



Pyrite Resolution Board

Annual Report 2014

To the Minister for the Environment, Community and Local Government

In accordance with section 9(4) of the Pyrite Resolution Act 2013, the Pyrite Resolution Board herewith presents its Annual Report for the year ending 31 December 2014.

MANDATE

The Pyrite Resolution Board (PRB) was established by the Minister for the Environment, Community and Local Government, following the commencement of the Pyrite Resolution Act 2013 on 10 January 2014, to make a scheme for the remediation of damage to certain dwellings caused by pyritic heave and to oversee and ensure the effective implementation of a programme of remediation works for affected dwellings. The Pyrite Remediation Scheme was made by the Board on 12 February 2014.

The Pyrite Remediation Scheme (the Scheme) constitutes the framework for the application of the provisions contained in the Act and first came into operation on 13th February 2014.

MISSION STATEMENT

To procure the remediation of certain dwellings with damage caused by pyritic heave of hardcore under floor slabs in a fair, efficient, transparent and cost effective manner.

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CHAIRMAN'S STATEMENT

In accordance with section 9(4) of the *Pyrite Resolution Act 2013*, I am pleased to submit to the Minister for the Environment, Community and Local Government this Report on the performance of the Pyrite Resolution Board (PRB) of its functions under that Act during the year 2014.

The Pyrite Resolution Act 2013 was commenced by the Minister's predecessor on 10 January 2014 and the Board was formally appointed immediately thereafter.

The Oireachtas passed the Pyrite Resolution Act with the purpose of providing an Exchequer-funded scheme to facilitate the remediation of houses and apartments suffering significant damage, due to pyritic heave of floors, where the owners have no other practicable option for redress. The PRB, which had previously been operating on an informal basis, was established on a statutory basis under the Act and mandated to draw up a Scheme for the remediation of pyritic damage to dwellings, to accept applications from affected homeowners and to direct and oversee the implementation of a pyrite remediation programme. Responsibility for the testing of dwellings and the execution of remediation works is assigned under the Act to the Housing Agency. The Pyrite Remediation Scheme sets out the conditions that must be satisfied in order to qualify for remediation under the Scheme.

The terms and conditions of the Pyrite Remediation Scheme, which was made by the PRB on 13 February 2014 with the approval of the Minister, are bound by the parameters set out in the Act and also have regard to the findings of the Pyrite Panel which reported to the Minister's predecessor in June 2012.

The Act sets out the respective functions of the PRB and the Housing Agency. I am pleased to say that the two bodies have been working together efficiently and effectively. This cooperation is underpinned by *Governance and Procedural Arrangements* which set out the respective roles of each body in the interest of clarity and accountability.

The PRB and the Housing Agency have collaborated in the design and installation of an online system for the making, receipt and processing of applications. The system is working efficiently, is user-friendly and, importantly, enables applicants to track the progress of their applications online.

The PRB has secured an agreement with the HomeBond company under which that company is committed to providing staffing and services to the value of €2 million towards the implementation and administration of the Pyrite Remediation Scheme. These arrangements, which include the provision of testing of hardcore, are working satisfactorily.

The PRB is acutely conscious of the need to ensure that the draw on public funds is kept to a minimum, consistent with achieving the Scheme's objectives. To ensure value for money, framework panels have been set up for building professionals and for building contractors following open tendering procedures and contracts for individual projects are subject to further tendering from these panels. There is strict control on cost overruns.

Individual applications when approved are grouped into projects in order to secure maximum efficiencies consistent with the need to ensure that the works are not necessarily prolonged for the homeowners.

The Act recognises that it will not be possible to remediate all affected dwellings at once and provides that the PRB would progress remediation works in accordance with a system of priorities based on given criteria.

The Pyrite Remediation Scheme makes provision for the ordering and prioritisation of works in accordance with these provisions. The PRB and the Housing Agency have put in place procedures for the creation of an orderly schedule of projects to be progressed through the eight stages of the Scheme. We want this to be seen as an open, transparent and objective process.

This Report sets out the details of activity in relation to the applications received by the PRB in 2014.

In accordance with the Act, all funding provided for pyrite remediation purposes (including the expenses of the PRB) is routed through the Housing Agency and the audited Financial Statements relating to such funds will be contained in the Housing Agency's Annual Report. The legislation clearly provides that the PRB may recover from any party with a liability, and the capacity, all or part of the costs associated with remediating a dwelling under the Scheme. While the PRB does not consider the initiation of legal proceeding to be a practicable option for homeowners, it is taking action, where considered appropriate, to pursue builders and / or developers for a contribution towards the costs of the works. This is a legally complex and demanding area but will produce some funds towards the overall cost of the Scheme.

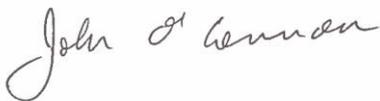
The PRB and the Housing Agency are acutely aware at all times of the difficulties and stress which have been endured by homeowners whose homes have been damaged by pyrite. We have set out to provide a service to them that is sympathetic and transparent and that will, ultimately, restore properly habitable homes to them in the shortest time possible. Our aim is to work closely and in full consultation with homeowners at all times.

The PRB website contains extensive information for the public on the eligibility criteria for the Scheme as well as material to assist homeowners to consider whether they have pyritic damage in their homes; information is also provided to inform those who apply under the Scheme of the process involved. Furthermore, each approved applicant is provided with a suite of documents, including a Guide setting out what is expected of each home owner and of the Housing Agency.

There is a right of appeal for those whose applications have been turned down and there are procedures for the resolution of disputes and the making of complaints.

The Board consists of myself as Chairman and three other members. It has a small number of staff supplied by existing staff from the Department of the Environment, Community and Local Government and the Housing Agency. The Board does not employ any staff directly. Some administrative, ICT and legal services are provided by, or through, the Housing Agency.

I wish to thank each of my three fellow Board Members for his or her commitment and contribution to the work of the PRB during the year and, indeed, previously when the Board was operating on an informal basis. I would also like to pay tribute to the General Manager for his tireless work in endeavouring to bring about a resolution to the pyrite problem. My appreciation also goes to the staff of the Department of the Environment, Community and Local Government and the Housing Agency who have given excellent service. I am also grateful to the Chairman, Board and Chief Executive of the Housing Agency for their constructive cooperation. Finally, I thank the Minister for the Environment, Community and Local Government, Alan Kelly, T.D., and the Minister of State Paudie Coffey, T.D., and their officials in the Department for their on-going interest and support for the PRB and its activities.



John O'Connor
Chairman

GENERAL MANAGER'S STATEMENT

The *Pyrite Resolution Act 2013* (the Act) which came into effect on the 10 January 2014 provided for the establishment of the Pyrite Resolution Board (PRB) and for the making of a Pyrite Remediation Scheme (the Scheme) for certain dwellings affected by pyrite.

The Scheme was made by the PRB on 13 February 2014 with the approval of the Minister for the Environment, Community and Local Government (the Minister). The details of the Scheme, including the terms and conditions, and all documentation and information published by the PRB are available on the Board's website at www.pyriteboard.ie.

The system for the submission of applications for the remediation of dwellings under the Scheme opened on the 26 February 2014. Applications are only received electronically. Assistance is available by phone and email to those who need it and the application process has worked well. The system also provides for all communications with the applicants and allows them to track the progress their applications electronically. The numbers of applications received by year end, 620, is in line with expectations. 422 applications were received in the first three months of the Scheme and approximately 4-5 were received per week thereafter.

The geographical scope of the scheme was limited to the areas identified in the Pyrite Panel report of June 2012, i.e. the counties of Meath, Kildare and Offaly and the administrative areas of Fingal County Council and Dublin City Council. During the year reports were received of pyritic heave in a number of houses in two estates in the County Council areas of South Dublin and Dun Laoghaire-Rathdown. Some residents sought to have those areas also included in the Scheme. On investigation the PRB was satisfied that damage attributable to pyritic heave was present in dwellings in those developments and that there was no other realistic prospect of having them remediated by any third party, other than the Scheme. Accordingly, the Board decided at its December meeting to recommend to the Minister of State at the Department of the Environment, Community and Local Government, Paudie Coffey, T.D., an amendment of the Scheme to include those areas.

Staff of the PRB appointed as Decision Makers consider the eligibility of the applications received. By the end of the year, 475 applications had been validated, while 6 had been refused. The main reason for refusals related to the level of damage recorded. A damage condition rating of 2 is required to meet the eligibility requirements. This is established by means of a Building Condition Assessment (BCA), from a competent person, commissioned by the dwelling owner, and submitted with the application. The BCA is considered by the decision maker and a sample audit is carried out to verify the damage recorded. This system has worked well and while minor variations in terms of evaluations were noted, to date all BCAs have been upheld.

The Board has prescribed procedures under Section 27 of the *Pyrite Resolution Act 2013* for the hearing and determination of appeals against decisions made by Decision Makers appointed by the PRB, on applications for inclusion of a dwelling in the Pyrite Remediation Scheme. The Board makes the decision on an appeal of this type. The appeals procedure can be found in the publications section of the website. Two valid appeals had been submitted by year end. These related to a dwelling which recorded a damage condition rating of 1 and to a dwelling where it was decided it did not meet the eligibility criterion with respect to the date of construction and completion of the dwelling. The appeals process is progressing as per the Appeals Procedure.

Since the Scheme is one of last resort another aspect that has received attention is the availability of other practicable options for remediation, other than under the Scheme or the use of the applicant's own resources. The PRB negotiate with builders / developers who may have a liability in respect of dwellings which are the subject of applications under the Scheme in order to achieve a settlement by way of contribution towards the associated remediation costs. If a settlement that appears reasonable to the Board cannot be achieved by negotiation, the PRB will take legal advice with a view to initiating legal proceedings against the builder / developer in accordance with its powers under the *Pyrite Resolution Act 2013*. Negotiations with a number of developers are proceeding satisfactorily. Legal proceedings by the PRB against a developer in respect of 17 dwellings have commenced and it is anticipated that others will follow.

It is also anticipated that payments to the PRB will be made in accordance with the Act where dwellings have been included in the Scheme and where compensation is paid to homeowners in respect of damage arising from pyritic heave.

An agreement was signed on 19 June 2014 between the PRB and HomeBond regarding HomeBond's contribution to the implementation / administration of the Pyrite Remediation Scheme. The Agreement, which is subject to an annual review, sets out the contribution, at no cost to the PRB or the Scheme, by way of staffing and services in the following areas: Provision of sampling, testing and reporting on subfloor materials; Project Management support to the Housing Agency; Structural Warranty for completed work; Assistance to the Pyrite Resolution Board.

The Housing Agency carries out assessments of applications that are referred to it. The Agency considers the application, the building condition assessment, carries out inspections and testing where necessary, and prepares a report. Following this the Agency makes a recommendation to the decision maker of the PRB. Thus far, the test results have satisfactorily verifies the outcomes of the Building Condition Assessments and all recommendations have been accepted.

The Housing Agency, which has responsibility for the implementation of remediation works to the affected dwellings, has appointed framework panels in accordance with public procurement criteria in respect of engineers to design the remediation works and for building contractors to carry out the works in accordance with the required standards. Prior to the commencement of works, the Housing Agency enter into an agreement with the dwelling owner and following the works issue a certificate of completion.

Based on the number of applications received in 2014, the PRB, working with the Housing Agency, aim to deliver remediation in respect of 600 cases over the period 2015 to 2016. The programming for this work is in progress with due consideration to priorities laid out in the Act and the Scheme. It is anticipated that remediation works will be completed in about 200 cases by end 2015.

The Housing Agency completed a pilot project of five adjoining units in the latter half of 2014 which was very successful and highly informative in the context of the wider roll-out of the Scheme in 2015. In addition, the planning of remediation works as well as the tendering for works to be started in 2015 was well advanced this year.

I would like to thank the Chairman, the Board and the staff of the Board for their support and dedication during the year. I would also like to thank the management and staff of the Housing Agency, HomeBond and the Department of Environment Community and Local Government. The constructive engagement of many public representatives and members of the Oireachtas is appreciated. Finally, I would like to thank the applicants to the Scheme for their cooperation and patience during the development phase of the Scheme.



Noel Carroll
General Manager

BOARD MEMBERS' REPORT

The members of the Pyrite Resolution Board present their annual report for the year ended 31 December 2014.

1. Principal Activities

The *Pyrite Resolution Act 2013* provides for the making of a Pyrite Remediation Scheme (the Scheme), for certain dwellings affected by pyrite. The Scheme was made by the Board following approval of the Minister. The Board also directs and oversees the implementation of the Pyrite Remediation Scheme, in accordance with the terms of the scheme.

In broad terms:

- the Pyrite Resolution Board (PRB) accepts and validates applications under the Scheme and oversees the implementation of the pyrite remediation programme for approved dwellings. The scale of the programme is determined by the availability of funding and other factors.
- the Housing Agency, subject to the direction of PRB, remediates approved dwellings affected by pyrite and implements the pyrite remediation scheme. The Housing Agency also assess and make recommendations to the PRB on applications from homeowners for inclusion in the scheme.

2. The Board and Other Information

The Pyrite Resolution Board consists of the Chairman and 3 Members:

John O'Connor, Chairman

(Chairman of Board of EirGrid plc. and formerly Chairman of An Bord Pleanála)

Sean Balfe

(Director of Sustainability and the Built Environment, National Standards Authority of Ireland)

Matt Gallagher

(Formerly President of CIF and Chairman of Irish Home Builders Association)

Caroline Gill

(Barrister, formerly Insurance Ombudsman and Deputy Financial Services Ombudsman)
Board Secretary - Patrick Graham

The day to day management and administration of the PRB's functions are delegated to the General Manager, Noel Carroll BE BCL, supported by staff assigned from the Department of the Environment, Community and Local Government.

Secretarial, administrative, ICT, legal services and other services are also being provided to the Board by or through the Housing Agency.

The *Governance and Procedural Arrangements* were agreed between the PRB and the Housing Agency. It sets out the arrangements agreed between the PRB and the Housing Agency for the remediation of houses and apartments under the Scheme having regard to the assignment of functional responsibilities in the *Pyrite Resolution Act 2013*.

3. Functions of the Board

Section 9 of the *Pyrite Resolution Act 2013* sets out the functions of the Pyrite Resolution Board. The principal functions are summarised below:

- (a) The making of a scheme of pyrite remediation under section 13,
- (b) Providing direction and oversight in relation to the implementation of the pyrite remediation scheme,
- (c) Providing information in relation to pyrite and significant pyritic damage,

(d) Determining appeals under section 27.

At the end of every 3 month period, the Board provides the Minister with a report outlining progress with regard to the implementation of the Pyrite Remediation Scheme in accordance with Section 9(5) of the Act.

4. Responsibilities of the Board

The Board has adopted a schedule of the functions and business of the Pyrite Resolution Board that are reserved for decisions by the Board itself in accordance with the document entitled *Matters Reserved for Board Decision*. This ensures that the direction and control of the strategic actions and other activities of the PRB are firmly in the hands of the Board.

5. Remuneration, Expenses and Attendance at Board Meetings

The Board meets at monthly intervals (excluding August) in relation to oversight and governance of its business. A total of 13 Board Meetings were held throughout 2014 (2 of which were electronic).

Attendance at these meetings and the remuneration and expenses associated with each Board Member is presented in the following table:

Board Member	Attendance	Remuneration	Expenses
John O'Connor	11	NIL	€1,476.24
Sean Balfe	11	NIL	NIL
Matt Gallagher	11	NIL	NIL
Caroline Gill	12	€2,400	NIL

The General Manager is paid at the Principal Officer rate of the Civil Service modified in accordance with the abatement principle. His remuneration has been approved by the Department of the Environment, Community and Local Government and the Department of Public Expenditure and Reform.

The Board and its staff have adopted and comply in all respects with the circulars issued

from time to time by the Department of Finance having regard to travel and subsistence allowances.

6. Code of Conduct, Disclosure and Ethics

A Code of Business Conduct is in place for the Board Members, General Manager and staff from the Department of the Environment, Community and Local Government and the Housing Agency involved with implementation of the Scheme. The Code of Conduct provides the Framework against which the business of the Pyrite Resolution Board can be run in a legal and ethical manner while upholding the values of the Board. Staff are also required to comply with Departmental guidelines with respect to business conduct.

At the commencement of every Board Meeting, Board Members are invited to declare any conflicts of interest in relation to matters arising.

Board Members are also required to comply with the obligations imposed by the *Ethics in Public Office Act 1995* and the *Standards in Public Office Act 2001*.

7. Procurement

The Board is satisfied that all national and EU requirements relating to public procurement have been complied with.

8. Strategy and Business Plan

The PRB and Housing Agency's first *Strategy & Business Plan* in relation to the pyrite remediation programme was approved by the Board and covers the period 2015 – 2016. The Board continues to review the objectives and targets.

9. Review of the Business

Commentaries on performance during the year ended 31 December 2014, including information on recent events and future developments, are contained in the Chairman's Report and the General Manager's Report.

10. Corporate Governance

The Board is committed to maintaining the highest standards of corporate governance. During the year, the Board complied with the *Code of Practice for the Governance of State Bodies* ('the Code') issued by the Department of Finance on 15 June 2009.

The Board is committed to reviewing its governance policies and procedures on an on-going basis.

11. Risk Management

The Board has in place an appropriate risk management process that identifies the critical risks to which it is exposed and ensures that appropriate risk mitigation measures are taken.

12. Audit Committee

The Audit Committee operates to Board-approved Terms of Reference and is scheduled to meet quarterly.

The Audit Committee comprises of 5 members including one external member with experience in financial accounting.

The Audit Committee is comprised of the following:

Caroline Gill (Chairperson, Board Member)

Sean Balfe (Board Member)

Matt Gallagher (Board Member)

Tony O'Brien (External Member)

John O'Connor (Board Member)

The Audit Committee assists the Board in fulfilling its oversight responsibilities relating to budgets and expenditure and compliance with relevant legal and regulatory requirements.

THE PYRITE REMEDIATION PROCESS

The Pyrite Remediation Scheme operates as follows:

- At **Stage 1: Application & Validation**, the PRB considers the validity of the application from the home owner. The validation process essentially has two elements to it:
 - i. Assessment of applications for compliance with the eligibility criteria (including assessment of 'practicable alternative options').
 - ii. An audit of the Building Condition Assessment (BCA) to ensure that the dwellings have the requisite level of damage.

At the end of this stage the applicant is notified of the decision to refer the application to the Housing Agency for the Assessment, Verification Recommendation Process or of the decision refuse the application. A refusal may be appealed.

- **Stage 2: Assessment, Verification and Recommendation Process** which is undertaken by the Housing Agency, establishes that the damage recorded in the Building Condition Assessment is attributable to pyritic heave. Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and / or earlier tests with similar results.
- The Housing Agency have established a methodology in relation to a testing programme for cases where earlier test results are not available. HomeBond are organising testing on behalf of the Housing Agency as required. The testing of the hardcore material is in accordance with *I.S. 398-1:2013 Reactive pyrite in sub-floor hardcore material Part 1: Testing and categorisation protocol*.

- The Housing Agency furnishes the PRB with a recommendation and the reasons for the inclusion of a dwelling into the Scheme, or its exclusion from the Scheme, and the applicant is notified of the PRB's decision. A decision to exclude a dwelling from the Scheme may be appealed.
- If the dwelling is included in the Scheme, the applicant is referred to as a 'scheme participant' thereafter. A Scheme Participant may then recoup the vouched cost of the Building Condition Assessment Report, subject to a maximum limit of €500 (including VAT). The Scheme Participant is contacted regarding the arrangements for the recoupment at this stage.
- The application then moves into **Stage 3: Remedial Works Plan**. After seeking tenders, the Housing Agency appoints an engineer from the *Framework Agreement for Construction Design Professional Services (Chartered Engineer, Architect, Building Surveyor) for Pyrite Remediation Scheme* (a panel of Design Professionals already qualified to carry out this type of work), to prepare a remedial works plan and specification for the remediation of the dwelling. The Scheme Participant is consulted in relation to the remedial works plan.
- Once the documentation prepared by the engineer in Stage 3 is complete, the application moves to **Stage 4: Tendering and Tender Analysis**. The tender for the Remedial Works Contract is issued to the *Framework Agreement for Works Contractor for Remediation of Dwellings affected by Pyrite Damage under the Pyrite Remediation Scheme* (a panel of Contractors already qualified to carry out this type of work) for return in 4-5 weeks. The Scheme Participants are sent the Homeowner's Agreement at this stage.
- **Stage 5: Decision to Contract** follows. The Housing Agency reports to the PRB on the tenders received for the Remedial Works Contract and recommends a Works Contractor for the award of the contract. The PRB issues approval to proceed with awarding the Contract, or otherwise, following consideration of the overall budget and programme.

- The contractor remediates the dwelling (**Stage 6: Dwelling Remediation**) in accordance with the remediation contract and *I.S. 398-2: 2013: Reactive pyrite in the sub-floor hardcore material – Part 2: Methodology for remediation works, for the dwelling* under the supervision of the engineer appointed by the Housing Agency.
- On completion, the works are certified in accordance with *I.S. 398-2: 2013: Reactive pyrite in the sub-floor hardcore material – Part 2: Methodology for remediation works, for the dwelling* and claims for the payment of vouched costs (storage/accommodation) incurred by the Scheme Participant, which satisfy the conditions of the scheme, will be approved for payment when the works are completed and certified.
- **Stage 7: Retention Period** -The engineer will assess defects associated with the Remedial Works which are notified to the Housing Agency in writing by the Scheme Participant within a period of 11 months from the date of the Certificate of Remediation. The Housing Agency agrees to repair any defects which arise, within this period, as a result of the Remedial Works only.
- The application is considered closed (**Stage 8: Application Closure**) after the period of 11 months or once the particular defects, if any, are repaired.
- A Project Manager liaises between a Scheme Participant and the Housing Agency, the engineer and the contractor to enable the remediation works to be planned and carried out as economically and efficiently as possible.

Payment of Costs

The Scheme covers the cost of remediation works and associated professional costs. In addition, the following costs incurred by the applicant may be recovered under the Scheme:

- The vouched cost (including VAT) of procuring the initial Building Condition Assessment from a competent person, subject to an overall maximum limit of €500, provided the dwelling is approved for inclusion in the Scheme following the Verification Process;

- The vouched costs for the temporary removal, storage and return of furniture, household appliances and effects in order to facilitate the remediation, subject to an upper limit of €2,500 (including VAT);
- The vouched costs for alternative accommodation of the household in order to facilitate the remediation, subject to an upper limit of €3,000 (including VAT).

Guide for Scheme Participants

The Housing Agency has issued a guide to provide further information to applicants, referred to as Scheme Participants, whose dwellings have been included in the Pyrite Remediation Scheme. This guide is also published on the PRB's website. The guide explains what is involved in Stages 3 - 8 of the remediation process and what is expected of Scheme Participants during these stages. The guide also provides information to the Scheme Participant on other aspects of the Scheme, such as the programming of Remedial Works, the Homeowner's Agreement, the process for recouping expenses, etc. In addition, there is a section answering frequently asked questions from Scheme Participants.

The Homeowner's Agreement

The Homeowner's Agreement will be sent to all Scheme Participants prior to the Remedial Works commencing. Scheme Participants are required to read, sign and return the Agreement to the Housing Agency within 2 weeks. By signing the Homeowner's Agreement, the Scheme Participant consents to the carrying out of the Remedial Works and accepts the terms and conditions set out in the Agreement. Failure to sign the Agreement or failure to comply with any of the terms and conditions of the Homeowner's Agreement may result in the Scheme Participant's dwelling not being remediated. Separate legal arrangements will be put in place with Scheme Participants and management companies of apartment buildings.

Construction Design Professionals and Contractors

The Housing Agency has carried out a public procurement process to establish Framework Agreements for Construction Design Professionals. There are 7 engineering firms in the established Framework Panels.

The Housing Agency conducted a similar procurement process to establish Framework Agreements for Works Contractors to carry out the remediation works. There are 10 contracting companies in the established Framework Panels.

ACTIVITY IN 2014

The table below gives the status of applications at the end of 2014, the first year of operation of the Pyrite Remediation Scheme.

Status of Applications

Status	Applications
Validation Process (including 6 refused applications)	145
Validated and awaiting verification	171
Verified and awaiting decision to include/exclude	3
Included in Scheme	301
<i>Planning/Scheduling</i>	106
<i>Preparation of Specification & Tender</i>	190
<i>Remediation Works</i>	0
<i>Works Complete</i>	5
Total Applications	620

A breakdown of the total applications submitted by Local Authority / Area at year end, is given in the Appendix.

The photos which follow illustrate typical works involved in pyrite remediation.

Before Remediation



During Remediation



After Remediation



EXPENDITURE

Section 25 of the Pyrite Resolution Act 2013 provides that all monies received or expended under the Act shall be accounted for by the Housing Agency. Such accounts must be submitted each year to the Minister by the Agency after audit by the Comptroller & Auditor General and laid before the House of the Oireachtas. Accordingly, this report does not contain financial statements in relation to receipts and expenditure in relation to pyrite remediation. These will be included in the Housing Agency's Annual Report and Accounts. However, for completeness some aggregated unaudited information on expenditure is given below.

The funding of pyrite remediation works is from voted Exchequer expenditure allocated by the Department of Environment, Community and Local Government. The PRB approves expenditure profiles by the Housing Agency in respect of costs, commitments and expenses. Expenditure will be kept within the limits set and the sanctions of the Department.

There will be some offset against the public expenditure incurred as a result of the contributions secured from parties with a liability as outlined in the General Manager's statement.

In 2014, total expenditure amounted to €796,969.

Expenditure can be broken down as follows:

IT System Setup	€72,320
Engineers	€145,380
Works Contractors	€144,371
Homeowner's Payments*	€142,756
Administration & Overheads**	€292,142

The Housing Agency is not eligible to recoup VAT and therefore all amounts are inclusive of VAT.

* Homeowners are initially entitled to claim back a maximum of €500 for a Building Condition Assessment. Homeowners who have been accepted into the scheme are also entitled to (1) refunds for vouched alternative accommodation subject to a maximum limit of €3,000 (including VAT) per dwelling; (2) refunds for vouched costs for removal, storage and return of furniture & contents subject to a maximum limit of €2,500 (including VAT) per dwelling.

** Includes legal, etc. for PRB and Housing Agency.

Outstanding Contractual Commitments at Year End

Outstanding contractual commitments on 31 December 2014 are as follows:

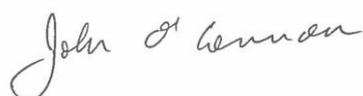
Engineers	€306,722
Works Contractors	€3,701

The Housing Agency is not eligible to recoup VAT and therefore all amounts are inclusive of VAT.

Future payments in respect of the 301 dwellings included in the Scheme in 2014 for the Building Condition Assessment, alternative accommodation and storage could amount to €1,663,224.

The Housing Agency submits budgets for its expenditure under this Act to the Board for approval. The Board may, in respect of each budget submitted to it under this section, either approve of such budget without modification or approve of the budget with such modifications as it thinks fit to make. Any departure from the budget as approved by the Board under this section may take place only with the prior approval of the Board. The Housing Agency reports on a regular basis to the PRB on actual and committed expenditure.

This report was approved by the Board and is signed on its behalf by



John O'Connor
Chairman
17 June 2015



Matt Gallagher
Board Member
17 June 2015

APPENDIX - APPLICATIONS SUBMITTED IN 2014 BY COUNTY / AREA

Local Authority	Applications
Dublin City Council	21
Fingal County Council	399
Kildare County Council	13
Meath County Council	170
Offaly County Council	17
Grand Total	620

County/Area	Applications
Dublin	318
Balbriggan	103
Ballyboughal	2
Donabate	58
Kinsealy	7
Lusk	84
Malahide	1
Newcastle	3
Oldtown	1
Rush	57
Swords	2
Dublin 8	5
Heytesbury Street	5
Dublin 9	44
Ballymun	1
Santry	43
Dublin 11	3
Finglas	1
Meakstown	2
Dublin 15	50
Ashtown	8
Blanchardstown	1
Castleknock	1
Clonsilla	1
Hollystown	2
Mulhuddart	36
Ongar	1
Kildare	13
Enfield	2
Kilcock	3
Leixlip	3
Maynooth	5
Meath	170
Ashbourne	86
Ballivor	1
Clonalvy	1
Dunboyne	20
Dunshaughlin	21
Enfield	28
Kilbride	1
Kilmessan	1
Longwood	1
Navan	1
Robinstown	1
Summerhill	6
The Ward	1
Trim	1
Offaly	17
Edenderry	17
Grand Total	620