



An Bord Réitigh um Pírit
Pyrite Resolution Board

40th Quarterly Progress Report

(Period Ending 31st December 2023)



Scheme Update for Q4 2023

23 applications were submitted to the Pyrite Remediation Scheme during the fourth 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, Fingal, Kildare and Meath County Councils. 58 remediated dwellings were also returned to their owners during the quarter. A statistical summary update for the fourth 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	23	113	3,302
Applications Included	43	36	30	20	129	2,846
Applications Refused/Excluded	13	6	8	5	22	280
Appeals Received	0	1	2	0	3	53
Dwellings Remediated	61	38	66	58	223	2,750
Applications Closed	104	55	35	80	274	2,899
Consultant Tenders Approved	2	2	3	0	7	
Contractor Tenders Approved	4	5	1	0	10	
Active Groups on-site at Quarter-end	7	11	7	7		
Total Dwellings in Active in Groups			133	103		

40th Quarterly Progress Report Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 3,302 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 31st of December 2023 and to date 2,750 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 A number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc.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
- 53 developments with only one application and
- 78 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 2,975 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.

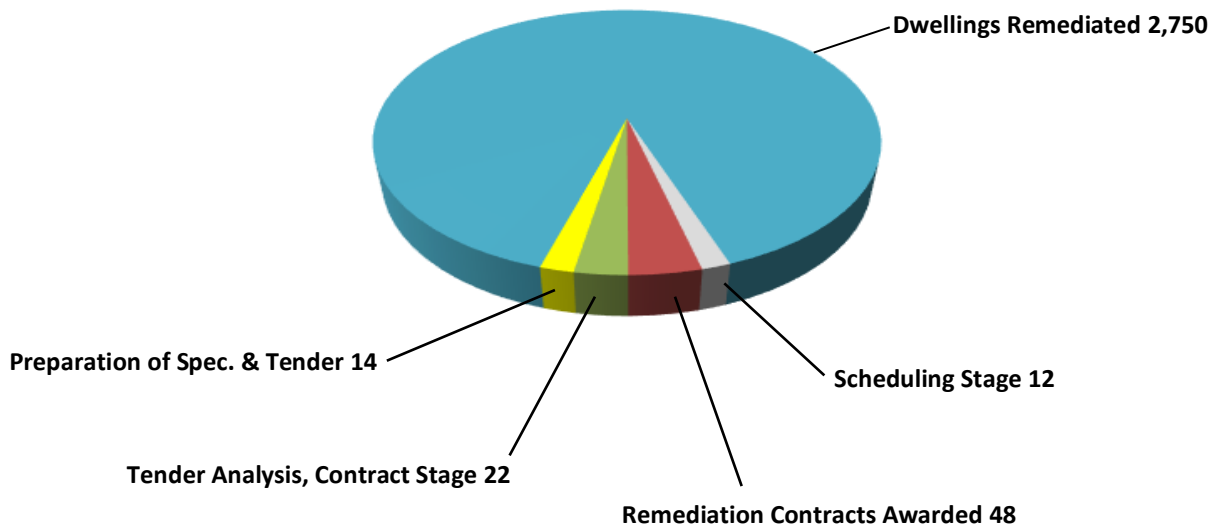
Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results. HomeBond arranges testing as required and the results are submitted to the Housing Agency.

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 2,846 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 2,846 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 183 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 99 applications have been excluded following the Verification & Testing Process on the grounds that the Scheme's eligibility requirements were not met.

7. Appeals

No appeals were received by the Board during the fourth quarter of 2023.

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 fourth 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 fourth 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 fourth quarter of 2023:

- The Board reviewed and approved the Q3 2023 Report for submission to the Minister.
- The Board reviewed and approved the Protected Disclosures Policy.
- The Board reviewed and approved Matters Reserved for Board Decision.
- Independent consultants Indecon presented a Value for Money and Processes Review report which the Board accepted.
- The DPO presented the Annual Report which was approved by the Board.
- The Board reviewed and approved the Record of Processing Activities.
- The Board's Chair and General Manager, along with the Housing Agency's Pyrite Programme Manager met with the Department of Housing officials for the biannual PRB Oversight meeting.
- The Board approved the 2024 Internal Audit Plan.

24th January 2024

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Appendix A - Summary of Applications Submitted as at 31th December 2023

New Applications Received By Local Authority	Q1	Q2	Q3	Q4	YTD	Scheme Totals
Dublin City Council	0	0	1	0	1	42
Dún Laoghaire-Rathdown Co. Co.	0	0	0	1	1	47
Fingal County Council	21	15	14	14	64	2,165
Kildare County Council	8	3	6	7	24	149
Meath County Council	10	7	4	1	22	816
Offaly County Council	0	1	0	0	1	32
South Dublin County Council	0	0	0	0	0	34
Limerick City and County Council	0	0	0	0	0	16
Westmeath County Council	0	0	0	0	0	1
Grand Totals	39	26	25	23	113	3,302

Status Q4 2023	Applications
In Validation Process	17
Validated and awaiting verification	32
Included in Scheme	2,846
<i>Planning/Scheduling</i>	12
<i>Preparation of Specification & Tender</i>	14
<i>Tendering & Tendering Analysis</i>	22
<i>Decision to Contract</i>	0
<i>Remediation Works</i>	48
<i>Works Complete & Certified (In Retention)</i>	258
<i>Closed after Retention</i>	2,492
Closed (Excluding Properties Closed After Retention)	407
Grand Total	3,302