

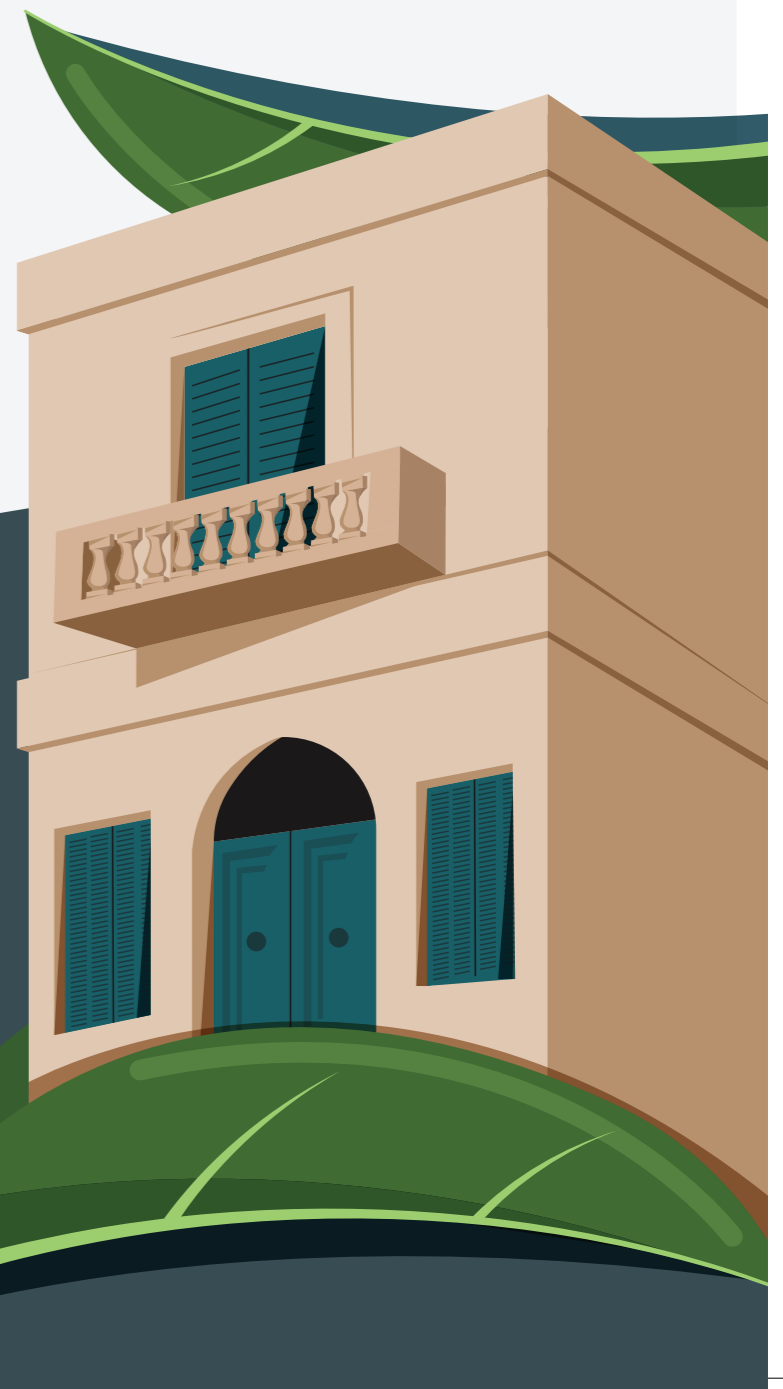
RENOVATE YOUR HOME

2026 For Efficient and Sustainable Homes

Renovation Grant Scheme for
Residential Buildings
(Dwellings)



FACT SHEET



01. 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. 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.

02. ELIGIBILITY

The grant scheme is open from the 19th of January till the 28th of February (both days included), with a set budget allocation. It is available to residential buildings in the Southern region, i.e. in the localities of Birżebbuġa, Fgura, Għaxaq, Gudja, Ħamrun, Luqa, Marsascalea, Marsaxlokk, Qormi, Paola, Santa Luċija, Santa Venera, Tarxien, Xgħajra, Żabbar and Żejtun.

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	In work benefit income brackets (€ per annum)	Co-Funding (except PVs)
Couples	Less than €50,000	90%
	More than €50,001	75%
Singles	Less than €35,000	90%
	More than €35,001	75%

TABLE 1

Maximum Capital Grant	—	Up to €15,000
Professional Fees Support	—	€875 (refundable)
PV Systems	—	50% co-funding
Solar/Heat Pump Water Heater	—	Additional grant of up to €1,000 (co-funding rate 75% or 90% as applicable)

Eligible Works

- 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 (external shading devices installed on the property's apertures. These are intended to limit the entry of sunlight into the property)
- 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 water heater, solar water heater or heat-pump water heater.

Ineligible Works

- Renovations outside approved scope
- Properties which have a commercial use
- Buildings which have a non-residential use
- Properties with enforcement cases or pending permits
- Decorative, bathroom, kitchen upgrades not linked to energy efficiency
- Properties which have already benefitted from a renovation grant scheme within the last five years.
- Properties that have any stand-alone boilers powered by fossil fuels installed.

03. APPLICATION PROCESS

Phase 1 – Registration (19th January till the 28th of February)

- Submit ID card or passport, Site Plan and proof of ownership.
- Apply via BCA online portal.

Phase 2 – Full Application

- Upload EPC, façade photos, BOQ, and technical documents.
- €875 refunded after approval to cover professional fees.

Phase 3 – Grant Agreement & Renovation

- Sign and return agreement
- Notify BCA 5 days before works start

Monitoring & Reimbursement

- BCA may conduct site visits
- Interim payment possible (max. 50%)
- Final payment after full completion, EPC audit, and verified receipts
- Deadline for works and receipt submission: 15th April 2027
- Refunds only based on items listed in the Letter of Conditional Approval

