



How the Pyrite Remediation Scheme Works

Please note that the information below is an overview of the Pyrite Remediation Scheme prepared to assist you as an applicant or participant to the Scheme. This overview does not purport to be a legal interpretation of the statutory Scheme or of the provisions of the Pyrite Resolution Act 2013.

Stage 1: Application & Validation

- Firstly, the PRB will consider the validity of your application.
- The PRB will assess your application for compliance with the eligibility criteria which can be found in Section 3 of the Pyrite Remediation Scheme. This includes an assessment of 'practicable alternative options'.
- If the Building Condition Assessment (BCA) report that accompanies your application records a damage condition rating of 2, the PRB will contact you if your dwelling is selected for an audit of the BCA to ensure that your dwelling has the requisite level of damage. If the BCA records a damage condition rating of 1 as defined by the Board (see Scheme's eligibility criteria) an inspection to verify the damage recorded in the BCA will be carried out at Stage 2 providing the application meets the eligibility criteria in Section 3 of the Scheme.
- At the end of this stage you will be notified of the decision to refer your application to the Housing Agency for Stage 2 or of the decision to refuse your application. If your application has been refused, you may appeal that decision.

Stage 2: Assessment, Verification and Recommendation Process

- This process differs if your dwelling has a damage condition rating of 2 or a damage condition rating of 1 with current progression as defined by the Board in Section 3 of the Scheme. An overview of the respective processes can be found below.

Damage Condition Rating 2

- In this stage, the Housing Agency will establish that the damage recorded in the Building Condition Assessment is attributable to pyritic heave. Damage verification, i.e. confirmation of damage attributable to pyritic heave, may be based on an individual dwelling or associated dwellings. Associated dwellings may thus be verified on the basis of comparable damage and/or earlier tests with similar results.
- The Housing Agency have established a methodology in relation to a testing programme for cases where earlier test results are not available. Tests of hardcore material will be carried out in accordance with the NSAI Standard I.S. 398-1:2017 Reactive pyrite in sub-floor hardcore material Part 1: Testing and categorisation protocol.
- The Housing Agency furnishes the PRB with a recommendation to include your dwelling into the Scheme or to exclude your dwelling from the Scheme, and the reasons for this recommendation. The PRB will notify you once they have made a decision. If the PRB has decided to exclude your dwelling from the Scheme, you may appeal that decision.
- If your dwelling is included in the Scheme, you will be referred to as a 'scheme participant' thereafter. As a Scheme Participant, you may then recoup the vouched cost of the Building Condition Assessment Report, subject to a maximum limit of €700 (including VAT). You will be contacted by the Housing Agency regarding the arrangements for the recoupment at this stage.



Damage Condition Rating 1 with Current Progression

- In this stage, the Housing Agency will initially inspect your dwelling to verify the damage recorded in the Building Condition Assessment report.

- If a damage condition rating of 1 as defined by the Board is confirmed, then damage verification i.e. confirmation of damage attributable to pyritic heave, will be undertaken by the Housing Agency. This will involve testing of the hardcore material in accordance with the NSAI Standard I.S. 398-1:2017 Reactive pyrite in sub-floor hardcore material Part 1: Testing and categorisation protocol.

However, if a damage condition rating of 1 as defined by the Board is not confirmed, the Housing Agency furnishes the PRB with a recommendation to exclude your dwelling from the Scheme, and the reasons for this recommendation. The PRB will notify you once they have made a decision. If the PRB has decided to exclude your dwelling from the Scheme, you may appeal that decision.

- If the Housing Agency's assessment at this stage determines that the Scheme requirements are met with respect to the testing of the hardcore material, a follow-up inspection will be scheduled after 12 months to assess damage progression if any. This will be undertaken by an Engineer appointed by the Housing Agency.

- The Housing Agency will assess any reports produced during the assessment and damage verification process and furnishes the PRB with a recommendation to include your dwelling into the Scheme or to exclude your dwelling from the Scheme, and the reasons for this recommendation. The PRB will notify you once they have made a decision. If the PRB has decided to exclude your dwelling from the Scheme, you may appeal that decision.

- The dwelling will then be assessed for the appropriate building categorisation in accordance with NSAI Standard I.S. 398-1:2017. Only Category D dwellings will be eligible for inclusion in the Pyrite Remediation Scheme.

- If, following this process, the Decision Maker decides to exclude your dwelling from the Scheme, you may, where appropriate, be provided with a Building Categorisation Certificate as set out in I.S. 398:2017. In all cases, you will receive the reports from any testing of the hardcore that was undertaken.

Stage 3: Remedial Works Plan

- In Stage 3, the Housing Agency will appoint an engineer to prepare a remedial works plan and specification for the remediation of your dwelling. As a Scheme Participant, you will be consulted in relation to the remedial works plan for your dwelling.

- A Project Manager will liaise between you, the Scheme Participant, the Housing Agency, the engineer and the contractor to enable the remediation works to be planned and carried out as economically and efficiently as possible.

Stage 4: Tendering and Tender Analysis

- Once the engineer has completed the remedial works plan and specification for the remediation of your dwelling, the tender for the Remedial Works Contract will be issued to a panel of contractors qualified to carry out this type of work, for return in 4 to 5 weeks.

- At this stage, the Housing Agency will send you, the Scheme Participant, the Homeowner's Agreement. The Homeowner's Agreement is a contract between you and the



Housing Agency. It contains all the terms and conditions with regard to the remediation works.

Stage 5: Decision to Contract

- Once the tenders have been received, the Housing Agency makes a recommendation to the PRB, regarding a works contractor for the award of the contract. After the PRB has satisfied itself that awarding the contract fits in the overall budget and programme, the PRB will issue approval to proceed with awarding the contract.

Stage 6: Dwelling Remediation

- The contractor will remediate your dwelling in accordance with the remediation contract and the NSAI Standard *I.S. 398-2:2013: Reactive pyrite in the sub-floor hardcore material – Part 2: Methodology for remediation works*.
- The duration of the works can vary, but typically, remediation works take in the order of 12 weeks to complete.
- The engineer, appointed by the Housing Agency, will supervise the execution of the remediation works.
- Once the remediation works are completed, you will receive a Certificate of Remediation. The meaning of this Certificate is that your dwelling has been remediated in accordance with the NSAI Standard I.S. 398-2: 2013.
- As a Scheme Participant you can then submit your claim for payment of the costs for accommodation and storage to the Housing Agency. When the works are completed and certified, The Housing Agency will approve your claim for payment, providing your claim satisfies the conditions of the Scheme.

Stage 7: Retention Period

- There is a retention period of 11 months from the date of the Certificate of Remediation.
- If, within this period, any defects arise as a result of the remediation works, you as a Scheme Participant should notify this to the Housing Agency in writing.
- The engineer will then assess these defects. The Housing Agency will repair defects that arise within the retention period, but only when they are the result of the remediation works.

Stage 8: Application Closure

- Your application will be considered closed after the retention period has ended or once the particular defects, if any, are repaired.

End of Applications

The Pyrite Remediation Scheme will close for submission of applications on **30th November** 2026.

