



An Bord Réitigh um Pírlít  
Pyrite Resolution Board

# Pyrite Resolution Board

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

(Period Ending 30<sup>th</sup> September 2023)



## Scheme Update for Q3 2023

25 applications were submitted to the Pyrite Remediation Scheme during the third quarter of 2023 with on average 2 applications submitted per week.

Progress continues to be made in processing all applications across the various stages and during the quarter remediation works were actively taking place across 7 active groups on-site within the local authorities of Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal, Kildare, Limerick and Meath. 66 remediated dwellings were also returned to their owners during the quarter. A statistical summary update for the third quarter of 2023 is presented in the table below.

KEY ACTIVITY IN QUARTERS						
2023	Q1	Q2	Q3	Q4	YTD	Scheme Totals
Applications Submitted	39	26	25		90	3,279
Applications Included	43	36	30		109	2,826
Applications Refused/Excluded	13	6	8		27	277
Appeals Received	0	1	2		3	53
<b>Dwellings Remediated</b>	<b>61</b>	<b>38</b>	<b>66</b>		<b>165</b>	<b>2,692</b>
Applications Closed	104	55	35		194	2,819
Consultant Tenders Approved	2	2	3		7	
Contractor Tenders Approved	4	5	1		10	
Active Groups on-site at Quarter-end	7	11	7			
Total Dwellings in Active in Groups			133			

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

### **1. Applications**

A total of 3,279 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> of September 2023 and to date 2,692 dwellings have had remediation complete. A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc.

These applications are spread across:

- 75 developments containing multiple applications
- 50 developments with only one application and
- 77 single site applications.

A full breakdown of the applications received by local authority area and the current status of all applications is set out in Appendix A of this report.

### **2. Assessment, Verification and Recommendation Process**

A total of 2,955 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.

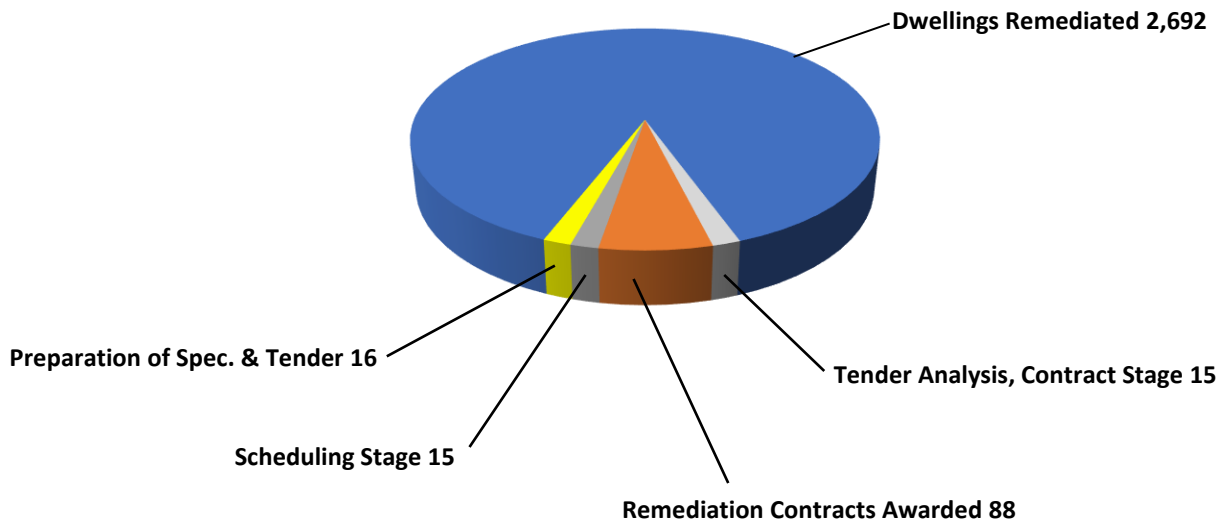
Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required and the results are submitted to the Housing Agency.

### 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 2,826 dwellings have been included in the Scheme and the applicants have been notified accordingly.

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

Of the 2,826 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 181 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 96 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

## **7. Appeals**

Two appeals were received by the Board during the third quarter of 2023. One appeal relates to an application refused where the applicant previously had a dwelling included in the Scheme while the second appeal relates to an application refused where Building Condition Assessment Report submitted with the application had a Damage Condition Rating of 1.

## **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 2023.

## **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 2023.

## **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. Governance**

In the third quarter of 2023:

- The Board reviewed and approved the Q2 2023 Report for submission to the Minister.
- The Board considered the findings of the 2022 Homeowners' Survey.
- One member of the Board stepped down at the end of their first term and a second member of the Board was reappointed for a second term.

26<sup>th</sup> October 2023

## Appendix A - Summary of Applications Submitted as at 30<sup>th</sup> September 2023

<b>New Applications Received By Local Authority</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>YTD</b>	<b>Scheme Totals</b>
Dublin City Council	0	0	1		1	42
Dún Laoghaire-Rathdown Co. Co.	0	0	0		0	46
Fingal County Council	21	15	14		50	2,151
Kildare County Council	8	3	6		17	142
Meath County Council	10	7	4		21	815
Offaly County Council	0	1	0		1	32
South Dublin County Council	0	0	0		0	34
Limerick City and County Council	0	0	0		0	16
Westmeath County Council	0	0	0		0	1
<b>Grand Totals</b>	<b>39</b>	<b>26</b>	<b>25</b>		<b>90</b>	<b>3,279</b>

<b>Status Q3 2023</b>	<b>Applications</b>
<b>In Validation Process</b>	<b>18</b>
<b>Validated and awaiting verification</b>	<b>34</b>
<b>Included in Scheme</b>	<b>2,826</b>
<i>Planning/Scheduling</i>	15
<i>Preparation of Specification &amp; Tender</i>	16
<i>Tendering &amp; Tendering Analysis</i>	8
<i>Decision to Contract</i>	7
<i>Remediation Works</i>	88
<i>Works Complete &amp; Certified (In Retention)</i>	274
<i>Closed after Retention</i>	2,418
<b>Closed (Excluding Properties Closed After Retention)</b>	<b>401</b>
<b>Grand Total</b>	<b>3,279</b>