



An Bord Réitigh um Pírit  
Pyrite Resolution Board

# Pyrite Resolution Board

## 25<sup>th</sup> Quarterly Progress Report

(Period Ending 31<sup>st</sup> March 2020)



## **25<sup>th</sup> Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)**

### **1. Applications**

A total of 2651 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26<sup>th</sup> February 2014 to the 31<sup>st</sup> March 2020. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc.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 2020.

These applications are spread across:

- 70 developments containing multiple applications
- 42 developments with only one application and
- 64 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 2319 applications have been validated and referred to the Housing Agency for the Assessment and Damage Verification Process.

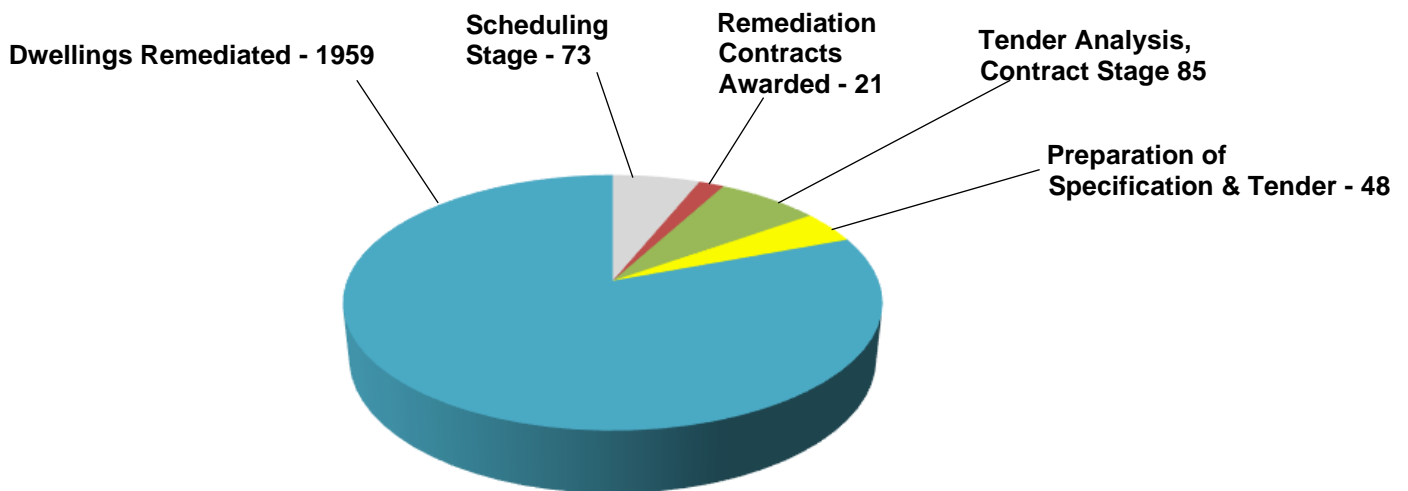
Damage Verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or on associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required 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, 2186 dwellings have been included in the Scheme and the applicants have been notified accordingly.

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

Of the 2186 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 97 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.

## **7. Appeals**

The Board received no appeals during the first quarter of 2020 and there are presently no appeals outstanding.

## **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 has an obligation to 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 first quarter of 2020.

## **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 2020.

## **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 ongoing. Mediation is being considered with a view to reaching a successful conclusion to this case.

## **12. Review of Strategy 2019-2021, Business Plan 2019-2021 and Annual report**

In the first quarter of 2020:

- The performance of the Pyrite Remediation Scheme was reviewed by the Board.
- The results of the annual homeowners' survey were presented to the Board. The homeowners' survey shows high satisfaction rates with regard to the overall process of pyrite remediation, the assistance provided by administrative staff, project managers, consultant engineers and contractors, and the guidance provided by the PRB website.
- The results of an independent review of the Board, carried out by Grant Thornton, were presented to the Board. The Board has agreed to follow up on recommendations made by Grant Thornton.
- The Board reviewed the PRB's Internal Audit Charter, Risk Management Policy and Framework, Code of Business Conduct and Customer Charter.

Preparation of the Board's 2019 Annual Report is presently ongoing.

## **13. Implications of Covid-19 for the implementation of the Scheme**

The PRB has taken the implications of Covid-19 on board and the situation is reviewed on a daily basis. Since 12<sup>th</sup> March, all PRB and Housing Agency staff are working from home. Further to new government guidelines issued on 27<sup>th</sup> March, all non-essential construction works, including pyrite remediation, have been suspended. In light of these new guidelines, there may be delays in the delivery of the Pyrite Remediation Programme. The PRB will continue to accept new applications.

## **14. Departure from the Board**

For Ms. Caroline Gill, Board Member and Chair of the Audit and Risk Committee, and Mr. Sean Balfe, Board Member, their term as Members of the Board ended on 9<sup>th</sup>

January 2020. The Chair and Board Members thank Ms. Gill and Mr. Balfe for their contribution to the pyrite resolution process.

23<sup>rd</sup> April 2020

## Appendix A - Summary of Applications Submitted as at 31st March 2020

Local Authority	Applications	County/Area	Applications
Dublin City Council	35	<b>Dublin</b>	<b>1505</b>
Dún Laoghaire-Rathdown Co. Co.	31	Balbriggan	454
Fingal County Council	1759	Ballyboughal	5
Kildare County Council	74	Blackrock	1
Meath County Council	688	Blanchardstown	1
Offaly County Council	29	Donabate	77
South Dublin County Council	35	Garristown	2
<b>Grand Total</b>	<b>2651</b>	Glenagery	2
		Kinsealy	17
		Lucan	21
		Lusk	588
		Malahide	5
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	275
		Skerries	3
		Sutton	1
		Swords	36
		<b>Dublin 1</b>	<b>1</b>
		Glasnevin	1
		<b>Dublin 11</b>	<b>14</b>
		Cappagh	1
		Finglas	2
		Meakstown	11
		<b>Dublin 13</b>	<b>6</b>
		Balgriffin	5
		Kilbarrack	1
		<b>Dublin 14</b>	<b>1</b>
		Churchtown	1
		<b>Dublin 15</b>	<b>242</b>
		Ashtown	9
		Blanchardstown	24
		Castleknock	33
		Clonsilla	9
		Hollystown	5
		Mulhuddart	160
		Ongar	2
		<b>Dublin 16</b>	<b>28</b>
		Ballinteer	28
		<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>9</b>
		Heytesbury Street	7
		Merchants Quay	2
		<b>Dublin 9</b>	<b>48</b>
		Ballymun	1
		Drumcondra	1
		Glasnevin	1
		Santry	45
		<b>Kildare</b>	<b>74</b>
		Donadea	1
		Enfield	2
		Kilcock	10
		Leixlip	44
		Maynooth	17
		<b>Meath</b>	<b>690</b>
		Ashbourne	391

Stage	Applications
1. Application & Validation	147
2. Damage Assessment/Verification	133
3. Planning/Scheduling & RWP Preparation	121
4. Tendering & Tender Analysis	44
5. Decision to Contract	41
6. Dwelling Remediation	21
7. Retention Period – 12 Months	708
8. Application Closed	1436
<b>Grand Total</b>	<b>2651</b>

## Appendix A - Summary of Applications Submitted as at 31st March 2020

Ballivor		1
Clonalvy		1
Drumree		1
Dunboyne		144
Dunshaughlin		30
Enfield		85
Kilbride		1
Kilcock		1
Kilmessan		3
Kinnegad		1
Navan		8
Rathmolyon		5
Ratoath		4
Robinstown		1
Summerhill		11
The Ward		1
Trim		1
<b>Offaly</b>	<b>29</b>	
Edenderry		29
<b>Grand Total</b>	<b>2651</b>	



## Appendix B - Status of Applications up to 31st March 2020

Status	Applications
<b>In Validation Process</b>	<b>147</b>
<b>Validated and awaiting verification</b>	<b>133</b>
<b>Included in Scheme</b>	<b>2186</b>
<i>Planning/Scheduling</i>	73
<i>Preparation of Specification &amp; Tender</i>	48
<i>Tendering &amp; Tendering Analysis</i>	44
<i>Decision to Contract</i>	41
<i>Remediation Works</i>	21
<i>Works Complete &amp; Certified (In Retention)</i>	708
<i>Closed after Retention</i>	1251
<b>Closed (Excluding Properties Closed After Retention)</b>	<b>185</b>
<b>Grand Total</b>	<b>2651</b>