



Summary of guidelines for preservation costs eligible for subsidy

Subsidy scheme for the preservation of monumental residences in the Caribbean Netherlands 2026

Introduction

Insight into which costs can be claimed in your application for preservation subsidy

In order for monuments that serve a residential purpose (with and without protected status) to be restored to good condition, a pilot project has been launched to provide subsidies. The subsidy scheme for the preservation of monumental residences in the Caribbean Netherlands 2026 is intended for the costs of preservation work on historic parts of monuments, with and without protected status. Private owners of monuments that serve a residential purpose (with or without protected status) can submit a subsidy application. If you are the owner of such a property, this article will explain which activities are eligible for subsidy. The following text is based on the [Guidelines for preservation costs eligible for subsidy](#), appended to the subsidy scheme for the preservation of monuments (abbreviated in Dutch as 'Sim'). The guidelines are also used for other subsidy schemes to determine the costs for which subsidies can be granted. That includes the Subsidy scheme for the preservation of monumental residences in the Caribbean Netherlands 2026. This summary of the guidelines lists the key points.

Guiding principles of the Guidelines for preservation costs eligible for subsidy

Subsidy can only be granted to maintain the structural shell and those parts of the monument from which it derives its exceptional value. The preservation work must be focused on maximum conservation of those monumental values, primarily the historic materials and constructions. Moreover, in order to be eligible for subsidy, the work must be modest, targeted and technically



Saban cottage, Windwardside, collection of the Cultural Heritage Agency of the Netherlands, BES-S-DSCoo6oo. Photo: Robin Ammerlaan, RCE.



House in Rincon, Bonaire, collection of the Cultural Heritage Agency of the Netherlands. Photo: Nanette de Jong, RCE.

necessary. Subsidy will not be provided for more work than is necessary for preservation of the monument. For example, a wooden window frame that is partly still fine does not need to be completely replaced. Similarly, replacing an entire roof if only part is in poor condition is not eligible for subsidy.

In general, preservation of historic materials takes precedence over restoration, restoration takes precedence over replacement, and replacement takes precedence over reconstruction. Reconstruction of monuments is in principle not eligible for subsidy.

Preservation

The subsidy is intended for both back maintenance and restoration. Restoration refers to work that goes beyond regular maintenance and is necessary for restoring the building. Examples include subsidence with crack formation, caused by a problem with the foundation. In this case, restoration not only needs to address the foundation problem, but will often also necessary repairs to the resulting damage (cracks).



Paper Corner, a one-layer wooden house with shingles on the roof and wall and a stone foundation, Oranjestad, St Eustatius. Collection of the Cultural Heritage Agency of the Netherlands, BES-E-DSC09659. Photo: Robin Ammerlaan, RCE.

Work eligible for subsidy

The following work is eligible for subsidy:

Façade

The work on the façade that is eligible for subsidy varies depending on the type of façade:

- façade made of coral stone: restoration of the façade and stucco caused by salt damage; painting of stucco
- masonry façade: overall or localised restoration of mortar, masonry, or stucco; painting of stucco;
- façade with concrete elements: restoration of damage caused by rusting rebar;
- façade with metal elements, such as a wrought-iron balcony or lintels: rustproofing treatment or restoration and painting;
- façade with wooden elements: restoration of damage to wooden parts and painting.

Frames, windows and doors

Work eligible for subsidy includes, for example:

- restoration of wood rot in windows or frames (such as replacing a sill and trimming window frames);
- treatment for rust on steel frames;
- restoration of a crack in a stone frame;

- replacement only if it is necessary for structural and material-based reasons (if the material is completely 'gone'). New elements must correspond as much as possible to elements up for replacement.

Glass

Replacement of broken glazing and the putty or grouting, if necessary to keep the monumental elements of the monument windproof and water-tight. Replacement is only eligible for subsidy if it is carried out in a manner appropriate to the window and in a glazing type suitable to the style.

Roof

Maintenance of the roof structure or the roofing, such as replacing broken roof tiles, wooden shingles, corrugated roofing sheets or torn lead sheets, or replacement of that part of the roofing that has reached the end of its life cycle in terms of technical viability. The same applies to regular maintenance of gutters and rainwater drains, if the work is carried out in material that is at least equivalent.

Foundation and building structure

Restoration of the foundation. Maintenance or restoration of wooden support structures, vaulted structures, canopy structures and timber-framed construction, such as beams, gutter systems, roof trusses, wall posts and rafters. This includes welding performed on beam ends affected by leak-related rot.



A gigantic cistern on the grounds of the former Knippenga plantation, St Eustatius. Collection of the Cultural Heritage Agency of the Netherlands, document no. BES-E-DSC08500. Photo: Robin Ammerlaan, RCE.

Water drainage (and collection), paving, landscaping

Preservation and, if necessary, replacement of the connections from the rainwater drains to the water collection system or sewer mains, up to a maximum of one meter from the façade. Regular maintenance of the historic water tanks, cisterns or water collection facilities that are part of the monument.

Regular maintenance of the historic paving that is part of the monument, such as pathways and pavements, and (periodic) replacement of cobbles, bricks or other top-layer materials if necessary for preservation of the paving.

Preservation of the historic boundary markers that are part of the monument, such as low stone walls.

Interior

Preservation work carried out on parts of the interior that have monumental value. Examples include historic chimneys and ovens, staircases, fireplaces, floors and ceilings. An overview of interior work eligible for subsidy is provided in Chapter 1.2, the 'Interieur' (Interior) section, and Chapter 1.3, sections 47 and 48 of the guidelines. See the [Guidelines for preservation costs eligible for subsidy](#).

Administrative / insurance

These costs are also eligible for subsidy:

- specific tests or investigations needed to substantiate the necessity of work;
- coordination fee of a main contractor or subcontractor, up to a maximum of 3% of the costs eligible for subsidy;
- premium for Construction All Risk (CAR) insurance, up to a maximum of 0.4% of costs eligible for subsidy;
- contractor costs: wages for contractor workers based on Chapter 2.4 of the [Guidelines for preservation costs eligible for subsidy](#); indirect costs for the building site up to a maximum of 20% based on Chapter 2.5 of the [Guidelines for preservation costs eligible for subsidy](#); unforeseen work up to a maximum of 5%;
- architect costs: see Table 1 in Chapter 2 of the [Guidelines for preservation costs eligible for subsidy](#);
- supervision costs: see Table 2 in Chapter 2 of the [Guidelines for preservation costs eligible for subsidy](#);
- for work carried out by the owner: costs of materials and equipment rental.

No subsidy

No subsidy is available for such activities as:

- work done on parts of the building that are not relevant to the monumental value. Examples include painting or stucco on interior elements such as interior walls and ceilings that do not have monumental value, asbestos removal, replacement of modern floor finish, pipes, electrical wiring or work done on a non-monumental addition or extension;
- reconstruction; unless advised by the Minister of Education, Culture and Science – which would in practice be the Cultural Heritage Agency of the Netherlands.
- costs related to change of use, beautification, improvements in comfort, or increased sustainability. Examples include excavating a cellar or installing air conditioning.
- regular maintenance of sanitation facilities, bathroom, kitchen or air conditioning systems. These do not generally have monumental value, since they were added relatively recently;
- hours worked by you yourself or by volunteers (DIY hours);
- regular maintenance of movable interior elements, such as furniture, paintings, carpets and curtains;
- drawings and calculations for changed use, environmental soil testing, flora and fauna studies, asbestos surveys.

This article is based on the [Guidelines for preservation costs eligible for subsidy](#), appended to the Subsidy scheme for the preservation of monuments (abbreviated in Dutch as 'Sim'). These guidelines – with the exception of passages that apply specifically to the Subsidy scheme for preservation of monuments – also apply to the Subsidy scheme for preservation of monumental residences in the Caribbean Netherlands 2026.

This summary outlines the main themes of the guidelines: a concise overview of the principles in Chapter 1.1 and 1.2 of the guidelines and the most common work activities listed in Chapter 1.3 of the guidelines. Consult the full text of the guidelines for more detailed information: [Guidelines for preservation costs eligible for subsidy](#).

Colophon

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