



Pyrite Resolution Board

14th Quarterly Progress Report

(Period Ending 30 June 2017)

Adopted 26th October 2017

Progress Report No. 14

Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 1798 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to 30th June 2017. A small number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 10 applications are being received per week.

These applications are spread across:

- 50 developments containing multiple applications
- 43 developments with only one application and
- 41 single site applications.

A full breakdown of the applications received by county/area is attached at Appendix A and the current status of all applications is at Appendix B.

2. Assessment, Verification and Recommendation Process

A total of 1500 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and / or earlier tests with similar results.

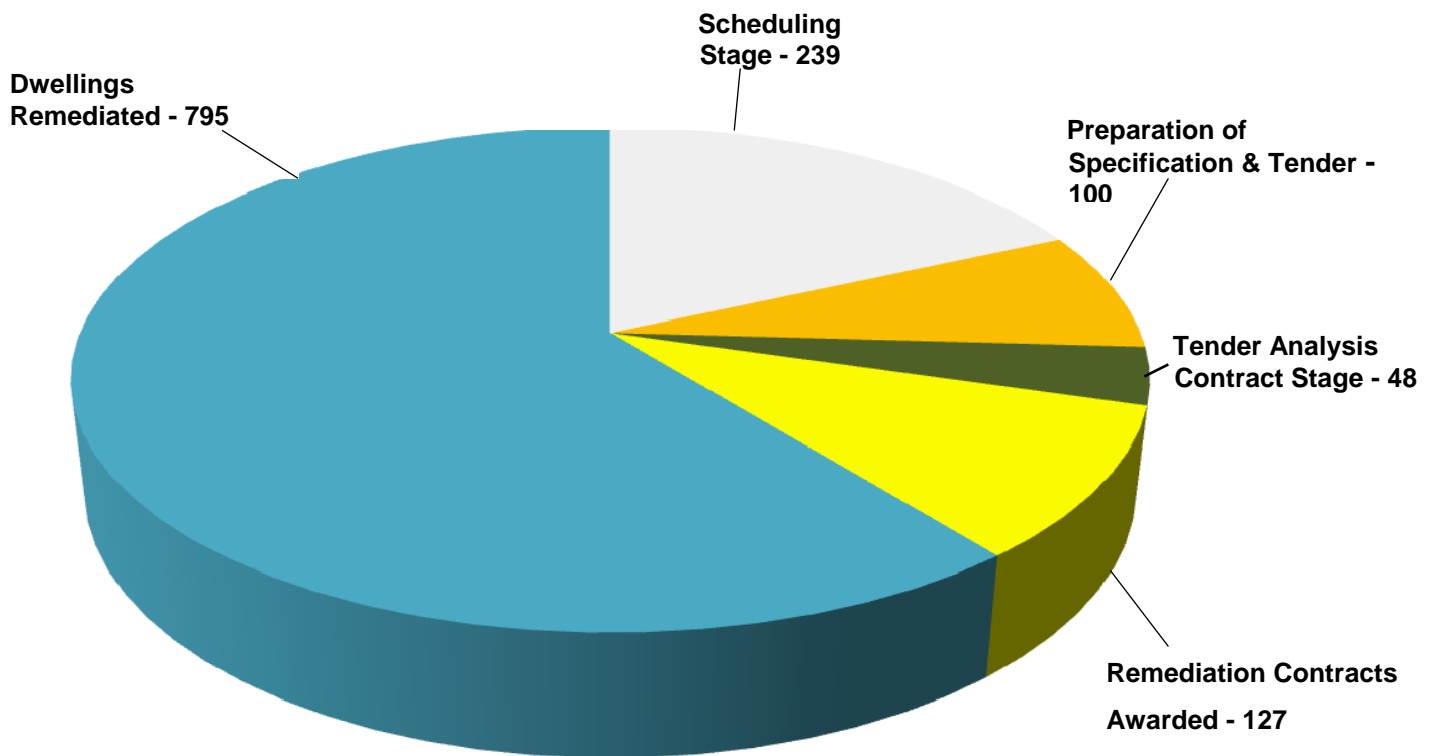
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

3. Inclusion of Dwellings in the Scheme

Following the verification process, the Housing Agency makes a recommendation to the Pyrite Resolution Board (PRB) as to whether or not a dwelling should be included in the Pyrite Remediation Scheme. Thus far, 1309 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 1309 dwellings included in the Scheme, the progress at key stages is presented in the chart below as follows:



5. Priorities and Programme

The Act and the Scheme set out the criteria that the PRB must have regard to in determining priorities. Priority cases are identified and placed appropriately within the programme. The Board is satisfied that this is working well.

6. Refusal of Applications and Exclusion of Dwellings

Refusal following the Validation Process

To date, a total of 63 applications have been refused following the Validation Process on the grounds that the Scheme's eligibility requirements were not met. This figure does not include two applications that were successfully appealed and applications which were closed for administrative reasons, e.g. withdrawn, duplicate applications etc.

7. Appeals

Of the 63 refused applications referred to in Section 6 above, the Board received two appeals during the second quarter of 2017. When these are added to outstanding appeals submitted in the previous quarter, decisions are pending in the case of eight appeals.

Of the eight appeals, four relate to dwellings recording a Damage Condition Rating (DCR) of 1; three relate to dwellings which were refused due to the date of purchase not satisfying the eligibility criteria and one related to an application which was not accompanied by a Building Condition Assessment Report.

The Board affirmed the decision of the Decision Maker to refuse two applications submitted in 2016. One of the applications refused related to a dwelling with a damage condition rating (DCR) of 1 attached to a dwelling already included in the scheme. The second appeal related to a scenario where the dwelling was purchased after 12 December 2013.

An additional appeal submitted in 2016, that related to a dwelling with a damage condition rating (DCR) of 1, was withdrawn and a new application submitted as damage had progressed, resulting in a damage condition rating (DCR) of 2 being achieved.

8. Services provided by HomeBond

In June 2014, an agreement was signed regarding HomeBond's contribution towards technical and project management services, under the direction and supervision of the Pyrite Resolution Board and / or the Housing Agency, to the value of €2 million.

The running total, from the commencement of the agreement stands at €684,077. It is acknowledged that HomeBond's contribution towards testing and the remediation programme has been an integral and effective part of the process.

9. Contributions from Liable Parties

In line with the provisions of the Pyrite Resolution Act 2013, the PRB has an obligation to recover from any party, with a liability, and the capacity, all or part of the costs of remediating dwellings.

During the second quarter of 2017, the PRB received a contribution of €2,000 from a liable party.

Negotiations are proceeding with regards to contributions in a number of other cases.

10. Refund of Compensation

Where a dwelling has been included in the Scheme but the work has not commenced and the scheme participant receives a payment other than under the Scheme, as a condition for continued inclusion in the Scheme, the scheme participant is required to pay the amount received to the PRB within a specified time period. No contributions in this regard were received by the PRB during the second quarter of 2017.

11. Legal Proceedings

It is a condition of eligibility under the Scheme that the Applicant gives his/her consent to the institution by the PRB of civil proceedings relating to loss arising from the act or default of any person that causes significant pyritic damage to the dwelling.

Legal proceedings issued against the developer of a scheme in Fingal are presently on-going.

12. Review of Strategy and Business Plan 2017- 2018 and Annual Report.

The PRB Strategy and Business Plan 2017- 2018 was approved by the Board on the 17th November 2016. At the end of the second quarter of 2017 the 2016 Annual Report of the Pyrite Resolution Board was presented to the Minister and laid before each House of the Oireachtas.

26th October 2017

Appendix A - Summary of Applications Submitted as at 30th June 2017

Local Authority	Applications	County/Area	Applications
Dublin City Council	22	Dublin	1046
Dún Laoghaire-Rathdown Co. Co.	13	Balbriggan	304
Fingal County Council	1248	Ballyboughal	3
Kildare County Council	23	Castleknock	1
Meath County Council	446	Donabate	71
Offaly County Council	26	Glenagery	2
South Dublin County Council	20	Kinsealy	14
Grand Total	1798	Lucan	7
		Lusk	438
		Malahide	3
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	170
		Skerries	2
		Sutton	1
		Swords	13
		Dublin 11	7
		Cappagh	1
		Finglas	2
		Meakstown	4
		Dublin 13	1
		Kilbarrack	1
		Dublin 15	181
		Ashtown	8
		Blanchardstown	19
		Castleknock	24
		Clonsilla	5
		Hollystown	3
		Mulhuddart	120
		Ongar	2
		Dublin 16	11
		Ballinteer	11
		Dublin 17	1
		Balgriffin	1
		Dublin 5	2
		Raheny	2
		Dublin 8	7
		Heytesbury Street	7
		Dublin 9	47
		Ballymun	1
		Glasnevin	1
		Santry	45
		Kildare	23
		Donadea	1
		Enfield	2
		Kilcock	6
		Leixlip	7
		Maynooth	7
		Meath	446
		Ashbourne	278
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	52
		Dunshaughlin	26
		Enfield	67
		Kilbride	1
		Kilmessan	2
		Kinnegad	1
		Navan	2
		Rathmolyon	2
		Ratoath	1
		Robinstown	1
		Summerhill	8
		The Ward	1
		Trim	1
		Offaly	26
		Edenderry	26
		Grand Total	1798

Stage	Applications
1. Application & Validation	197
2. Damage Assessment/Verification	191
3. Planning/Scheduling & RWP Preparation	339
4. Tendering & Tender Analysis	1
5. Decision to Contract	47
6. Dwelling Remediation	127
7. Retention Period – 12 Months	561
8. Application Closed	335
Grand Total	1798

Appendix B – Status of Applications up to 30th June 2017

Status	Applications
In Validation Process	197
Validated and awaiting verification	191
Included in Scheme	1309
<i>Planning/Scheduling</i>	239
<i>Preparation of Specification & Tender</i>	100
<i>Tendering & Tendering Analysis</i>	1
<i>Decision to Contract</i>	47
<i>Remediation Works</i>	127
<i>Works Complete & Certified (In Retention)</i>	561
<i>Closed after Retention</i>	234
Closed (<i>Excluding Properties Closed After Retention</i>)	101
Grand Total	1798