



Pyrite Resolution Board

21st Quarterly Progress Report
(Period Ending 31st March 2019)

27th June 2019

Progress Report No. 21

Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 2326 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 31st March 2019. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 5 applications were received per week during the first quarter of 2019.

These applications are spread across:

- 64 developments containing multiple applications
- 40 developments with only one application and
- 52 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 1970 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.

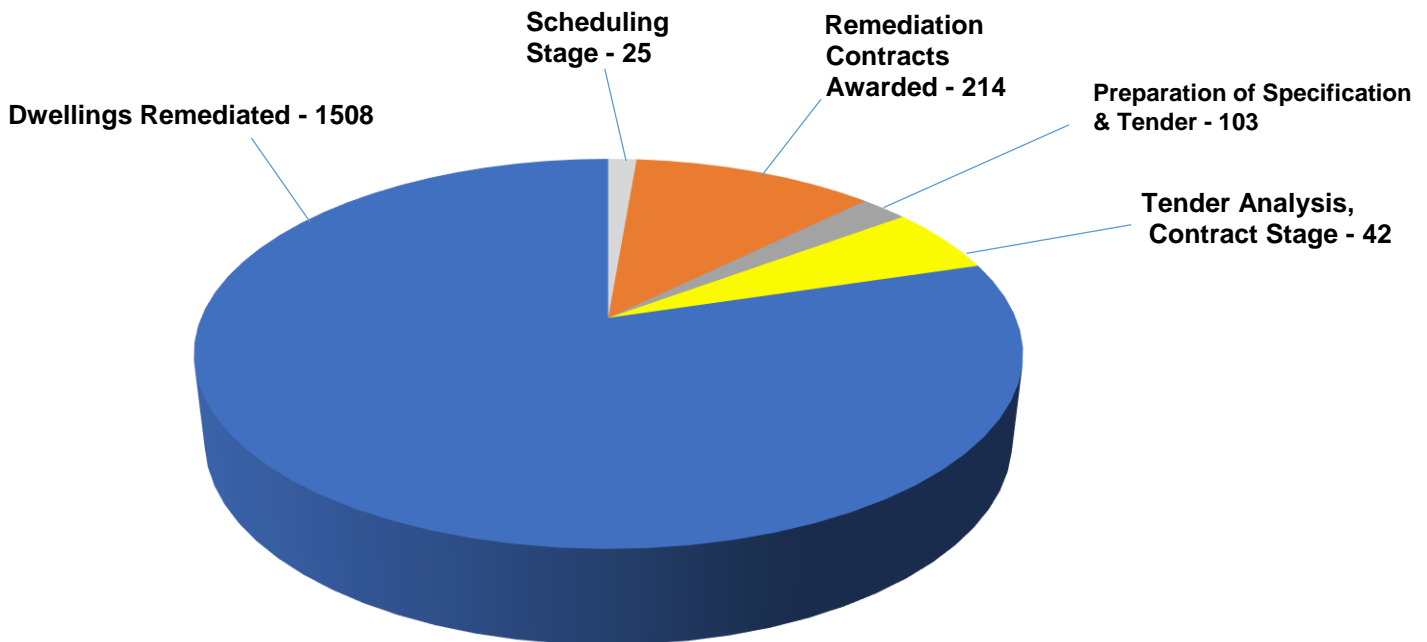
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

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, 1892 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 1892 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 92 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 92 refused applications referred to in Section 6 above, the Board received no appeals during the first quarter of 2019 and there are currently 4 appeals outstanding.

Of the 4 appeals, 3 relate to dwellings which were refused due to the date of purchase not satisfying the eligibility criteria and 1 application which was refused where the dwelling was not constructed and completed between 1 January 1997 and 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. At a recent meeting Homebond have confirmed their commitment to meeting this figure and to date the overall total of Homebond's contribution stands at €1,268,306.

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 first quarter of 2019, the PRB received a contribution of €2,000 from a liable party. Legal proceedings continue with regard to contributions in one other case.

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 first quarter of 2019.

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 in regard to a scheme in Fingal are presently on-going.

12. Cost of Alternative Accommodation and Storage.

The vouched cost of the alternative accommodation, required for the dwelling occupants during the remediation works, can be recouped by the scheme participant subject to a monthly maximum limit. During the first quarter of 2019, the Board made the decision to increase the vouched cost of the alternative accommodation.

The overall limit of this allowance has been increased from €3,000 to €4,500 (including VAT) per dwelling. Recoupment of the vouched cost is subject to a monthly maximum limit of €1,500 (including VAT).

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

During the first quarter of 2019, the Board commenced drafting of its 2018 Annual Report.

27th June 2019

Appendix A - Summary of Applications Submitted as at 31st March 2019

Local Authority	Applications	County/Area	Applications
Dublin City Council	30	Dublin	1351
Dún Laoghaire-Rathdown Co. Co.	26	Balbriggan	405
Fingal County Council	1584	Ballyboughal	5
Kildare County Council	51	Blanchardstown	1
Meath County Council	580	Donabate	75
Offaly County Council	29	Garristown	1
South Dublin County Council	26	Glenagery	2
Grand Total	2326	Kinsealy	17
		Lucan	13
		Lusk	539
		Malahide	4
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	246
		Skerries	2
		Sutton	1
		Swords	23
		Dublin 11	10
		Cappagh	1
		Finglas	2
		Meakstown	7
		Dublin 13	4
		Balgriffin	3
		Kilbarrack	1
		Dublin 14	1
		Churchtown	1
		Dublin 15	218
		Ashtown	8
		Blanchardstown	24
		Castleknock	33
		Clonsilla	7
		Hollystown	4
		Mulhuddart	140
		Ongar	2
		Dublin 16	23
		Ballinteer	23
		Dublin 5	3
		Harmonstown	1
		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	51
		Donadea	1
		Enfield	2
		Kilcock	8
		Leixlip	25
		Maynooth	15
		Meath	580
		Ashbourne	357
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	83
		Dunshaughlin	27
		Enfield	78
		Kilbride	1
		Kilmessan	3

Stage	Applications
1. Application & Validation	205
2. Damage Assessment/Verification	78
3. Planning/Scheduling & RWP Preparation	128
4. Tendering & Tender Analysis	34
5. Decision to Contract	8
6. Dwelling Remediation	214
7. Retention Period – 12 Months	496
8. Application Closed	1163
Grand Total	2326

Appendix A - Summary of Applications Submitted as at 31st March 2019

Kinnegad	1
Navan	7
Rathmolyon	4
Ratoath	4
Robinstown	1
Summerhill	9
The Ward	1
Trim	1
Offaly	29
Edenderry	29
Grand Total	2326

Appendix B – Status of Applications up to 31st March 2019

Status	Applications
In Validation Process	205
Validated and awaiting verification	78
Included in Scheme	1892
<i>Planning/Scheduling</i>	25
<i>Preparation of Specification & Tender</i>	103
<i>Tendering & Tendering Analysis</i>	34
<i>Decision to Contract</i>	8
<i>Remediation Works</i>	214
<i>Works Complete & Certified (In Retention)</i>	496
<i>Closed after Retention</i>	1012
Closed (Excluding Properties Closed After Retention)	151
Grand Total	2326