

Thatched Buildings Selection Criteria for Thatch Owner Works

& Notes for Applicants

The Future for Thatch project is a multi-stranded project supported by the National Lottery Heritage Fund, designed to further the preservation of thatched buildings and thatching skills in Northern Ireland. The project will offer funded bursary opportunities to train four people in thatching. As part of this training programme, the project offers the opportunity for owners to apply to have partially subsidised work undertaken on their thatched roofs.

Work will be undertaken by the trainees, overseen by and working alongside an experienced thatcher. Labour and access up to the value of £20,000 will be supplied free by the Future for Thatch project; however, the property owner must pay the cost of materials, and any labour and access cost which exceeds the £20,000 cap. This cap has been applied to ensure that as many opportunities are available to learners as possible, and as many owners can benefit from works as possible.

The purpose of undertaking these works is to provide suitable opportunities for the trainees to build their skills, knowledge and experience. This is not a grants scheme, and selection of properties will be based on their providing appropriate opportunities for trainees to learn. For clarity and transparency, the selection process has been included overleaf.

Applications will be open to thatched building owners from Wednesday 6th August 2025 until Sunday 7th September.

Applications will be accepted through the online form here:

<https://forms.gle/keW4F5anczoVsCMT9>

Or via a paper version of the form returned to:

Future for Thatch, CITB NI, Nutts Corner Training Centre, 17 Dundrod Road,
Crumlin, County Antrim, BT29 4SR

Eligibility

To be eligible to apply for this programme, the building should:

- Be thatched or formerly thatched¹, including thatch-under-tin (TUT), which is also known as corrugated-iron)
- Be a listed building in its own right and/or fall under the curtilage² of a listing
- Have a roof structure already in place- replacing or adding roof timbers or building a new underlying roof structure does not form part of the works
- Be structurally sound
- Not be derelict or uninhabitable (unless it is currently undergoing refurbishment/ restoration with a viable end-use, and the building is structurally sound with an appropriate roof structure in place)

Notes for applicants

This application is separate to the application for 3D scanning as part of the programme, and the outcome of this application will not affect the outcome of the 3D scanning application.

This programme is not related to the Department for Communities Historic Environment Fund (HEF) Roof and Window Repair Stream. Whilst effort has been made to coincide with HEF grant timelines, they are not related and are independent programmes. The outcome of an application to the HEF grant will not affect the outcome of an application to the Future for Thatch project, either positively or negatively.

Applying for this programme does not place a contractual obligation on CITB NI or owners to proceed with works. Once the selection process has been completed, contracts will be issued.

Owners can apply for works of any scale to their roof, from minor patch repairs to replacement of a ridge to a full rethatch. However, the labour cost and access cost will only be covered up to a value of £20,000 and owners would be required to pay any labour and access cost above this amount, and the cost of materials. The number of properties selected will depend on the scale of the works, and the budget required by the highest scoring properties.

¹ If formerly thatched and wishing to reinstate thatch, all statutory permissions must have previously been sought for this, and permissions approved.

² The curtilage of a house or other building is the land immediately surrounding it, including any closely associated buildings and structures associated with the main building. [The Curtilage of Listed Buildings in Northern Ireland | Department for Communities](#)

This programme is not a grants scheme, and it is a stipulation of the Heritage Fund funding award that should an owner sell the property within 10 years of works taking place, they will be required to pay back all or part of the labour and access cost on a sliding scale. This scale is as follows:

- Up to & including 1 year: 100%
- 2 years: 80%
- 3 years: 60%
- 4 years: 40%
- 5 years: 20%
- 6 years: 10%
- 7 years: 5%
- 8 years: 4%
- 9 years: 3%
- 10 years: 2%

Thatching works will be specified independently by a person with the appropriate knowledge, skills and experience. These works will be specified on a like-for-like basis, using the same materials, methods and to the same depth, unless statutory approvals (planning permission, listed building consent) have already been sought and approved to change any of these. If this is the case, the owner must provide evidence of these permissions following selection of the property.

Thatchers providing the training and overseeing the works will be subject to an open tender exercise.

Selection Process

16 buildings will be shortlisted as part of this process. It cannot be guaranteed that all 16 buildings will be able to have works undertaken, as the number of buildings will be dependent on the works and budget allocation required in each case. In the event of 16 applications or less, all those eligible applications will be shortlisted in priority order based on the scoring criteria below.

In the event of more than sixteen applications, all buildings will be scored, and the sixteen highest scoring buildings will be selected for the shortlist. To ensure fairness and transparency, the below scoring criteria will be applied:

Property Use	Permanently occupied (owner or tenant)	5
	Frequently used as holiday accommodation or other viable use (e.g. visitor attraction, community hub)	4
	Uninhabitable, but currently undergoing refurbishment/ restoration with a viable end-use	3
	Occasional use	2
	Empty	1
Listing Grade	A	5
	B+	4
	B1	3
	B2	2
	Not listed	1
Unusual features	Gutter to thatched roof (excluding TUT)	10
(select all that apply)	Roof lights	9
	Dormer/ eyebrow window(s)	8
	Thatched return/ rear extension	7
	Hipped roof	6
	Join/ abutment to another roof covering (e.g. thatch next to slate)	5
	Steep pitch	4
	Decorative ridge	3
	2-storey thatched building	2
	None	1