



IRRINOVA DAREK – 2026
GHAL DJAR EFFICIENTI U SOSTENNIBLI
REGJUN NOFSINHAR

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.
- 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.

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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 recognized 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 19th January- 28th February (both days included), with a set budget allocation. It is available to residential buildings in the localities of Birzebbuga, Għaxaq, Gudja, Ħamrun, Luqa, Marsaskala, Marsaxlokk, Qormi, Santa Luċija, Santa Venera, Żejtun, Raħal Ġdid, Fgura, Tarxien, Żabbar and Xgħajra. 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	Income (€ per annum)	Co Funding
Couples	Less than €50,000	90%
	More than €50,001c	75%
Singles	Less than €35,000	90%
	More than €35,001c	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	Up to €875 for professional fees* AND Up to €15,000 euros for renovation**

* Eligible beneficiaries shall be entitled to a maximum reimbursement of up to €875 in respect of Assessor fees. Reimbursement shall be disbursed upon a submission of a valid VAT receipt and in the phases outlined below:

- (a) An initial reimbursement of up to €500 (including EPC Registration Fee - €75) shall be paid upon submission of all required documentation under Phase 2, irrespective of the applicant’s eligibility outcome.
- (b) The remaining balance of up to €375 shall be reimbursed upon the successful progression of the application to Phase 3, as determined by the Authority.

Notwithstanding the above, where the applicant demonstrates, to the satisfaction of the Authority, that the property is unable to meet the required eligibility criteria for legitimate financial or technical reasons, the remaining amount of €375 shall be reimbursed upon submission of a comprehensive report prepared by the Assessor.

The report required by the Authority, to be uploaded under the “Other Documents” section of the application, shall include a detailed analysis of the measures undertaken by the Assessor and a clear justification as to why the property cannot achieve the prescribed eligibility criteria. The report must explicitly indicate whether the failure to meet the eligibility criteria is attributable to one of the following:

1. The applicant has provided a valid financial justification demonstrating why the proposed works recommended by the Assessor cannot be implemented. This means that the applicant is not willing to incur additional costs more than originally anticipated / budgeted from his/her end to benefit from the scheme.
2. The applicant has chosen not to proceed with the recommended renovations for personal reasons.
3. The Assessor has identified a valid technical limitation, supported by clear and substantiated evidence, demonstrating that the overall energy performance rating and other eligibility criteria cannot be met notwithstanding the implementation of all reasonable measures.

The reasons listed above do not justify eligibility for funding under the scheme, nor do they qualify the applicant for the renovation works capital grant of up to €15,000.

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.



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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
<p>Eligible</p> <p>Renovation Works</p>	<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.
<p>Non-eligible</p> <p>Properties</p>	<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 be requested.
Insulation of ceiling (Also mentioned in the BOQ)	X		Photographic evidence must be submitted to the Authority showing the insulation before any finishing materials are applied.

1.4 Works not funded by the scheme

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

- Works not listed in the letter of conditional approval.
- 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 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, from 19th January till the 28th February 2026 (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 Copy of front and back of ID card. The name of the applicant 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 beneficiary is the owner (e.g., will), bearing signature and stamp of notary, is to be submitted.

2.1.3 Official Planning Authority site plan at 1:2500 scale having all property boundaries marked in red.

Upon submission of all required documentation, applicants will receive an automated email acknowledging receipt of their application. The Authority will then review the submitted documents to verify their completeness and validity. If the documentation meets all requirements, the applicant will receive a subsequent email with detailed instructions for proceeding to Phase 2 of the process. Should any clarifications or additional information be required, the applicant will be notified accordingly with guidance on the steps necessary to proceed to Phase 2.

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

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 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.
- 2.2.2 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.
- 2.2.3 An “asset rating” EPC for the property being assessed. This is subject to an independent audit by the Authority.
- 2.2.4 Spreadsheets with calculated U-Values for walls, exposed roofs (if any), floor slabs to exterior (if any), floor slabs to ground (if any).
- 2.2.5 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 **AS PER TEMPLATE PROVIDED**.
- 2.2.6 Technical Template duly filled and an EPRDM .xml file of the works as proposed.
- 2.2.7 Proof of In-work benefit. Scanned document in pdf format, if applicable.
- 2.2.8 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.

Once the Authority has verified that all required documentation has been correctly submitted, a payment of up to €875, will be issued to cover the costs of the energy assessor (including EPC registration), architectural services, and other eligible professional fees. This payment will be processed upon submission of a valid VAT receipt for the professional fees, which will be requested as part of the Phase 2 documentation. The Authority reserves the right to withhold this payment if any documents are found to be incomplete or incorrect.

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

The refund of eligible costs may be claimed in two instalments: an interim payment and a final payment. Beneficiaries may alternatively opt to apply for a final payment only. Where an interim payment is requested, the maximum interim disbursement shall be limited to 50% of the value of works completed and incurred up to that stage, as certified by an architect and a civil engineer.

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 May 2027. 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.

IMPORTANT DEADLINES

1	<p>Commencement of the Renovation Grant Scheme.</p> <ul style="list-style-type: none"> • Submission of Registration Forms by the applicant (phase 1) 	<p>15th January 2026</p> <p>19th January 2026 – 28th February 2026</p>
2	<ul style="list-style-type: none"> • Valid date of Original VAT receipts. 	<p>15th April 2026 – 15th May 2027</p>
3	<p>Deadline for submission of Grant Scheme (Phase 2) Request Forms</p>	<p>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)</p>
4	<p>Deadline for completion of works and submission of final original fiscal receipts to the Authority (by appointment)</p>	<p>15th May 2027</p>

CONTACT DETAILS

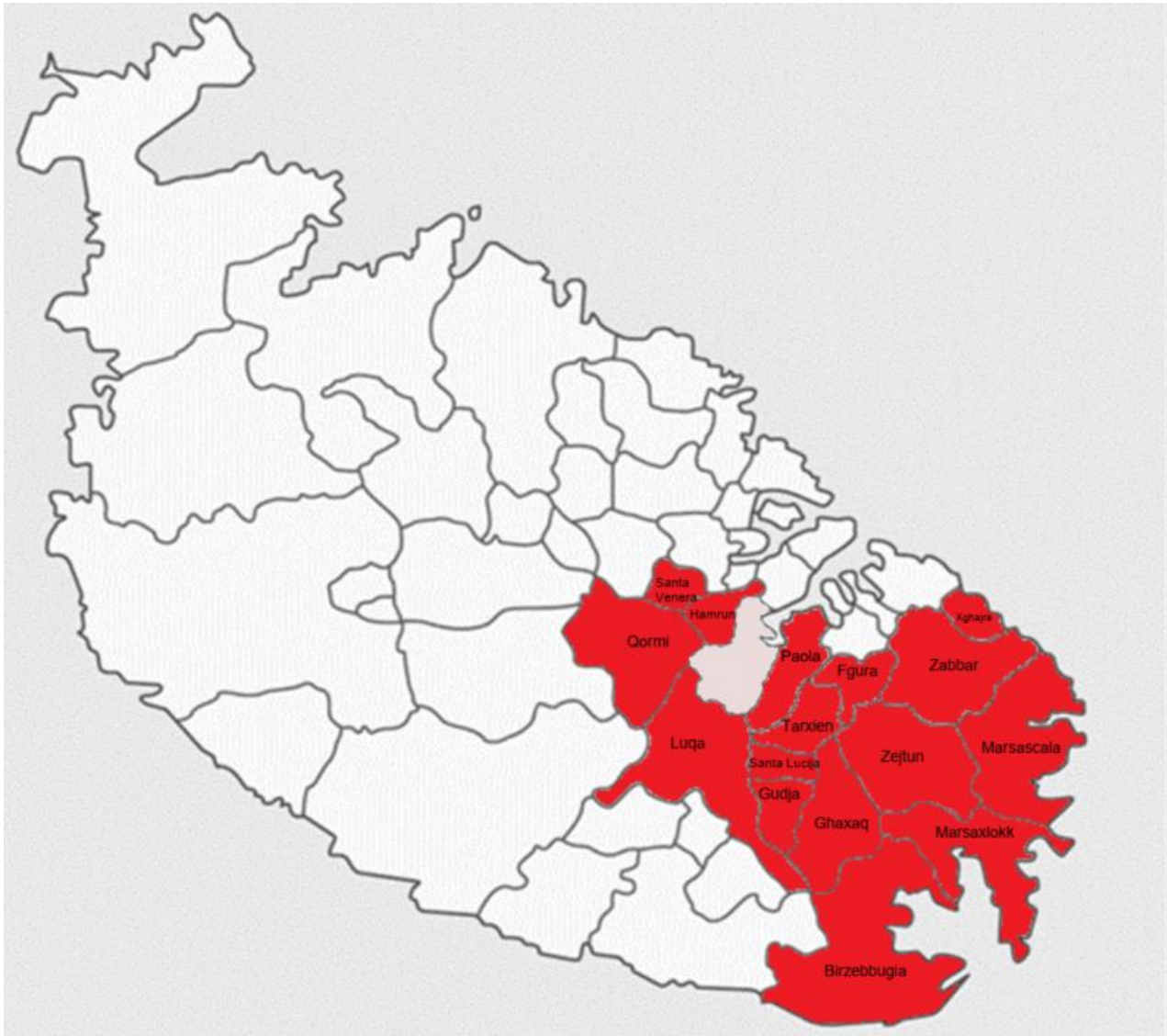
Should you require further information regarding this scheme, please contact the Building and Construction Authority on any of the following:

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

ELIGIBLE AREA

Dwelling In the Southern Region are eligible for the scheme:

Birżebbuġa, Għaxaq, Gudja, Hamrun, Luqa, Marsaskala, Marsaxlokk, Qormi, Santa Luċija, Santa Venera, Żejtun, Raħal Ġdid, Fgura, Tarxien, Żabbar and Xgħajra.



Map Showing eligible locations