



An Bord Réitigh um Pírit  
Pyrite Resolution Board

# Pyrite Resolution Board

## 28<sup>th</sup> Quarterly Progress Report

(Period Ending 31<sup>st</sup> December 2020)



## **28<sup>th</sup> Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)**

### **1. Applications**

A total of 2784 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26<sup>th</sup> February 2014 to the 31<sup>st</sup> December 2020. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 4 applications were received per week during the fourth quarter of 2020.

These applications are spread across:

- 72 developments containing multiple applications
- 44 developments with only one application and
- 68 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 set out in Appendix B.

### **2. Assessment, Verification and Recommendation Process**

A total of 2428 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

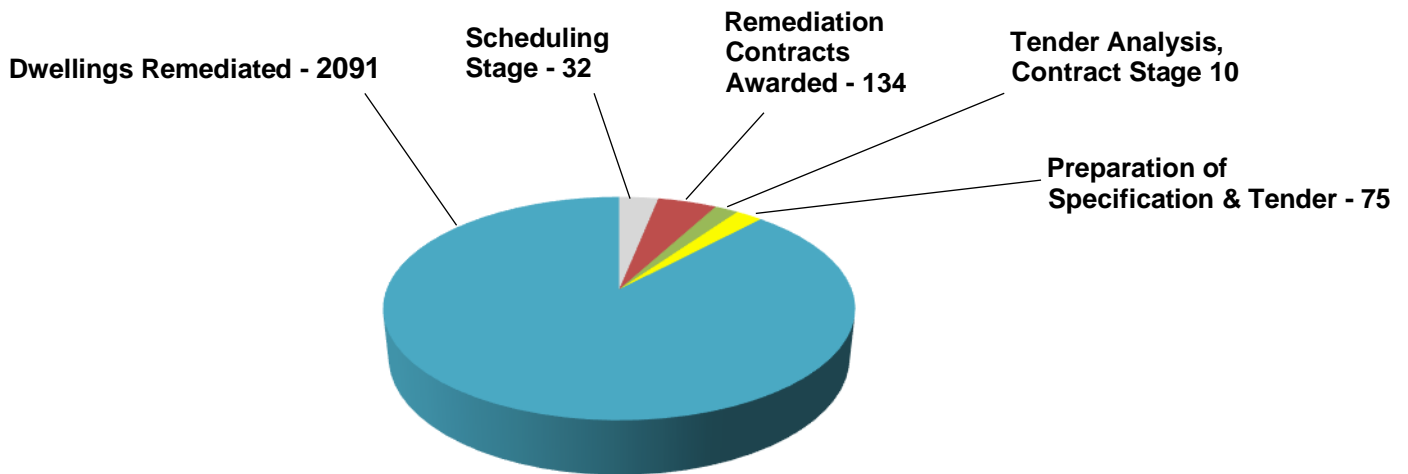
Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required 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 2342 dwellings have been included in the Scheme and the applicants have been notified accordingly.

#### 4. Tendering, Award of Contracts and Remediation

Of the 2342 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 from the Scheme

##### ***Refusal following the Validation Process***

To date, a total of 119 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 applications that were successfully appealed, those that were withdrawn during the appeal process and applications which were closed for administrative reasons.

### ***Exclusion of Dwellings following the Verification and Testing Process***

To date, a total of 34 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

## **7. Appeals**

No appeals were received by the Board during the fourth quarter of 2020. The Board currently have 1 appeal pending which relates to an application refused where the Building Condition Assessment Report had a Damage Condition Rating of 1.

## **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. HomeBond have confirmed their commitment to continue with the current agreement. The agreement continues being subject to periodical review.

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 may recover from any party, with a liability, and the capacity, all or part of the costs of remediating dwellings. No contributions in this regard were received by the PRB during the fourth quarter of 2020.

## **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 fourth quarter of 2020.

### **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.

There are currently no ongoing legal proceedings.

### **12. Review of Strategy 2019-2021, Business Plan 2019-2021 and Annual Report**

Statistical data in relation to the Pyrite Remediation Scheme was collated at the end of the fourth quarter of 2020, which will be used in the preparation of the Board's 2020 Annual Report.

### **13. Implications of Covid-19 for the implementation of the Scheme**

The Pyrite Resolution Board has taken the implications of Covid-19 on board. Pyrite remediation works have progressed in accordance with government health guidelines.

25<sup>th</sup> February 2021

## Appendix A - Summary of Applications Submitted as at 31<sup>st</sup> December 2020

Local Authority	Applications	County/Area	Applications
Dublin City Council	36	<b>Dublin</b>	<b>1576</b>
Dún Laoghaire-Rathdown Co. Co.	35	Balbriggan	489
Fingal County Council	1842	Ballyboughal	5
Kildare County Council	86	Blackrock	1
Meath County Council	711	Blanchardstown	1
Offaly County Council	30	Donabate	78
South Dublin County Council	34	Garristown	2
Limerick City and County Council	10	Glenagery	2
<b>Grand Total</b>	<b>2784</b>	Kinsealy	18
		Lucan	22
		Lusk	598
		Malahide	6
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	288
		Skerries	3
		Sutton	1
		Swords	46
		<b>Dublin 1</b>	<b>1</b>
		Glasnevin	1
		<b>Dublin 11</b>	<b>14</b>
		Cappagh	1
		Finglas	2
		Meakstown	11
		<b>Dublin 13</b>	<b>7</b>
		Balgriffin	6
		Kilbarrack	1
		<b>Dublin 14</b>	<b>1</b>
		Churchtown	1
		<b>Dublin 15</b>	<b>254</b>
		Ashtown	9
		Blanchardstown	26
		Castleknock	34
		Clonsilla	9
		Hollystown	6
		Mulhuddart	167
		Ongar	3
		<b>Dublin 16</b>	<b>31</b>
		Ballinteer	31
		<b>Dublin 5</b>	<b>3</b>
		Harmonstown	1
		Raheny	2
		<b>Dublin 6</b>	<b>1</b>
		Harolds Cross	1
		<b>Dublin 8</b>	<b>9</b>
		Heytesbury Street	7
		Merchants Quay	2
		<b>Dublin 9</b>	<b>48</b>
		Ballymun	1
		Drumcondra	1
		Glasnevin	1
		Santry	45
		<b>Kildare</b>	<b>86</b>
		Donadea	1
		Enfield	2
		Kilcock	12
		Leixlip	54
		Maynooth	17
		<b>Limerick</b>	<b>10</b>
		Corbally	9

Stage	Applications
1. Application & Validation	113
2. Damage Assessment/Verification	86
3. Planning/Scheduling & RWP Preparation	107
4. Tendering & Tender Analysis	8
5. Decision to Contract	2
6. Dwelling Remediation	134
7. Retention Period – 12 Months	268
8. Application Closed	2066
<b>Grand Total</b>	<b>2784</b>

## Appendix A - Summary of Applications Submitted as at 31<sup>st</sup> December 2020

Rhebogue		1
<b>Meath</b>	<b>713</b>	
Ashbourne		403
Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		151
Dunshaughlin		32
Enfield		87
Kilbride		1
Kilcock		1
Kilmessan		3
Kinnegad		1
Navan		8
Rathmolyon		5
Ratoath		4
Robinstown		1
Summerhill		11
The Ward		1
Trim		1
<b>Offaly</b>	<b>30</b>	
Edenderry		30
<b>Grand Total</b>	<b>2784</b>	

## Appendix B - Status of Applications up to 31<sup>st</sup> December 2020

Status	Applications
<b>In Validation Process</b>	<b>113</b>
<b>Validated and awaiting verification</b>	<b>86</b>
<b>Included in Scheme</b>	<b>2342</b>
<i>Planning/Scheduling</i>	32
<i>Preparation of Specification &amp; Tender</i>	75
<i>Tendering &amp; Tendering Analysis</i>	8
<i>Decision to Contract</i>	2
<i>Remediation Works</i>	134
<i>Works Complete &amp; Certified (In Retention)</i>	268
<i>Closed after Retention</i>	1823
<b>Closed (Excluding Properties Closed After Retention)</b>	<b>243</b>
<b>Grand Total</b>	<b>2784</b>