



An Bord Réitigh um Pírit
Pyrite Resolution Board

Pyrite Resolution Board

35th Quarterly Progress Report

(Period Ending 30th September 2022)



35th Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 3155 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 30th of September 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 A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc.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 third 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 2831 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

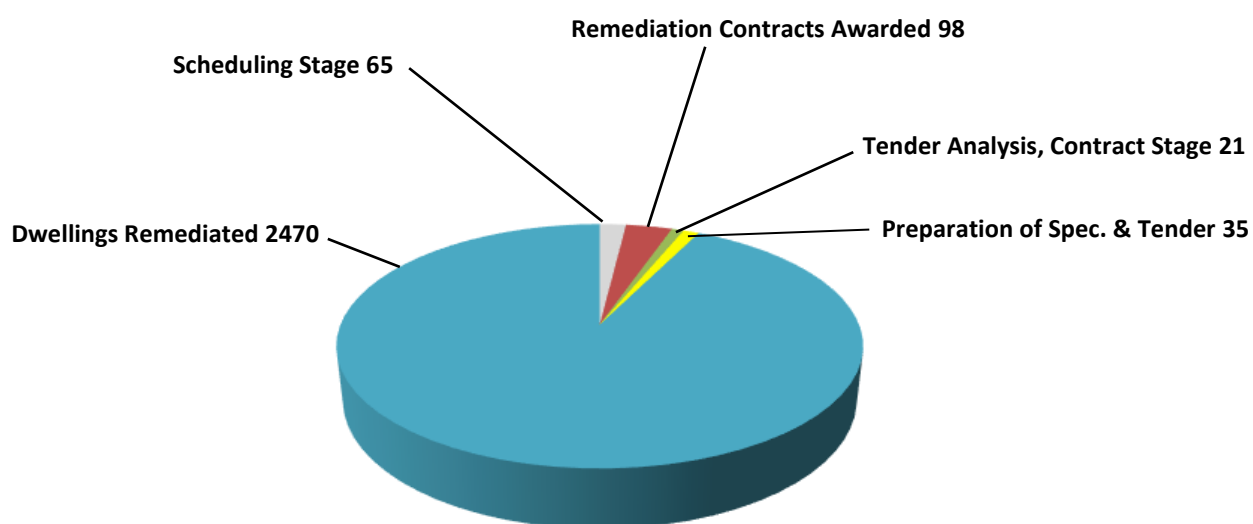
Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required 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 2689 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 2689 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 163 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 70 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

7. Appeals

One appeal was received by the Board during the third quarter of 2022. The appeal relates to an application refused where the dwelling was purchased by the applicant after the 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 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 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 third 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 third quarter of 2022:

- The ARC reviewed and recommended the Risk Management Policy and Framework for adoption by the Board.
- The Board adopted the Risk Management Policy and Framework as recommended by the ARC.
- The ARC reviewed and approved the works schedule for the remainder of 2022 and 2023.
- The Board considered the findings of the 2022 Homeowners Survey.
- The Board reviewed and approved the following:
 - the Q2 Report for submission to the Minister.
 - the ROPA
 - a proposed Scheme amendment for submission to the Minister for Housing.
 - The Appeals Procedure and Appeals Designated Member of Staff policies.
- The Chair stepped down having completed his second full term with the PRB.
- A new Chair Designate was appointed along with 3 new ordinary members.

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.

27th October 2022

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

Local Authority	Applications
Dublin City Council	40
Dún Laoghaire-Rathdown Co. Co.	45
Fingal County Council	2080
Kildare County Council	122
Meath County Council	786
Offaly County Council	31
South Dublin County Council	34
Limerick City and County Council	16
Westmeath County Council	1
Grand Total	3155

Stage	Applications
1. Application & Validation	48
2. Damage Assessment/Verification	73
3. Planning/Scheduling & RWP Preparation	100
4. Tendering & Tender Analysis	1
5. Decision to Contract	20
6. Dwelling Remediation	98
7. Retention Period – 12 Months	317
8. Application Closed	2498
Grand Total	3155

County/Area	Applications
Dublin	1752
Balbriggan	597
Ballyboughal	6
Blackrock	1
Donabate	85
Garristown	2
Glenagery	2
Kinsealy	18
Lucan	22
Lusk	622
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	313
Ashtown	9
Blanchardstown	26
Castleknock	37
Clonsilla	9
Hollystown	9
Mulhuddart	216
Ongar	7
Dublin 16	41
Ballinteer	41
Dublin 5	4
Harmonstown	1
Kilbarrack	1
Raheny	2
Dublin 6	1
Harolds Cross	1
Dublin 7	2
Cabra	1
Dublin	1
Dublin 8	9
Heytesbury Street	7
Merchants Quay	2
Dublin 9	49
Ballymun	1
Drumcondra	2
Glasnevin	1
Santry	45
Kildare	122
Donadea	1
Enfield	2
Kilcock	15
Leixlip	87
Maynooth	17
Limerick	16
Corbally	15
Rhebogue	1

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

Meath	786	
Ashbourne		431
Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		183
Dunshaughlin		35
Enfield		97
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
Westmeath	1	
Raharney		1
Grand Total	3155	

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

Status	Applications
In Validation Process	48
Validated and awaiting verification	73
Included in Scheme	2689
<i>Planning/Scheduling</i>	65
<i>Preparation of Specification & Tender</i>	35
<i>Tendering & Tendering Analysis</i>	1
<i>Decision to Contract</i>	20
<i>Remediation Works</i>	98
<i>Works Complete & Certified (In Retention)</i>	317
<i>Closed after Retention</i>	2153
Closed (Excluding Properties Closed After Retention)	345
Grand Total	3155