



Pyrite Resolution Board

16th Quarterly Progress Report (Period Ending 31st December 2017)

25th January 2018

Progress Report No. 16

Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 1963 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 31st December 2017. A small number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 6 applications were received per week.

These applications are spread across:

- 55 developments containing multiple applications
- 42 developments with only one application and
- 45 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 1633 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.

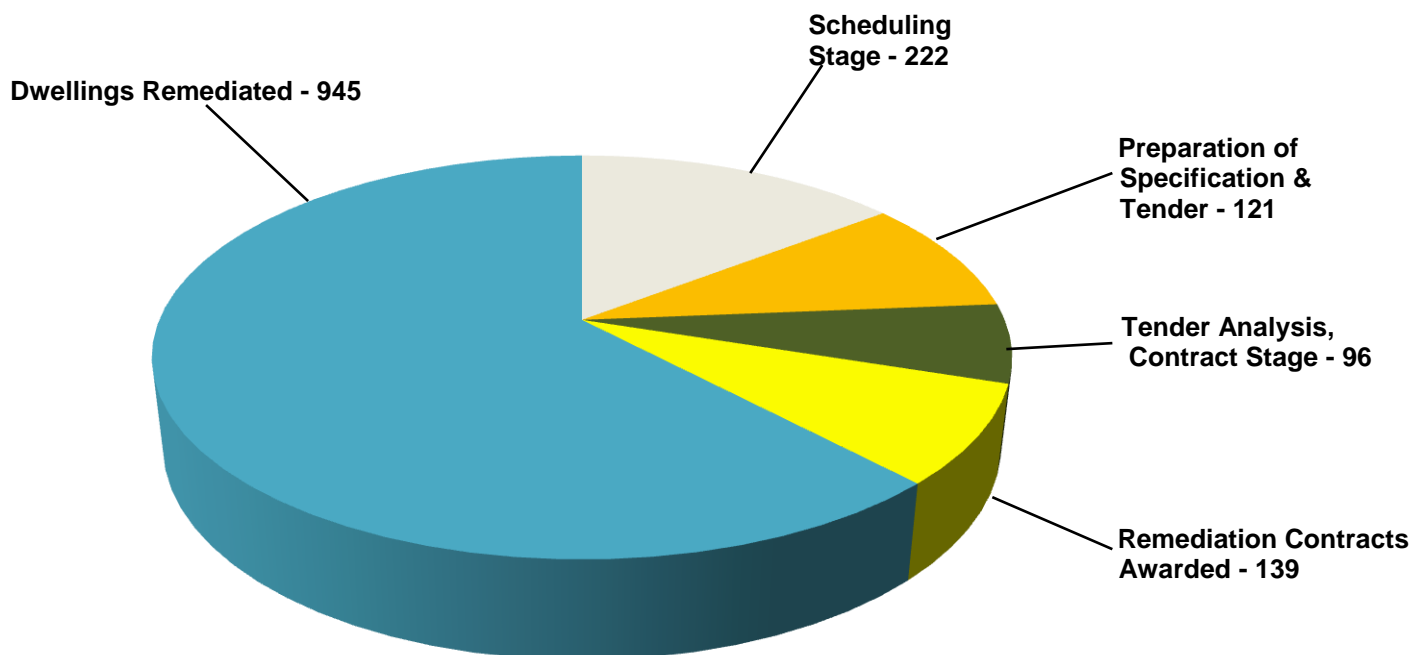
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

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, 1523 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 1523 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 71* 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 two applications that were successfully appealed and applications which were closed for administrative reasons.

7. Appeals

Of the 71 refused applications referred to in Section 6 above, the Board received 3 appeal's during the fourth quarter of 2017. When these are added to outstanding appeals submitted in the previous quarter, decisions are pending in the case of 10 appeals.

Of the 10 appeals, 5 relate to dwellings recording a Damage Condition Rating (DCR) of 1; and 5 relate to dwellings which were refused due to the date of purchase not satisfying the eligibility criteria.

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.

The running total, from the commencement of the agreement stands at €1,031,714. 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.

Negotiations are proceeding with regards to contributions in a number of other cases.

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 2017.

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 against the developer of a scheme in Fingal are presently on-going.

12. Review of Strategy and Business Plan 2017- 2018 and Annual report

Statistical data in relation to the Pyrite Remediation Scheme was collated at the end of the fourth quarter of 2017 which will be used in the preparation of the Board's 2017 Annual Report.

25th January 2018

Appendix A - Summary of Applications Submitted as at 31st December 2017

Local Authority	Applications	County/Area	Applications
Dublin City Council	26	Dublin	1143
Dún Laoghaire-Rathdown Co. Co.	16	Balbriggan	341
Fingal County Council	1360	Ballyboughal	3
Kildare County Council	38	Donabate	73
Meath County Council	477	Garristown	1
Offaly County Council	26	Glenagery	2
South Dublin County Council	20	Kinsealy	14
Grand Total	1963	Lucan	8
		Lusk	475
		Malahide	4
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	187
		Skerries	2
		Sutton	1
		Swords	15
		Dublin 11	7
		Cappagh	1
		Finglas	2
		Meakstown	4
		Dublin 13	3
		Balgriffin	2
		Kilbarrack	1
		Dublin 15	197
		Ashtown	8
		Blanchardstown	21
		Castleknock	27
		Clonsilla	5
		Hollystown	4
		Mulhuddart	130
		Ongar	2
		Dublin 16	14
		Ballinteer	14
		Dublin 5	2
		Raheny	2
		Dublin 6	1
		Harolds Cross	1
		Dublin 8	8
		Heytesbury Street	7
		Merchants Quay	1
		Dublin 9	47
		Ballymun	1
		Glasnevin	1
		Santry	45
		Kildare	38
		Donadea	1
		Enfield	2
		Kilcock	6
		Leixlip	17
		Maynooth	12
		Meath	477
		Ashbourne	298
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	58
		Dunshaughlin	26
		Enfield	70
		Kilbride	1
		Kilmessan	2
		Kinnegad	1
		Navan	2
		Rathmolyon	3
		Ratoath	2
		Robinstown	1
		Summerhill	8
		The Ward	1
		Trim	1
		Offaly	26
		Edenderry	26
		Grand Total	1963

Stage	Applications
1. Application & Validation	218
2. Damage Assessment/Verification	110
3. Planning/Scheduling & RWP Preparation	343
4. Tendering & Tender Analysis	0
5. Decision to Contract	96
6. Dwelling Remediation	139
7. Retention Period – 12 Months	440
8. Application Closed	617
Grand Total	1963

Appendix B – Status of Applications up to 31st December 2017

Status	Applications
In Validation Process	218
Validated and awaiting verification	110
Included in Scheme	1523
<i>Planning/Scheduling</i>	222
<i>Preparation of Specification & Tender</i>	121
<i>Tendering & Tendering Analysis</i>	0
<i>Decision to Contract</i>	96
<i>Remediation Works</i>	139
<i>Works Complete & Certified (In Retention)</i>	440
<i>Closed after Retention</i>	505
Closed (Excluding Properties Closed After Retention)	112
Grand Total	1963