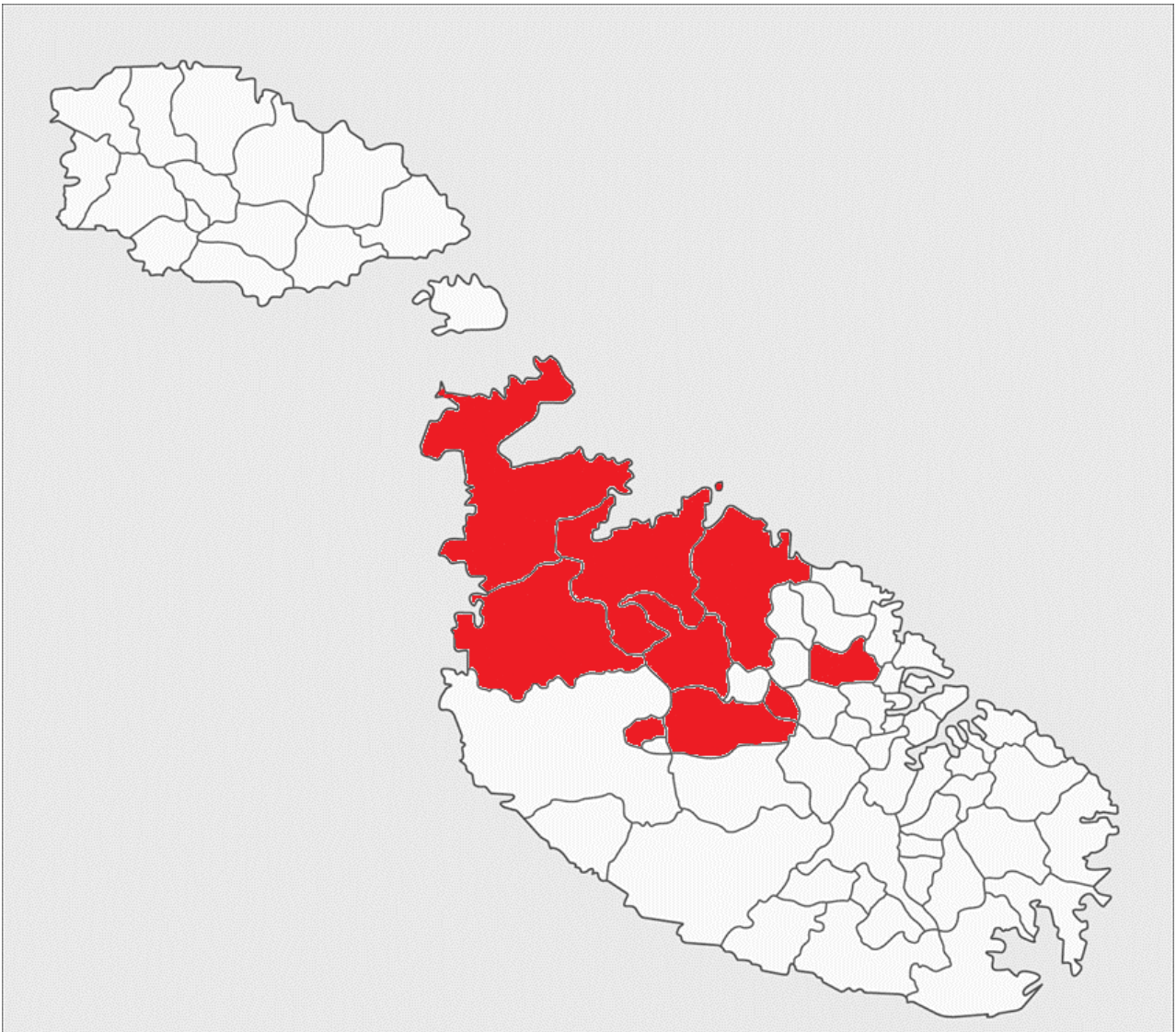
Should you require further information regarding this scheme, please contact the Building and Construction Authority on any of the following:

Website <http://www.bca.org.mt>
Tel 25955000
Email irrinovadarek@bca.org.mt

2.8 Eligible Area

Dwelling In the Northern Region are eligible for the scheme, namely:

Attard, Balzan, Naxxar, Mellieħa, Mġarr, Mosta, Mtarfa, San Ġwann and San Pawl il-Baħar.



Map Showing eligible locations