



An Bord Réitigh um Pírit
Pyrite Resolution Board

Pyrite Resolution Board

34th Quarterly Progress Report

(Period Ending 30th June 2022)



34th Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 3131 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 30th of June 2022. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 2 applications were received per week during the second quarter of 2022.

These applications are spread across:

- 74 developments containing multiple applications
- 49 developments with only one application and
- 73 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 2795 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.

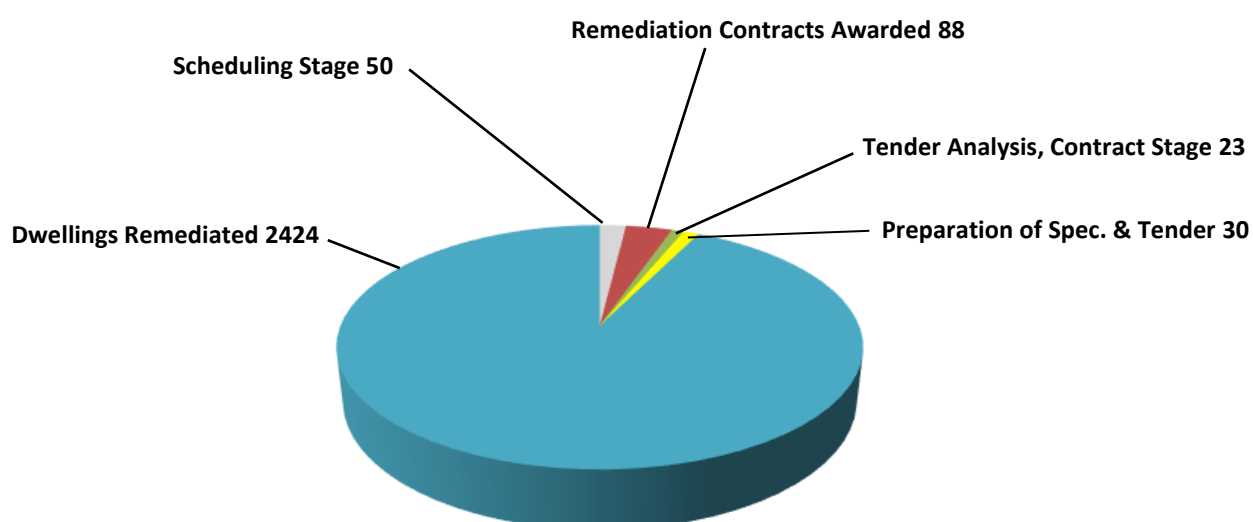
3. Inclusion of Dwellings in the Scheme

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 2615 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 2615 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 153 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 58 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

7. Appeals

Two appeals were received by the Board during the second quarter of 2022. One appeal relates to an application refused where the dwelling was purchased by the applicant after the 12 December 2013 while the second appeal relates to a dwelling which was excluded from the Scheme at stage 2 where the Hardcore sample taken from the dwelling had shown negligible susceptibility to expansion.

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 second quarter of 2022.

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 second quarter of 2022.

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 2022-2024, Business Plan 2022-2024 and Annual Report

In the second quarter of 2022:

- The ARC reviewed and approved its Terms of Reference
- The Board submitted the 2021 Annual Report to the Minister.
- The Board reviewed and approved the PRB Code of Business Conduct, the PRB Data Protection Policy and the PRB Terms of Reference
- The Board reviewed the current rent allocation to Homeowners.

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.

Pyrite Resolution Board – 34th Quarterly Progress Report

21st July 2022

Appendix A - Summary of Applications Submitted as at 30th June 2022

Local Authority	Applications	County/Area	Applications
Dublin City Council	40	Dublin	1741
Dún Laoghaire-Rathdown Co. Co.	43	Balbriggan	589
Fingal County Council	2068	Ballyboughal	6
Kildare County Council	121	Blackrock	1
Meath County Council	778	Donabate	83
Offaly County Council	31	Garristown	2
South Dublin County Council	34	Glenagery	2
Limerick City and County Council	16	Kinsealy	18
Grand Total	3131	Lucan	22
		Lusk	621
		Malahide	6
		Naul	2
		Newcastle	13
		Oldtown	1
		Portmarnock	3
		Rush	302
		Skerries	4
		Sutton	2
		Swords	64
		Dublin 11	19
		Cappagh	1
		Finglas	2
		Meakstown	16
		Dublin 13	8
		Balgriffin	7
		Kilbarrack	1
		Dublin 14	1
		Churchtown	1
		Dublin 15	312
		Ashtown	9
		Blanchardstown	26
		Castleknock	37
		Clonsilla	9
		Hollystown	9
		Mulhuddart	216
		Ongar	6
		Dublin 16	39
		Ballinteer	39
		Dublin 5	4
		Harmonstown	1
		Kilbarrack	1
		Raheny	2
		Dublin 6	1
		Harolds Cross	1
		Dublin 7	1
		Dublin	1
		Dublin 8	9
		Heytesbury Street	7
		Merchants Quay	2
		Dublin 9	49
		Ballymun	1
		Drumcondra	2
		Glasnevin	1
		Santry	45
		Kildare	121
		Donadea	1
		Enfield	2
		Kilcock	15
		Leixlip	86
		Maynooth	17
		Limerick	16
		Corbally	15
		Rhebogue	1
		Meath	778

Stage	Applications
1. Application & Validation	65
2. Damage Assessment/Verification	135
3. Planning/Scheduling & RWP Preparation	80
4. Tendering & Tender Analysis	1
5. Decision to Contract	22
6. Dwelling Remediation	88
7. Retention Period – 12 Months	336
8. Application Closed	2404
Grand Total	3131

Appendix A - Summary of Applications Submitted as at 30th June 2022

Ashbourne		427
Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		179
Dunshaughlin		34
Enfield		97
Kilbride		1
Kilcock		1
Kilmessan		3
Kinnegad		1
Navan		8
Raharney		1
Rathmolyon		5
Ratoath		4
Robinstown		1
Summerhill		11
The Ward		1
Trim		1
Offaly	31	
Edenderry		31
Grand Total	3131	

Appendix A - Summary of Applications Submitted as at 30th June 2022

Status	Applications
In Validation Process	65
Validated and awaiting verification	135
Included in Scheme	2615
<i>Planning/Scheduling</i>	<i>50</i>
<i>Preparation of Specification & Tender</i>	<i>30</i>
<i>Tendering & Tendering Analysis</i>	<i>1</i>
<i>Decision to Contract</i>	<i>22</i>
<i>Remediation Works</i>	<i>88</i>
<i>Works Complete & Certified (In Retention)</i>	<i>336</i>
<i>Closed after Retention</i>	<i>2088</i>
Closed (Excluding Properties Closed After Retention)	316
Grand Total	3131