



Pyrite Resolution Board

18th Quarterly Progress Report  
(Period Ending 30<sup>th</sup> June 2018)

19<sup>th</sup> July 2018

# Progress Report No. 18

## Pyrite Resolution Act 2013 (Section 9)

### 1. Applications

A total of 2107 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26<sup>th</sup> February 2014 to the 30<sup>th</sup> June 2018. A small number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 6 applications were received per week during the last quarter.

These applications are spread across:

- 57 developments containing multiple applications
- 44 developments with only one application and
- 48 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 1743 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.

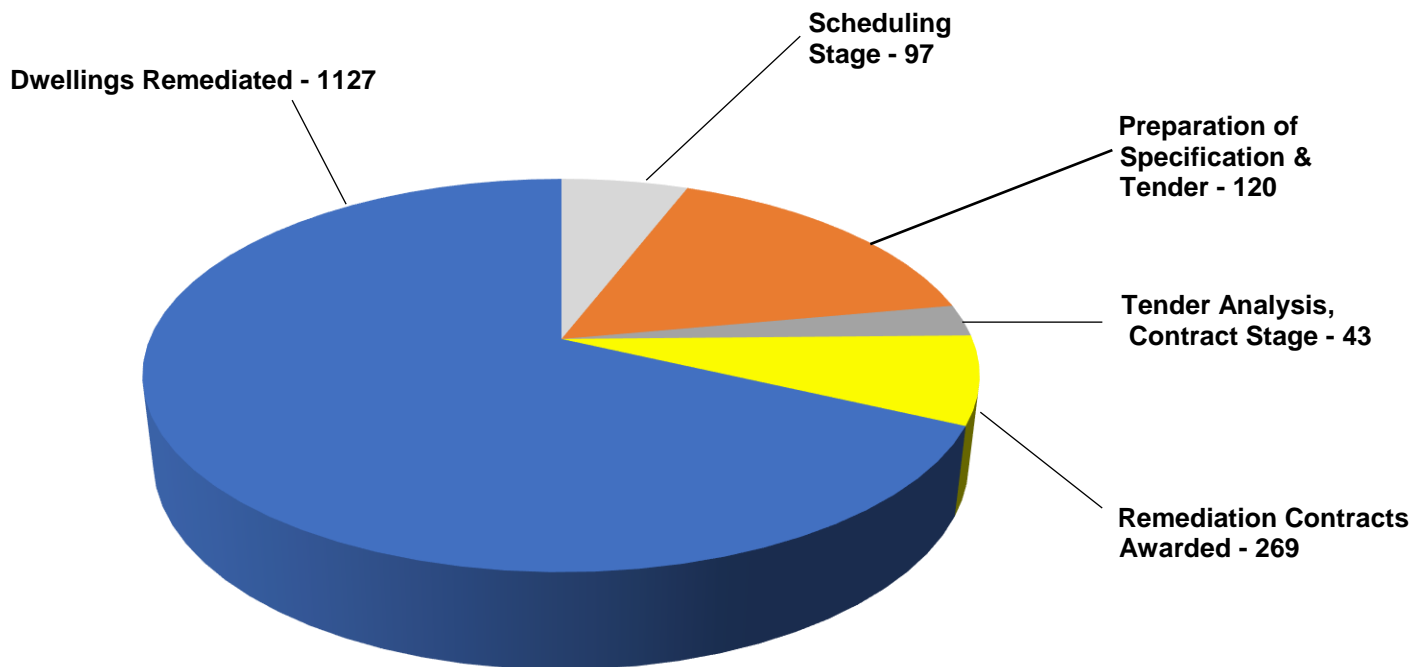
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

### 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, 1656 dwellings have been included in the Scheme and the applicants have been notified accordingly.

#### 4. Tendering, Award of Contracts and Remediation

Of the 1656 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 77\* 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 three applications that were successfully appealed and applications which were closed for administrative reasons.

## **7. Appeals**

Of the 77 refused applications referred to in Section 6 above, the Board received 2 appeals during the second quarter of 2018. When these are added to outstanding appeals submitted in the previous quarter, decisions are pending in the case of 7 appeals.

Of the 7 appeals, 2 relates to a 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.

In the case of 1 refused application, the Board affirmed the decision of the Decision Maker to refuse the application which was submitted in 2017 and related to a detached dwelling which had a Building Condition Assessment report with a Damage Condition Rating of 1 that accompanied the application.

In the case of 1 further appeal, which related to a Mid-Terrace dwelling where a Building Condition Assessment report with a Damage Condition Rating of 1 accompanied the original application to the scheme, the Board overturned the decision of the Decision Maker to refuse the application and the application was subsequently validated. A later Building Condition Assessment report on the dwelling had recorded a Damage Condition Rating of 2 that satisfied the eligibility requirements of 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.

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. During the second quarter of 2018, the PRB received a contribution of €2,000 from a liable party.

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 second quarter of 2018.

## **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**

At the end of the second quarter of 2018 the 2017 Annual Report of the Pyrite Resolution Board was presented to the Minister and laid before each House of the Oireachtas.

19<sup>th</sup> July 2018

## Appendix A - Summary of Applications Submitted as at 30<sup>th</sup> June 2018

Local Authority	Applications	County/Area	Applications
Dublin City Council	30	<b>Dublin</b>	<b>1228</b>
Dún Laoghaire-Rathdown Co. Co.	18	Balbriggan	363
Fingal County Council	1450	Ballyboughal	3
Kildare County Council	43	Blanchardstown	1
Meath County Council	517	Donabate	75
Offaly County Council	28	Garristown	1
South Dublin County Council	21	Glenagery	2
<b>Grand Total</b>	<b>2107</b>	Kinsealy	17
		Lucan	9
		Lusk	500
		Malahide	3
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	215
		Skerries	2
		Sutton	1
		Swords	19
		<b>Dublin 11</b>	<b>8</b>
		Cappagh	1
		Finglas	2
		Meakstown	5
		<b>Dublin 13</b>	<b>4</b>
		Balgriffin	3
		Kilbarrack	1
		<b>Dublin 14</b>	<b>1</b>
		Churchtown	1
		<b>Dublin 15</b>	<b>204</b>
		Ashtown	8
		Blanchardstown	22
		Castleknock	29
		Clonsilla	6
		Hollystown	4
		Mulhuddart	133
		Ongar	2
		<b>Dublin 16</b>	<b>15</b>
		Ballinteer	15
		<b>Dublin 5</b>	<b>3</b>
		Harmonstown	1
		Raheny	2
		<b>Dublin 6</b>	<b>1</b>
		Harolds Cross	1
		<b>Dublin 8</b>	<b>8</b>
		Heytesbury Street	7
		Merchants Quay	1
		<b>Dublin 9</b>	<b>47</b>
		Ballymun	1
		Glasnevin	1
		Santry	45
		<b>Kildare</b>	<b>43</b>
		Donadea	1
		Enfield	2
		Kilcock	7
		Leixlip	18
		Maynooth	15
		<b>Meath</b>	<b>517</b>
		Ashbourne	325
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	68
		Dunshaughlin	26
		Enfield	71
		Kilbride	1
		Kilmessan	2

Stage	Applications
1. Application & Validation	233
2. Damage Assessment/Verification	87
3. Planning/Scheduling & RWP Preparation	217
4. Tendering & Tender Analysis	43
5. Decision to Contract	0
6. Dwelling Remediation	269
7. Retention Period – 12 Months	364
8. Application Closed	894
<b>Grand Total</b>	<b>2107</b>

**Appendix A - Summary of Applications Submitted as at 30<sup>th</sup> June 2018**

Kinnegad		1
Navan		3
Rathmolyon		4
Ratoath		2
Robinstown		1
Summerhill		8
The Ward		1
Trim		1
<b>Offaly</b>	<b>28</b>	
Edenderry		28
<b>Grand Total</b>	<b>2107</b>	

## Appendix B – Status of Applications up to 30<sup>th</sup> June 2018

Status	Applications
<b>In Validation Process</b>	<b>233</b>
<b>Validated and awaiting verification</b>	<b>87</b>
<b>Included in Scheme</b>	<b>1656</b>
<i>Planning/Scheduling</i>	97
<i>Preparation of Specification &amp; Tender</i>	120
<i>Tendering &amp; Tendering Analysis</i>	43
<i>Decision to Contract</i>	0
<i>Remediation Works</i>	269
<i>Works Complete &amp; Certified (In Retention)</i>	364
<i>Closed after Retention</i>	763
<b>Closed (Excluding Properties Closed After Retention)</b>	<b>131</b>
<b>Grand Total</b>	<b>2107</b>