



Rialtas na hÉireann
Government of Ireland

Better Energy Homes Scheme – Application Guide

For Homeowners

Sustainable Energy Authority of Ireland
PO Box 119
Cahirciveen
Co Kerry
Tel: 01 808 2100

Contents

About this grant.....	3
Eligibility and Grant Amount.....	4
Getting Started.....	6
Step 1. Choose your energy upgrade.....	7
Step 2. Choose a registered contractor or One Stop Shop.....	11
Step 3. Create your grant application.....	13
Step 4. Accept your grant offer.....	14
Step 5. Get the work done.....	15
Step 6. Schedule your BER Assessment.....	17
Step 7. Receiving your grant payment.....	18
Terms and Conditions.....	20

About this grant

The Better Energy Homes (BEH) application process is for homeowners who want to carry out one or more individual energy upgrades as and when they can. Follow these guidelines to apply for one or more home energy upgrade grants.

Why apply for Retrofit Grants from Better Energy Homes?

Enjoy a warmer, cosier and healthier home by upgrading your insulation and adding renewables. Save on energy bills by using less energy and adding renewable energy to your home. Reduce your emissions and your carbon footprint with an energy efficient home.

Choose the route that's right for you

Option 1:

The direct Better Energy Homes application process is for homeowners who want to carry out one or more energy upgrades and personally manage everything from contractor selection, grant application and submission of all relevant paperwork.

Option 2:

The One Stop Shop Programme is a **full-service, managed retrofit solution** that:

- Assesses your home
- Designs the upgrade plan
- Applies for and deducts grants upfront
- Manages contractors and quality checks
- Delivers a final BER rating
- help apply for low-cost government loans for home energy upgrades via the [Home Energy Upgrade Loan Scheme](#)

It is the simplest and most coordinated way for Irish homeowners to complete a deep retrofit and achieve a B BER or better.

Need help or more information?

For further information and support, please visit our website, where you'll find a range of helpful guidance and resources. We encourage you to use our webchat facility on our website, which is the quickest way to contact our support team and receive a faster resolution.

Eligibility and Grant Amounts

Who can apply for this grant?

You **can** apply for this grant if:

- ✓ You own your home
- ✓ Your home was built and occupied: -
 - before 2011 for the Insulation, windows and doors, or heating control grants,
 - before 2021 for the Heat Pump System and Solar Thermal grants
- ✓ Your home has not previously received SEAI grant support for the chosen home energy upgrade measure.

You **cannot** apply for this grant if:

- ☒ You have already either purchased materials for your individual energy upgrade measure or started your grant aided works.

What grants are available?

Grants are available for undertaking the retrofit work on your home. Grants are fixed, irrespective of home size, however where actual expenditure is lower than the grant value only the lower amount will be paid.

Better Energy Homes Scheme Homeowner Application Guide

Grants Available to Better Energy Homes Applicants				
Measure	Detached	Semi-detached / End Terrace	Mid Terrace	Apartment
Attic insulation	€2,000	€1,500	€1,400	€1,100
Cavity Wall insulation	€1,800	€1,300	€850	€ 700
External Wall Insulation	€8,000	€6,000	€3,500	€3,000
Internal Wall Insulation	€4,500	€3,500	€2,000	€1,500
Windows (Complete Upgrade)	€4,000	€3,000	€1,800	€1,500
External Doors (Max 2)	€ 800 per door			
Heating Controls Only	€ 700	€ 700	€ 700	€ 700
Heat Pump System*	€12,500**	€12,500	€12,500	€9,500
Heat Pump Air-to-Air	€7,500	€7,500	€7,500	€7,500
Technical Assessment	€ 200	€ 200	€ 200	€ 200
Solar Thermal	€1,200	€1,200	€1,200	€1,200
Post Works BER	€ 50	€ 50	€ 50	€ 50
Higher Grants for Homeowners Receiving Qualifying Welfare Payments***				
Attic insulation with Qualifying Welfare Payment	€2,500	€1,900	€1,800	€1,400
Cavity Wall insulation with Qualifying Welfare Payment	€2,300	€1,700	€1,100	€ 900
Higher Grant for BER with Qualifying Welfare Payment	€ 280	€ 280	€ 280	€ 280
Higher Grants for First-Time Buyers****				
Higher Grant for Attic Insulation for First Time Buyers	€2,500	€1,900	€1,800	€1,400
Standard Grant for Post works BER for First Time Buyers	€ 50	€ 50	€ 50	€ 50
For information on higher grants for Island Applicants please see detailed guidance on SEAI.ie Grants for Heat Pumps Systems include a grant for Central Heating and a Renewable Heat Bonus, as applicable.				

* Zero % VAT on Heat Pump Installations

There has been zero % VAT on Heat Pump Installations since 1st January 2025 (this must be claimed in a single contract/invoice).

** Heat Pump System Grant Bundle

The heat pump system Grant now contains a bundle of three different Grants (up to the maximum Grants as set out in Table 1 above):

- Up to €6,500 for a heat pump system (Heat Pump Installation Grant) (€4,500 for an apartment)
- Up to €2,000 for upgrade works required to central heating components i.e. new radiators or underfloor heating (Central Heating Grant) (€1,000 for an apartment).
- A €4,000 Renewable Heat Bonus Grant. Homeowners who are swapping out their existing oil/gas boiler, solid fuel heating system or electric heating system with efficiency $\leq 100\%$ and installing a heat pump system are eligible. Refer to Section 1.5 heat pump bundle grant for more details (Renewable Heat Bonus Grant).

*** Higher Grants for Homeowners receiving Qualifying Welfare Payments

A higher fixed-amount grants for attic insulation, cavity insulation and post works BER are now available for homeowners who are on qualifying welfare payments.

**** Higher Grants for First-Time Buyers

First Time Buyers can now avail of a higher fixed grant for attic insulation up to €2,500.

I'm a BEH Contractor, Can I Claim Labour Costs?

Where a registered BEH Contractor (i.e. the owner of the company or a named individual), is completing works within their own home, then only the cost of materials can be claimed back.

Labour costs in this instance are not eligible for grant support.

Getting Started

What are the steps to apply for and receive this grant?

1. Choose the energy upgrade grant that is right for you and your home
2. Find a SEAI registered Contractor or participating One Stop Shop to complete your installation and sign a contract with them to complete your retrofit works.
3. Create your grant application before work begins.
4. Accept your Grant offer.
5. Get the work done.
6. Post-works BER Assessment.
7. Grant payment request.

Step 1. Choose the energy upgrade grant that is right for you and your home

Decide the Energy Upgrades you want to carry out

The following grants are available to homeowners and landlords who decide to manage their own home energy upgrades or apply through a participating One Stop Shop. These grants are available without means testing. You can select multiple measures e.g. attic, wall, heating controls when applying.

- Insulation (Wall/Attic)
- External Windows
- External Doors
- Heating controls
- Heat pump system
- Solar electricity - [follow the application guidelines](#)
- Solar water heating

Technical specifications for grant-supported works are set out in the Domestic Technical Standards and Specifications document (DTSS). Your contractor can advise on the requirements relevant to your home and chosen upgrades.

Before you decide on the grants you would like to apply for, it's a good idea to:

- Check if your home has previously received a grant for an energy upgrade. You will not be eligible for the same grant twice. If unsure, please call our helpdesk for assistance or contact a participating One Stop Shop. You will need to provide your Meter Point Reference Number (MPRN) which is an 11-digit number found at the top right-hand corner of your bill from your electricity supplier.

- Check if your home has an existing BER. If yes, you should be able to access the report that was published with your BER. This report will recommend upgrades suited to your home. To check if your home has an existing BER, visit the [National BER Register](#).
- If your home does not have an existing BER report, and you do not know what energy upgrades to carry out, we suggest you carry out a [BER assessment](#). You will receive a detailed Advisory Report that will give you a tailored energy upgrade plan for your home.
- Talk to a building contractor, architect, BER Assessor, or participating One Stop Shop for advice.

Guidance on Heat Pump system, wall insulation and Solar PV grants

Heat pump System Installation

If you're considering installing a Heat Pump in your home, the year that your property was built can help determine if it's ready for a heat pump system. Here's a simple guide to help you understand what steps you might need to take.

If your home is built before 2007

- **Already Heat Pump Ready?** If you have a valid Building Energy Rating (BER) Certificate and Advisory Report showing a compliant Heat Loss Indicator (HLI) of 2.3 or less, you can skip the Technical Assessment. Just complete and upload the [Self-Declaration form](#). Please contact info@ber.seai.ie to find your HLI if you are unable to determine it.
- **Need a Technical Assessment?** If you don't have a valid BER or Compliant HLI, you'll need a Technical Assessment. Choose an [SEAI Registered Technical Advisor](#) to conduct this assessment

Homeowner tip: To ensure your Technical Assessment is processed smoothly, consult with your Technical Advisor about the necessary documentation for the

Heat Pump grant application. Please ensure the Technical Assessment is signed off by your Technical Advisor to avoid delays.

If your home is built from 2007 onwards

- **No mandatory Technical Assessment required:** as your dwelling is likely to have a sufficient heat loss.
- **Optional Technical Assessment:** You can still opt for a Technical Assessment, if you wish, however recommended fabric upgrades are not mandatory. Learn more about the heat pump grant and Technical Assessment [here](#).

Technical Assessment grant information

If you choose to carry out a Technical Assessment, a grant of €200 is available if you also apply for the heat pump system installation grant.

If you are replacing a heat pump that was not previously grant aided

Applicants who have an existing heat pump system installed, which was not previously grant aided, are eligible to apply for a BEH heat pump grant when replacing their system provided that the heat pump system being replaced is not at the time of grant application subject to a manufacturer or installer warranty which would cover the cost (in whole or in part) of the existing heat pump system being replaced or that such a warranty would be in place but for the applicant's acts or inactions (e.g. the warranty is no longer valid because the applicant failed to comply with the terms of the warranty, such as having the system serviced at the required intervals).

Wall insulation

Second Wall Insulation Measure

If your home has previously received a grant for wall insulation, you may now apply for a second wall insulation measure. This option is designed to help homeowners upgrade from cavity wall or internal wall insulation to achieve a higher level of energy efficiency and make their home heat pump ready.

The following rules apply:

- If you previously received a grant for cavity wall insulation, you can apply for an internal wall insulation grant or an external wall insulation grant.
- If you previously received a grant for internal wall insulation, you can apply for external wall insulation only.
- If you previously received a grant for external wall insulation, you cannot apply for a second wall insulation measure.

External wall insulation

In some cases, electricity supply cables/wires will need to be altered ('unclipped') to allow for the safe installation of external wall insulation. Your registered contractor will advise at time of quotation or during the pre-installation site survey whether an ESB Networks Service Alteration will be required at your home. If an alteration is required, you will need to contact ESB Networks well in advance of any works commencing to request a service alteration. Please note that fees may apply and you may experience some delays as a result. Please visit www.esbnetworks.ie for more information.

In some cases, the installation of External Wall Insulation on your house may require **planning permission**. Please contact your Local Authority to seek guidance on this matter prior to commencing works.

Traditional Building Pilot Scheme

Please note that Traditional Buildings are typically pre-1940 solid masonry structures (brick or stone) without cavity walls. Grants through the Better Energy Homes Programme for roof insulation are available for these types of buildings. However, SEAI Better Energy Homes Programme **does not** provide grant funding for **wall insulation** works on traditional buildings. Owners of traditional buildings who wish to upgrade their wall insulation as part of their retrofit works are directed to the Traditional Homes Pilot Scheme, [Traditional Homes Pilot | SEAI](#).

Solar PV

The application process for Solar PV is slightly different. A step-by-step process is listed in the Apply Now section below.

[Solar Electricity PV Grants | Apply Now](#)

Windows and Doors

Check if you are eligible first

1. The house must be built and occupied prior to 2011
2. The house must have good attic and wall insulation. See below to understand what 'good' means
3. You must be replacing existing single or double glaze windows with high-performing windows (u-value of 1.4 or better)
4. You must be replacing inefficient doors

How will I know if my home has good attic and wall insulation?

- If the home previously received SEAI grants for attic and wall insulation, then good insulation is in place.
- **Check your existing BER** If your existing BER has an Advisory Report, check to see if your attic and wall insulation is 'Good' or 'Very Good'. You can find your existing BER certificate and advisory report on the [national register](#). You will need your MPRN to access your BER.
- **If you still don't know if your attic and walls have good insulation, get advice from a BER Assessor.**

A BER assessor will look at older BERs or perform a pre-works BER assessment. If they indicate you need to upgrade either attic or wall insulation, then grants are available from SEAI for these measures.

For more information please visit our [website](#) or contact the helpdesk 01 808 2100 / info@betterenergyhomes.ie.

Step 2. Find a registered contractor or participating One Stop Shop

Choose a SEAI Registered Contractor in your area

If you are applying for the grant yourself, the next step is to select your contractor.

- You must select a [SEAI Registered contractor](#)
- Please ensure your contractor is registered for the type of work that they are carrying out.
- Companies/contractors are registered with SEAI to ensure consumer confidence, optimum quality of service and best practice. SEAI does not approve, guarantee or warranty a company or their works.
- SEAI recommends you shop around to get the best quote.
- SEAI strongly recommends you check references, talk to previous customers, and formalise the relationship with the contractor by having a written contract which details the works, prices, time, payment terms and warranties.
- Please note that registered Contractors can offer the Homeowner the cost of works net of the grant amount. To do this, the Contractor can ask the Homeowner to nominate the Contractor's preferred bank account with bank details on the SEAI Request for Payment form.

Choose a Participating One Stop Shop in your area

If you don't want to manage the works yourself and prefer to have the process managed end to end you can [choose a participating One Stop Shop here](#):

- Please ensure your chosen One Stop Shop is registered to participate on the Better Energy Homes scheme.

Ask for references

A company may be registered with SEAI as a Contractor or One Stop Shop, but SEAI is not endorsing their work. You should ask your Contractor/One Stop Shop for

references and speak with some of their previous customers. This will allow you to ask about their quality of work.

Sign a contract

Ensure you have a written contract in place with your chosen Contractor/One Stop Shop before the installation starts. A contract is there for consumer protection and may help avoid disputes that might otherwise arise. If a Company refuses to provide you with a contract, we urge you not to proceed with this company and to notify SEAI on (01) 808 2100. A contract template is available on our website.

Changing your Chosen Contractor

You can change your Contractor before your installation starts by cancelling your current grant offer and reapplying for the grant. Please let us know before installation begins or your grant offer will be invalid.

You can find a SEAI registered Contractor/Participating One Stop Shop on our website:

- **Contractors:** <https://hes.seai.ie/GrantProcess/ContractorSearch.aspx>
- **Participating One Stop Shops:** <https://www.seai.ie/grants/find-a-registered-professional/energy-partners>

Step 3. Create Your Grant Application

What do I need to complete an application?

To apply you will need:

- To be the owner of the property
- The MPRN number of the property. This is a unique 11-digit Meter Point Reference Number associated with your property. You will find this on your electricity bill.
- The **year your house was built**. If unsure, please contact ESB Networks for the year of connection to the electricity network.
- The Name and ID Number of your registered Contractor

You can apply online, by post or via a participating One Stop Shop.

Apply online

Your application should be approved within minutes. You will receive a letter of offer (subject to terms & conditions) in the post with a Declaration of Works form and Request for Payment form.

- [Apply online](#)

Apply by post

To apply by post, please download a copy of the application form and post it to:

Better Energy Homes Scheme
Sustainable Energy Authority of Ireland
P.O. Box 119
Cahirciveen
Co. Kerry

- [Download your Homeowner Application Form](#)

Apply through a Participating One Stop Shop

- Another option open to Homeowners is to apply to through a participating One Stop Shop. The selected company will manage the grant application process and all paperwork on your behalf.
- [Find out more about participating One Stop Shops](#)

What happens once I submit my application?

Once you have submitted your application you will receive a grant approval email or letter from SEAI.

Step 4. Accept your grant offer

You must have grant approval in place before you start work.

If you applied online, you should receive your grant offer immediately and can proceed once you have accepted it. If you applied by post, you should receive your grant offer within 5 working days. Once you receive your grant offer, you have 30 days to accept it by completing and returning the Grant Acceptance Form or after this period, you will have to re-apply for the grant. You must have grant approval in place before you start works.

- **The Grant Offer, once accepted by the applicant, remains valid for eight (8) months from the date of issue of the Grant Offer notification.**
 - If you or your contractor is unable to complete the works within the 8-month validity period, you can still submit all relevant documentation for processing once the works have been completed. In such cases you must ensure that you include a cover letter outlining the reason(s) for the delay in submission.
 - If this cover letter is included, then our admin team will still review the documents and consider the application for payment.
- There is no penalty for not initiating the works within the validity period. Once no works have been started you can cancel the application at any point within the 8 months and create a new application.
- If you have not started the works within 8 months of receiving the grant offer or if you will not be able to complete the works within the validity period, please contact our help desk to cancel your application and then create a new application when suitable.

Step 5. Get the work done

Complete your work within the 8-month timeframe

You have eight months from the date of the grant offer to complete the works on your home, return the paperwork and drawdown the grant. You can find the expiry date in your grant offer. Within this time, you will need to:

- ✓ Get the selected works completed by a SEAI registered contractor or a participating One Stop Shop
- ✓ Get a registered BER Assessor to complete your post-works BER assessment and publish your cert. (If you are applying through a participating One Stop Shop, they will arrange this for you.)
- ✓ Return your completed and signed grant paperwork to SEAI. (If you are applying through a participating One Stop Shop, they will arrange this for you.)

The Contractor or participating One Stop Shop must complete and sign the Declaration of Works form to confirm that they have completed works. The BER Assessor who completed the BER Assessment, and the Homeowner must also sign this form.

If you have any queries regarding any aspect of the process before works begin, please contact us at 01808 2100 or by email at info@betterenergyhomes.ie

Provision of Safety File by Contractor to Homeowner

Following completion of your works, it is important to hold onto any documentation supplied to you by your One Stop Shop /Contractor for the purposes of inspections. SEAI perform inspections on a percentage of completed works, which can take place at either pre-payment or post-payment stage. If you have had any of the following measures installed, your appointed Contractor or One Stop Shop must provide you with your Safety File including the following documents:

Heat pump system

- Register of Electrical Contractors Ireland (RECI) Certificate

- Commissioning Certificate
- User Manual
- F-Gas Certificate (if applicable)
- Ground & Water Collector design document (if applicable)
- Ecodesign Datasheet
- Completed Designer/Installer Spreadsheet

Solar thermal

- Safety Notice provided to Homeowner where Thermostatic Mixing Valve (TMV) was not installed
- Electrical Safety Notice
- System Documentation and Operating Manual
- Commissioning Report

Cavity and external wall insulation

- Irish Agrément Certificate for Wall Insulation Product used
- Mechanical Extract Ventilation (MEV) Advisory Note if MEV has not been installed

Heating controls

- Electrical Safety Notice
- User Manuals

Roof insulation

- Insulation Guarantee
- Irish Agrément Certificate (if spray foam installed)

The Contractor or One Stop Shop must supply a hard and soft copy of these documents to Homeowner for purposes of inspection.

Step 6. Post works BER Assessment

Completing your BER Assessment

When your grant aided retrofit works have been completed, you will need to complete a Building Energy Rating (BER) Assessment.

- ✓ A SEAI registered BER Assessor must be used for this, and they are in high demand.
- ✓ They will complete a BER Assessment on your home and publish the results on the SEAI BER National Register.

Please note there is a €50 BER grant available which will only be paid to you on your first grant application.

To avoid delaying grant payment, we suggest you contact a BER Assessor and schedule a post-installation assessment once you have a start date for your retrofit work.

- You can prepare for your BER on our website here [Get a BER Assessment | Home Energy | SEAI](#)
- You can find a SEAI registered BER Assessor on our website here <https://ndber.seai.ie/PASS/Assessors/Search.aspx>
- You can visit the SEAI National BER Register online here <https://ndber.seai.ie/pass/ber/search.aspx>

Step 7. Receiving Your Grant Payment

Quality Assurance Inspection

What if your property is selected for Inspection?

You may be randomly selected for a Quality Assurance Inspection. You will receive documents from your Contractor, and it is very important that these documents are kept in a safe place.

These documents should be made available to either your BER Assessor or Quality Assurance Inspector if required. This information may also be useful if you wish to sell your house or if you encounter a problem with any of the work. SEAI recommends that you keep all this information together in a safe place for future reference.

Heat Pumps • Register of Electrical Contractors Ireland (RECI) Certificate • Commissioning Certificate • User Manual • F-Gas Certificate (if applicable) • Ground & Water Collector design document (if applicable)	
Cavity and External Wall Insulation • Irish Agrément Certificate for Wall Insulation Product used • Mechanical Extract Ventilation (MEV) Advisory Note if MEV has not been installed.	Roof Insulation • Insulation Guarantee • Irish Agrément Certificate if spray foam installed
Heating controls • Electrical Safety Notice • User Manuals	Solar Thermal • Safety Notice provided to Homeowner where Thermostatic Mixing Valve (TMV) was not installed • Electrical Safety Notice • System Documentation and Operating Manual • Commissioning Report

Please see our [Step-by-Step Guide to the Inspection Process](#) for all that is involved if your property is selected for inspection.

Submission of Documents

When can you make a request for payment?

Following completion of works, please submit the following documents to SEAI

- Declaration of Works Form - signed by you, The BER Assessor who completed the BER Assessment and the SEAI registered contractor(s) who completed the grant work(s)
- Request for Payment form

Please see our Homeowner's Guide to Signing Declarations of Works document for help on signing the forms.

A Tax Clearance Certificate (TCC) will be required from the Applicant where grants are paid in excess of €10,000 in a single calendar year.

For heat pump applications only:

The following should be provided to you by your contractor and included with your declaration of works form(s) and request for payment form submission:

1. Ecodesign data sheet
2. Designer/Installer sign-off form - signed by SEAI registered contractor who completed the heat pump system installation.
3. Heating Design Details form

You can submit the completed forms by email or post.

Submit by email

Send electronic copies of your completed forms by email to: info@betterenergyhomes.ie

Submit by post

Better Energy Homes Scheme
Sustainable Energy Authority of Ireland
P.O. Box 119
Cahirciveen
Co. Kerry

Please allow between 4 and 6 weeks for all grant payments to be processed and paid into the nominated bank account* upon receipt of compliant forms mentioned above.

Once your documents have been fully received, reviewed, and approved, payment will be made by electronic funds transfer (EFT) into the bank account that you provided details for in your application.

**SEAI can now also process payments to Irish Credit Union Accounts.*

Terms and Conditions

The Better Energy Homes (BEH) Scheme (the “Scheme”) is funded by the Department of Climate, Energy and the Environment through SEAI.

All applications are subject to the following terms and conditions that are available on our website: -

[Better Energy Homes - Scheme Terms and Conditions.pdf](#)