

Pyrite Resolution Board (PRB)

Progress Report No. 6

Pyrite Resolution Act 2013 (Section 9)

1. Applications

The number of completed applications submitted to 30th June 2015 since the launch of the pyrite remediation scheme on 26th February 2014 was 763 spread across 33 developments containing multiple applications and 49 single site applications. On average 5 applications per week were received in the second quarter of 2015.

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 637 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 Housing Agency.

3. Inclusion of Dwellings in the Scheme

Following the verification process, the Housing Agency makes a recommendation to the PRB as to whether or not a dwelling should be included in the remediation scheme. Thus far, 520 dwellings have been included in the Scheme and applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 520 dwellings included in the Scheme, the progress is as follows:

- In 2014, a pilot project of 5 dwellings was completed.
- To date, in 2015, a further 16 dwellings were completed.

- Works contracts are in place for 7 developments totalling 132 dwellings.
- The tendering and pre-contract process is underway for 65 dwellings.
- Engineers are preparing Remedial Works Plans for 7 projects, totalling 163 dwellings. (Stage 3b under the Scheme).

It is expected that in the order of 236 dwellings will be remediated or under remediation in 2015.

5. Prioritising and Programming of Remediation Works

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.

6. Refusal of Application and Exclusion of Dwellings

If the eligibility criteria of the Scheme are not met, a Decision Maker may decide to:

- (a) refuse an application following the Validation Process, or
- (b) exclude a dwelling from the Scheme following the Assessment, Verification and Recommendation Process.

To date, 11 dwellings have been refused following the Validation Process because the Scheme's eligibility requirements were not met. Most of the refusals relate to the dwellings having a damage condition rating of 1. A damage condition rating of 2 is required under the Scheme. A small number of cases relate to dwellings that do not meet the eligibility criterion with respect to the date of construction and completion of the dwelling.

No dwellings have been excluded thus far following the Assessment, Verification and Recommendation Process.

7. Appeals Procedure

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 the inclusion of dwellings in the Scheme. These can be found in the publications section on the Board's website.

Of the 11 refused applications highlighted in Section 6 above, 5 valid appeals have been submitted. Three relate to dwellings recording a damage condition rating of 1 and two relate to the eligibility criterion with respect to the date of construction and completion of the dwelling.

The appeals process is progressing in accordance with the Board's Appeals Procedure.

8. Contribution from Liable Parties

In line with the intent of the Act, 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.

In 5 cases, an agreement has been reached with builders/developers regarding a contribution towards the cost of remediation of 67 dwellings.

9. Annual Report 2014

In accordance with section 9(4) of the *Pyrite Resolution Act 2013*, the PRB has presented its Annual Report for the year ending 31 December 2014 to the Minister for the Environment, Community and Local Government. It reports on the performance of the PRB with respect to its functions under that Act during 2014 and will be published on the Board's website shortly.

16 July 2015

Summary of Applications Submitted as at 30 June 2015

Local Authority	Applications
Dublin City Council	22
Dún Laoghaire-Rathdown Co. Co.	3
Fingal County Council	487
Kildare County Council	15
Meath County Council	208
Offaly County Council	18
South Dublin County Council	10
Grand Total	763

Stage	Applications
1	115
2	117
3	302
4	52
5	13
6	132
7	21
8	11
Grand Total	763

County/Area	Applications
Dublin	413
Balbriggan	132
Ballyboughal	2
Donabate	65
Kinsealy	10
Lusk	120
Malahide	1
Newcastle	10
Oldtown	1
Portmarnock	2
Rush	67
Skerries	1
Swords	2
Dublin 11	4
Finglas	1
Meakstown	2
Cappagh	1
Dublin 15	51
Ashtown	8
Blanchardstown	1
Castleknock	2
Clonsilla	1
Hollystown	2
Mulhuddart	36
Ongar	1
Dublin 16	3
Ballinteer	3
Dublin 8	6
Heytesbury Street	6
Dublin 9	45
Ballymun	1
Santry	44
Kildare	15
Donadea	1
Enfield	2
Kilcock	3
Leixlip	3
Maynooth	6
Meath	208
Ashbourne	117
Ballivor	1
Clonalvy	1
Dunboyne	22
Dunshaughlin	22
Enfield	31
Kilbride	1
Kilmessan	1
Longwood	1
Navan	2
Robinstown	1
Summerhill	6
The Ward	1
Trim	1
Offaly	18
Edenderry	18
Grand Total	763

Appendix B – Status of Applications up to 30th June 2015

Status	Applications
In Validation Process	115
Validated and awaiting verification	117
Verified and awaiting decision to include/exclude	0
Included in Scheme	520
<i>Planning/Scheduling</i>	139
<i>Preparation of Specification & Tender</i>	163
<i>Tendering & Tendering Analysis</i>	52
<i>Decision to Contract</i>	13
<i>Remediation Works</i>	132
<i>Works Complete & Certified</i>	21
Closed	11
Grand Total	763