



An Bord Réitigh um Pírlít
Pyrite Resolution Board

Pyrite Resolution Board

24th Quarterly Progress Report

(Period Ending 31st December 2019)



24th Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 2592 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 31st December 2019. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 7 applications were received per week during the fourth quarter of 2019.

These applications are spread across:

- 69 developments containing multiple applications
- 42 developments with only one application and
- 60 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 2220 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

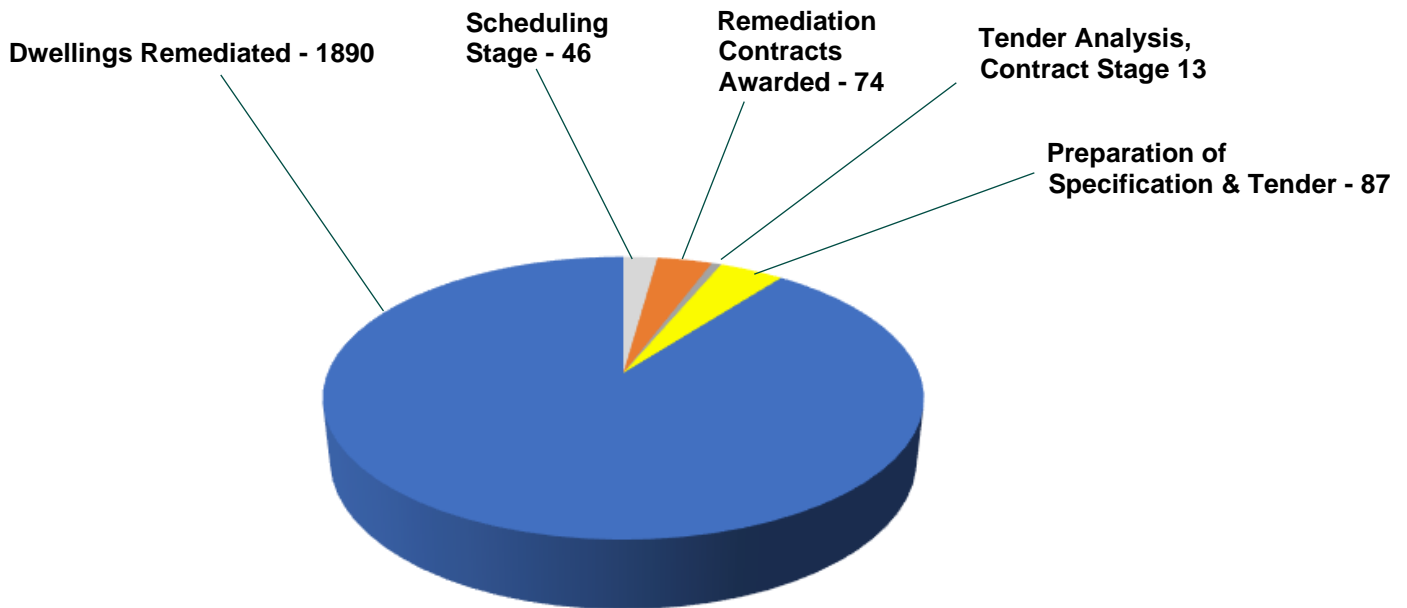
Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required 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, 2110 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 2110 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 97 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.

7. Appeals

The Board received no appeals during the fourth quarter of 2019.

There is presently 1 appeal outstanding which relates to an application which was refused where the dwelling was not constructed and completed between 1 January 1997 and 12 December 2013.

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 has an obligation to 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 2019.

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 2019.

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 in regard to a scheme in Fingal are presently ongoing. Mediation is being considered with a view to reaching a successful conclusion to this case.

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 2019, which will be used in the preparation of the Board's 2019 Annual Report.

27th February 2020

Appendix A - Summary of Applications Submitted as at 31st December 2019

Local Authority	Applications	County/Area	Applications
Dublin City Council	35	Dublin	1482
Dún Laoghaire-Rathdown Co. Co.	31	Balbriggan	445
Fingal County Council	1733	Ballyboughal	5
Kildare County Council	62	Blackrock	1
Meath County Council	667	Blanchardstown	1
Offaly County Council	29	Donabate	77
South Dublin County Council	35	Garristown	1
Grand Total	2592	Glenagery	2
		Kinsealy	17
		Lucan	21
		Lusk	580
		Malahide	5
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	271
		Skerries	3
		Sutton	1
		Swords	35
		Dublin 1	1
		Glasnevin	1
		Dublin 11	14
		Cappagh	1
		Finglas	2
		Meakstown	11
		Dublin 13	6
		Balgriffin	5
		Kilbarrack	1
		Dublin 14	1
		Churchtown	1
		Dublin 15	239
		Ashtown	9
		Blanchardstown	24
		Castleknock	33
		Clonsilla	9
		Hollystown	4
		Mulhuddart	158
		Ongar	2
		Dublin 16	28
		Ballinteer	28
		Dublin 5	3
		Harmonstown	1
		Raheny	2
		Dublin 6	1
		Harolds Cross	1
		Dublin 8	9
		Heytesbury Street	7
		Merchants Quay	2
		Dublin 9	48
		Ballymun	1
		Drumcondra	1
		Glasnevin	1
		Santry	45
		Kildare	62
		Donadea	1
		Enfield	2
		Kilcock	9
		Leixlip	34
		Maynooth	16
		Meath	669
		Ashbourne	388

Stage	Applications
1. Application & Validation	191
2. Damage Assessment/Verification	110
3. Planning/Scheduling & RWP Preparation	133
4. Tendering & Tender Analysis	13
5. Decision to Contract	0
6. Dwelling Remediation	74
7. Retention Period – 12 Months	639
8. Application Closed	1432
Grand Total	2592

Appendix A - Summary of Applications Submitted as at 31st December 2019

Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		131
Dunshaughlin		29
Enfield		84
Kilbride		1
Kilmessan		3
Kinnegad		1
Navan		8
Rathmolyon		5
Ratoath		4
Robinstown		1
Summerhill		9
The Ward		1
Trim		1
Offaly	29	
Edenderry		29
Grand Total	2592	

Appendix B - Status of Applications up to 31st December 2019

Status	Applications
In Validation Process	191
Validated and awaiting verification	110
Included in Scheme	2110
<i>Planning/Scheduling</i>	46
<i>Preparation of Specification & Tender</i>	87
<i>Tendering & Tendering Analysis</i>	13
<i>Decision to Contract</i>	0
<i>Remediation Works</i>	74
<i>Works Complete & Certified (In Retention)</i>	639
<i>Closed after Retention</i>	1251
Closed (Excluding Properties Closed After Retention)	181
Grand Total	2592