

SEAI WINDOWS & DOORS GRANT

Complete Guide for Dublin & Leinster Homeowners

Carda Windows | P&F Windows and Conservatories Ltd | Approved SEAI Contractor

CARDA WINDOWS — SEAI REGISTERED CONTRACTOR

P&F Windows and Conservatories Ltd, trading as Carda Windows, is officially registered on the SEAI's Windows and Doors Contractors list. We manage the declaration of works and U-Value certificates on your behalf. Verify our registration:

<https://www.seai.ie/sites/default/files/2026-02/Windows-and-Doors-Contractors.pdf>

ABOUT THE SCHEME

What Is the SEAI Windows & Doors Grant?

The SEAI (Sustainable Energy Authority of Ireland) offers homeowners, landlords and businesses a grant to replace single or double-glazed windows and inefficient doors with high-performing, energy-efficient alternatives. The scheme reduces heat loss, cuts energy bills, and improves the comfort of your home.

Applications officially opened on 2nd March 2026. Homeowners who ordered upgrades after the government announcement on 27th January 2026 may also be eligible — speak to us to confirm your situation.

Good news for recent orders:

If you ordered your windows or doors after 27th January 2026, you may still qualify for the grant — even if works have already commenced. Contact us and we will confirm your eligibility.

GRANT VALUES

How Much Can You Get?

Grant values are based on property type. You can apply for windows, doors, or both.

Property Type	Grant Value
Detached	€4,000
Semi-Detached / End of Terrace	€3,000
Mid-Terrace	€1,800
Apartment	€1,500
External Door (per door, max. 2)	€800

ELIGIBILITY

Do You Qualify?

The grant is open to a wide range of property owners. Your property must have an MPRN (the 11-digit number on your electricity bill) and must have been built and occupied before 2011.

Eligible applicant types:

- Homeowners
- Companies and owner management companies
- Registered charities
- Holiday home owners
- Approved Housing Bodies (AHB)
- Landlords

Property requirements:

- Must have a valid MPRN
- Built and occupied before 2011
- Replacing existing single or double-glazed windows with high-performing windows
- Replacing inefficient external doors
- Must have adequate attic and wall insulation (see below)

PRE-REQUISITE

The Insulation Requirement Explained

Before qualifying for the windows and doors grant, your home must have adequate attic and wall insulation. SEAI recommends upgrading insulation before windows and doors if it doesn't already meet the required standard. Here's how to check:

1. **Check for previous SEAI grants** — If your home has previously received SEAI grants for attic and wall insulation, you already meet the requirement — no further action needed.
2. **Check your existing BER Advisory Report** — Your attic and wall insulation must be rated "Good" or "Very Good" on the report. You can find your BER certificate on the SEAI national register (<https://ndber.seai.ie/pass/ber/search.aspx>) using your 11-digit MPRN.
3. **Don't have a BER Advisory Report?** — You'll need a BER assessor to either analyse your existing BER or carry out a pre-works assessment. If upgrades are needed, SEAI grants are also available for attic and wall insulation.
4. **Unsure? Contact Carda Windows** — We help homeowners across Dublin and Leinster navigate this check every day. Give us a call and we'll point you in the right direction.

Note:

If your insulation doesn't meet the standard yet, this doesn't disqualify you permanently. Upgrade your attic and walls first (SEAI grants are available for this too), then proceed with your windows and doors.

STEP BY STEP**How to Apply for the Grant**

As an approved SEAI contractor, Carda Windows makes the process as straightforward as possible. Here is exactly how it works from start to grant payment:

5. **Check your insulation & confirm eligibility** — Use your MPRN to review your BER Advisory Report, or contact us and we'll help you check. If a BER assessor is needed, we can advise on next steps.
6. **Get a quote from Carda Windows** — We'll visit your property, assess your existing windows and doors, and provide a detailed quotation for high-performance replacements that meet the required U-Value of 1.4 W/m²K or better.
7. **Apply to SEAI for your grant offer** — You apply directly to SEAI before works begin — grant approval must be in place before you sign a contract or pay a deposit. The SEAI application portal is at seai.ie.
8. **Receive your grant offer and sign your contract** — Once SEAI approves your application, you transfer a 50% deposit and sign the contract with Carda Windows. The next 25% is due one week before works start, and the final 25% on completion.
9. **We install your new windows and doors** — Our team carries out the installation to the highest standard. We handle all declaration of works documentation and provide your U-Value certificates.
10. **Get a post-works BER assessment** — After installation, you'll need an independent post-works BER assessment (separate to Carda Windows). This confirms your property meets the required Heat Loss Indicator (HLI) of 2.3 W/K·m² or better.
11. **Submit documents to SEAI** — Submit your signed declaration of works, U-Value certificates (provided by us), and your post-works BER to SEAI.
12. **Receive your grant — typically within 4–6 weeks** — SEAI pays the grant directly into your account after reviewing the submitted documents. An inspection may apply.

THINGS TO KNOW**Important Rules & Things to Be Aware Of**

The SEAI scheme has specific rules. Our team flags these with every customer, but here are the key points to keep in mind:

Grant First

SEAI grant approval must be received before you place an order or sign a contract. Do not commence works before you have a grant offer in writing.

One Grant Only	You only ever receive one windows grant per property for its lifetime. If you do half the house and claim the grant, you cannot claim again for the remaining windows later.
All Doors Must Be Upgraded	Even though the grant covers a maximum of 2 doors, all external doors on the property must meet a U-Value of 1.4 or better, or the home will not qualify.
Room Ventilation Required	Each room receiving new windows must have a vent. If a vent is not present, it must be installed within 8 months of the work being completed.
Worst U-Value Counts	The lowest-performing window determines your overall U-Value rating. Mixing triple-glazed at the front with double-glazed at the back? The double-glazed U-Value is what is recorded.
BER Must Be Updated	Your BER must be updated after installation. The post-works BER confirms your Heat Loss Indicator and is required to release the grant payment.

FAQS

Frequently Asked Questions

Can I get the grant for windows I've already had installed?

No, SEAI grants cannot be backdated for completed works. However, if you ordered or commenced works after the government announcement on 27th January 2026, you may still be eligible — contact us to confirm your situation.

Can I do half my windows now and the rest later, claiming a grant each time?

No. SEAI only issues one windows grant per property for its lifetime. You should complete all windows in one application to maximise your grant value and ensure you meet the Heat Loss Indicator requirement.

Do I need to replace all my doors to qualify?

You only receive grant funding for a maximum of two external doors. However, all external doors at the property must meet a U-Value of 1.4 or better. If any door doesn't meet this standard, the property won't qualify.

What is a U-Value, and what does 1.4 mean?

A U-Value measures how much heat a material allows to pass through it. The lower the number, the better the insulation. The SEAI requires all new windows and doors to achieve a U-Value of 1.4 W/m²K or better. All windows we supply meet or exceed this standard.

What is the Heat Loss Indicator (HLI)?

The Heat Loss Indicator measures how quickly heat escapes from your home overall. For the windows and doors grant, your property must achieve an HLI of 2.3 W/K·m² or better after works are completed. This is calculated by your BER assessor in the post-works BER report.

Can I claim for an extension built after 2011?

No. Extensions built after 1st January 2011 are not eligible for the grant. However, you can claim for windows and doors in the original part of the house and any extensions built before that date.

How long does it take to receive the grant payment?

SEAI typically pays the grant within four to six weeks of the signed declaration of works being submitted, provided all required documentation is in order.

Do you serve areas outside Dublin?

Yes. We serve all Dublin postcodes and the wider Leinster region including Kildare, Meath, Wicklow, Wexford, Louth, Westmeath, Laois, Offaly, Carlow, Kilkenny and Longford.

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