

BHIS & HSF Grants

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2 Grant Streams

Built Heritage Investment Scheme:

- BHIS

Historic Structures Fund:

- HSF

Funded by:

- The Department of Housing, Local Government and Heritage

Administered by:

- The Local Authority



Funding

Built Heritage Investment Scheme

BHIS

2022 Funding - €126,000

33 Applications - 17 successful

Historic Structures Fund

HSF

2022 Funding - €125,000

5 Applications - 3 successful



Which is appropriate?

Built Heritage Investment Scheme

BHIS

€2,500 - €15,000

50% match funding

Financial support for owners for routine repairs, roof, joinery, windows, doors, rainwater goods....

Historic Structures Fund

HSF

€15,000 - €250,000

20% match funding

Conservation and enhancement of historic structures and buildings for the broader benefit of public and communities



What qualifies?

Structures included on the Record of Protected Structures (RPS)

Or proposed to be added to the RPS in a draft plan or by Section 55 procedure

Can be within an Architectural Conservation Area (ACA)

Within the amenity of a National Monument



What is protected?

Under the [Planning and Development Act 2000-2022](#), the protection of the structure includes:

- the interior of the structure
- the land lying within the curtilage of the structure
- any other structures lying within that curtilage and their interiors
- all fixtures and features which form part of the interior or exterior of any structure



What can I do?

Planning Permissions

- works need planning permission if they would materially affect the character of the structure
- owner may request Local Authority to provide a Declaration
- exempted development is specific to each building:
 - S 57 Declaration – general works
 - S 5 Declaration – specific works



Planning Permission?

Planning permission if required must be obtained prior to seeking grant

- Notices must mention 'protected structure'
- Extra information – survey, drawings and photographs
- Brief historical account – info on the building
- Condition assessment
- Architectural Heritage Impact Assessment



Grants – qualifying works?

- Stabilisation
- Weatherproofing
- Repair of external walls or internal features
- Emergency repairs to halt an immediate risk



Who can help prepare application documentation?

Conservation Professional

- Conservation Architects

http://www.riai.ie/consumer_services/protected_structures/conservation_accreditation/

- Engineers (Conservation Engineer)

<https://www.engineersireland.ie/Professionals/Communities-Groups/Engineering-Divisions/Structures-and-construction/>

- Skilled Craftsperson





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Conservation Accreditation Register for Engineers–CARE



What is CARE?

CARE is the Conservation Register for Engineers. CARE is a joint Register between the Institution of Civil Engineers (ICE) and Institution of Structural Engineers (IStructE) and is administered by ICE. CARE has been established to identify civil and structural engineers skilled in the conservation of historical structures and sites.

 [CARE Spring/Summer 2012 newsletter](#)

 [CARE Autumn/Winter 2012 newsletter](#)

Chartered Engineer Pin



The new Engineers Ireland Chartered Engineer lapel pin visually expresses the achievement of the highest standards in professionalism and competence in the engineering profession.

Available to Chartered Engineers in the [online store](#).

Conservation Management Plan

A conservation management plan is a document that sets out an implementation strategy for the conservation plan by providing for identifying and prioritising the work that is required to conserve a building or place

Not all advice is good advice – choose carefully!



Your Application

Method Statement

- Appropriate intervention

What needs doing? – what are the options? – which are appropriate?

e.g. splicing a piece of timber...

A balanced decision.



Assessment Criteria

Criteria as set out in the Circular:

1. **Significance** of the Structure (10)
2. **Effectiveness** of the Works (10)
3. **Employment** Benefits (10)
4. Deduction for other funding (-1)

Additional assessment criteria if schemes are oversubscribed



2023 BHIS Scheme changes

Ring-fenced amount for conservation repairs to **thatched structures**

circa 10% of national funding.





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Windows

Original windows to remain – repair rather than replace

Original glass to remain

The Department will not fund replacement Double Glazing in place of removing original windows

Where replacement windows have been installed, 1980's/1990's these could be replaced with new Double Glazed Units

Secondary glazing funding in certain cases

Draught proofing

<https://www.buildingsofireland.ie/app/uploads/2019/10/Windows-A-Guide-to-the-Repair-of-Historic-Windows-2007.pdf>



Maintenance

Prevention is better than cure

Inspect and repair regularly – gutters, valleys, chimneys, paintwork, joinery

Old buildings need to breathe – cement renders and impermeable paints will keep moisture in

Overcleaning stone or brick causes damage

Don't replace original materials until it is absolutely necessary



Useful resources

- Department of Housing, Local Government & Heritage – Advice Series
 - Irish Georgian Society – List of Approved Craftspersons and Contractors
 - The Heritage Council
 - Historic Environment Scotland
- other funding streams...
- Conservation Advice Pilot Programme
- Shopfront Schemes
- Community and Monuments Fund
- Thatching Grant – Heritage Council
- Leader Funding

