



NI Trades

FREE HOMEOWNER GUIDE · 2026

Home improvement and energy grants in NI

Every NI home and energy grant for private homeowners in 2026: who qualifies, how much you can get, how to apply, and what is changing under the Warm Healthy Homes Strategy.

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What is available in 2026: the honest status table

Six routes matter for most NI homeowners in 2026. The landscape is mid-transition: the Affordable Warmth Scheme is still open but is due to be replaced by the new Warm Healthy Homes Fund, so the status column matters as much as the amount.

Scheme	What it covers	Who it is for	Amount	Status (July 2026)
Warm Healthy Homes Strategy / Fund	Insulation, heating and energy-efficiency upgrades for fuel-poor homes.	Low-income owner-occupiers and some private renters (criteria being finalised).	Part of a £150m, 5-year fund.	Strategy launched February 2026, but the fund is NOT open yet: consultation to 19 August 2026, fund expected from April 2027. Apply through Affordable Warmth in the meantime.
Affordable Warmth Scheme	Insulation and heating measures.	Owner-occupiers and some private renters under an income threshold.	Up to £7,500 (£10,000 for solid-wall measures).	Open: still the main energy grant route in mid-2026, run by the NI Housing Executive and due to run until March 2028 while the Warm Healthy Homes Fund takes over.
NISEP (NI Sustainable Energy Programme)	Insulation and some heating measures, via approved scheme managers.	Owner-occupiers and tenants, with income-based and benefits-based routes.	Fully or part funded depending on the scheme.	Open: annual funding, schemes run on a first-come basis each year.
Disabled Facilities Grant	Adaptations for a person with a disability (ramps, level-access showers, stairlifts).	Owner-occupiers, private tenants and landlords, on an occupational therapist recommendation.	Up to £35,000 (up to £70,000 in some cases).	Open: apply via your Health and Social Care Trust.
Mandatory and discretionary repair grants (NIHE)	Essential repairs where a property is unfit or in serious disrepair.	Owner-occupiers and some tenants, subject to NIHE assessment.	Assessed per case; discretionary grants only in exceptional circumstances.	Limited: mandatory routes open, discretionary funding restricted.
Boiler Replacement Scheme (NIHE)	Replacing an inefficient oil or gas boiler.	Owner-occupiers under an income threshold.	Was up to £1,000.	Closed to new applicants. NIHE is honouring existing approvals only.
Phoenix gas-switch boiler allowance	Cashback when switching from oil or solid fuel to natural gas.	Homes in the Phoenix Natural Gas network area.	Up to £600.	Ended: the advertised offer ran to 30 June 2026. Check Phoenix Natural Gas directly for any current offer (commercial offer, not a government grant).

Sources: NI Housing Executive grants pages, [nidirect](#), the Department for Communities Warm Healthy Homes Strategy 2026-2036 and Fund pages, and NISEP guidance. A July 2026 snapshot. The Warm Healthy Homes Fund consultation runs to 19 August 2026 and the fund is expected from April 2027, so confirm the live position with NIHE before you apply.

The landscape is changing in 2026

In February 2026 the Department for Communities launched the Warm Healthy Homes Strategy 2026 to 2036, a ten-year fuel-poverty plan whose delivery scheme, the Warm Healthy Homes Fund, is worth around £150 million over its first five years and is expected from April 2027. The NIHE-run Affordable Warmth Scheme continues as the main route in the meantime and is due to run until March 2028. Scheme names and application routes are in flux, so start at the NIHE grants pages and check what is open today rather than relying on an older guide.

Who qualifies

Most energy grants are means-tested, either on a gross household income threshold or on receipt of a qualifying benefit. The Affordable Warmth Scheme uses a £23,000 gross household income line and, helpfully, does not count disability-related benefits such as PIP, DLA, Attendance Allowance and Carers Allowance as income. The Disabled Facilities Grant is different: it is needs-based, triggered by an occupational therapist assessment rather than income. Most schemes are open to private homeowners and owner-occupiers, not only social housing tenants.

How to apply without losing the grant

1) Check what is currently open at the NI Housing Executive grants pages or nidirect. 2) Confirm your eligibility against the current criteria for that specific scheme. 3) Apply and wait for written approval; for the Disabled Facilities Grant, start with your Health and Social Care Trust. 4) Do not start work until approval is in writing. Paying a tradesperson to begin early is the most common way people forfeit a grant. 5) Use a registered installer (OFTEC, Gas Safe, NICEIC or NAPIT as relevant) so the work is signed off to the scheme standard.

The questions everyone asks

What home improvement grants are available in NI in 2026?

The main routes are the NIHE-run Affordable Warmth Scheme (still the main open energy grant), NISEP insulation funding, the Disabled Facilities Grant for adaptations, and NIHE mandatory repair grants for unfit homes. The new £150 million Warm Healthy Homes Fund is not open yet: it is expected from April 2027. The Phoenix gas-switch cashback, a commercial offer, ended on 30 June 2026. Confirm what is currently open with NIHE or nidirect before relying on any scheme.

Is the Affordable Warmth Scheme still open?

Yes. As of mid-2026 the NIHE-run Affordable Warmth Scheme remains the main open government energy grant in NI, and a Department for Communities document indicates it is due to run until March 2028. It is being replaced: the £150 million Warm Healthy Homes Fund, under consultation until 19 August 2026, is expected to take over from April 2027. Until then, Affordable Warmth is the route to apply through.

Can I get a grant to replace my boiler in NI?

The NIHE Boiler Replacement Scheme is closed to new applicants as of 2026, with only existing approvals honoured. Heating and boiler measures can still be funded for qualifying lower-income households through the Affordable Warmth Scheme, with the Warm Healthy Homes Fund expected to take over from April 2027. Phoenix's commercial gas-switch cashback ended on 30 June 2026; check Phoenix directly for any current offer.

Who qualifies for a home improvement grant in NI?

Most energy schemes are aimed at lower-income households, tested on a gross household income threshold or a qualifying benefit. Affordable Warmth uses a £23,000 gross income line and does not count disability-related benefits like PIP, DLA, Attendance Allowance and Carers Allowance as income. The Disabled Facilities Grant is needs-based, triggered by an occupational therapist assessment.

Do I have to use an approved installer?

Yes, in almost all cases. Grant-funded work must meet the scheme standard and usually must not start until you have written approval, so paying a tradesperson to begin early can cost you the grant. Most schemes either appoint the contractor or require a registered installer such as OFTEC for oil, Gas Safe for gas, or NICEIC / NAPIT for electrical work.

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