



An Bord Réitigh um Pírit
Pyrite Resolution Board

Pyrite Resolution Board

31st Quarterly Progress Report

(Period Ending 30th September 2021)



31st Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 2996 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 30th of September 2021. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 6 applications were received per week during the third quarter of 2021.

These applications are spread across:

- 74 developments containing multiple applications
- 47 developments with only one application and
- 71 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 2597 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

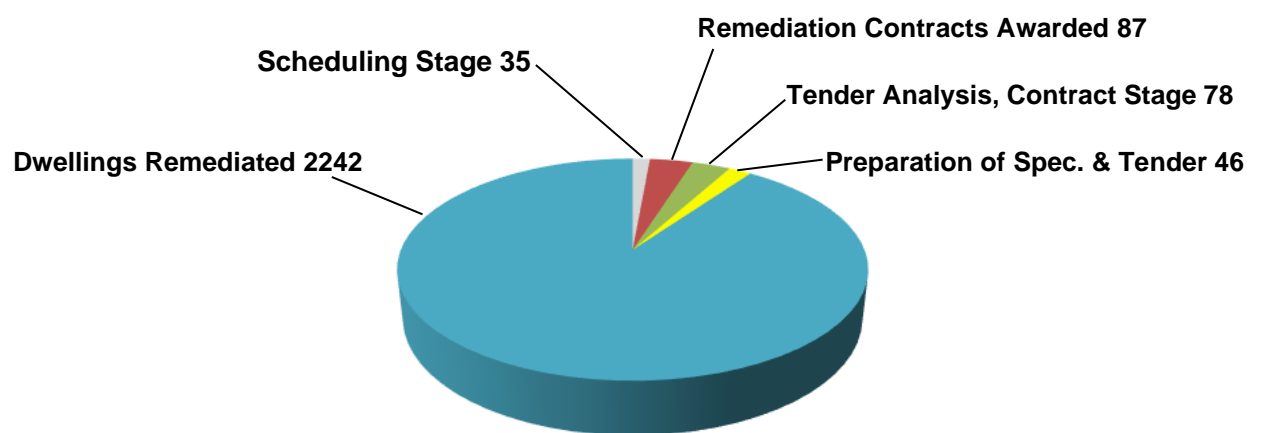
Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required 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 2488 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 2488 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 141 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 45 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

7. Appeals

Three appeals were received by the Board during the third quarter of 2021. One appeal relates to an application refused where the Building Condition Assessment Report had a Damage Condition Rating of 1. The second appeal relates to an application refused under Section 3 (5) (j) of the Pyrite resolution Act 2013 where an application is made in respect of a builder or developer of the property, while the third appeal relates to an application refused where the applicant previously had a dwelling included and remediated under the Scheme.

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 third quarter of 2021.

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 third quarter of 2021

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

In the third quarter of 2021:

- The Board's Audit and Risk Committee reviewed the Annual Report of the Data Protection Officer and a Report on the PRB's framework of controls in relation to Performance Measurement and Management.

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.

Appendix A - Summary of Applications Submitted as at 30th September 2021

Local Authority	Applications	County/Area	Applications
Dublin City Council	39	Dublin	1683
Dún Laoghaire-Rathdown Co. Co.	42	Balbriggan	558
Fingal County Council	1985	Ballyboughal	6
Kildare County Council	93	Blackrock	1
Meath County Council	756	Donabate	81
Offaly County Council	31	Garristown	2
South Dublin County Council	34	Glenagery	2
Limerick City and County Council	16	Kinsealy	18
Grand Total	2996	Lucan	22
		Lusk	610
		Malahide	6
		Naul	2
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	296
		Skerries	4
		Sutton	2
		Swords	57
		Dublin 1	1
		Glasnevin	1
		Dublin 11	19
		Cappagh	1
		Finglas	2
		Meakstown	16
		Dublin 13	7
		Balgriffin	6
		Kilbarrack	1
		Dublin 14	1
		Churchtown	1
		Dublin 15	285
		Ashtown	9
		Blanchardstown	26
		Castleknock	37
		Clonsilla	9
		Hollystown	8
		Mulhuddart	191
		Ongar	5
		Dublin 16	38
		Ballinteer	38
		Dublin 5	4
		Harmonstown	1
		Kilbarrack	1
		Raheny	2
		Dublin 6	1
		Harolds Cross	1
		Dublin 8	9
		Heytesbury Street	7
		Merchants Quay	2
		Dublin 9	49
		Ballymun	1
		Drumcondra	2
		Glasnevin	1
		Santry	45
		Kildare	93
		Donadea	1
		Enfield	2
		Kilcock	12
		Leixlip	61
		Maynooth	17
		Limerick	16
		Corbally	15

Stage	Applications
1. Application & Validation	111
2. Damage Assessment/Verification	109
3. Planning/Scheduling & RWP Preparation	81
4. Tendering & Tender Analysis	51
5. Decision to Contract	27
6. Dwelling Remediation	87
7. Retention Period – 12 Months	264
8. Application Closed	2266
Grand Total	2996

Appendix A - Summary of Applications Submitted as at 30th September 2021

Rhebogue		1
Meath	758	
Ashbourne		421
Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		172
Dunshaughlin		32
Enfield		93
Kilbride		1
Kilcock		1
Kilmessan		3
Kinnegad		1
Navan		8
Rathmolyon		5
Ratoath		4
Robinstown		1
Summerhill		11
The Ward		1
Trim		1
Offaly	31	
Edenderry		31
Grand Total	2996	

Appendix B - Status of Applications up to 30th September 2021

Status	Applications
In Validation Process	111
Validated and awaiting verification	109
Included in Scheme	2488
<i>Planning/Scheduling</i>	35
<i>Preparation of Specification & Tender</i>	46
<i>Tendering & Tendering Analysis</i>	51
<i>Decision to Contract</i>	27
<i>Remediation Works</i>	87
<i>Works Complete & Certified (In Retention)</i>	264
<i>Closed after Retention</i>	1978
Closed (Excluding Properties Closed After Retention)	288
Grand Total	2996