



## Pyrite Remediation Scheme 2026 – Public Information Guide

This guide provides a summary of the key revisions introduced in the Pyrite Remediation Scheme 2026, as adopted by the Pyrite Resolution Board on 14 January 2026. It is intended for homeowners, residents, local representatives, and members of the public seeking guidance on eligibility, assessment and verification process and available support under the revised scheme.

### 1. What Has Changed in 2026?

- a) **Expanded Eligibility** – For the first time, certain dwellings with Damage Condition Rating 1 (DCR1) with current progression are eligible. Such dwellings need to meet technical thresholds including an Attribute Value (AV) of 6 or higher in the ground floor surface level element group, caused by pyritic heave.
- b) **Application Closing Date** – The Scheme sets a closing date for applications which is 30 November 2026.
- c) **Continued Inclusion of DCR2** – Dwellings previously eligible with Damage Condition Rating 2 (DCR2) due to pyritic heave remain eligible under the revised scheme.
- d) **Dwellings with DCR1** – Eligible DCR1 cases will require an inspection of the dwelling; along with sampling and testing\*. Depending on test results certain dwellings will require a 12-month follow-up inspection to verify ongoing progression of damage before remediation may be approved.
- e) **Increased Cost Recoupment** – The maximum refundable Building Condition Assessment cost is increased from €500 to €700.

\*Sampling and testing is carried out by the Housing Agency.

### 2. Who Can Apply?

- a) Owners of dwellings constructed between 1 January 1997 and 12 December 2013 within the listed eligible local authority areas listed in the Scheme.
- b) Owners of dwellings must have purchased the dwelling on or before 12 December 2013.
- c) Owners must demonstrate that no other practical remediation option exists outside the Scheme.

### 3. Key Exclusions (What the Scheme Does Not Cover)

- a) Multi-occupancy buildings used as care homes, hostels, boarding schools, hotels, etc.
- b) Garages, gardens, patios, or other non-habitable structures unless excluding them would cause further damage to an eligible dwelling.
- c) Dwellings owned by public bodies or the original builder/developer (with limited exceptions for shared common areas).



#### **4. How the Assessment Process Works**

- a) All applicants must submit a full Building Condition Assessment (BCA) completed by a qualified and competent person. A full BCA is defined in the Scheme.
- b) Valid DCR2 applications proceed directly to assessment and verification stage.
- c) DCR1 dwellings undergo a three-stage process: initial inspection, sampling and laboratory testing\*. Depending on test results certain dwellings will require a 12-month follow-up inspection to verify ongoing progression of damage before remediation may be approved.
- d) Only dwellings that are deemed Category D (per I.S. 398-1:2017 standard) will be approved for remediation.

\*Sampling and testing is carried out by the Housing Agency.

#### **5. What Happens After Approval?**

- a) The Housing Agency procures engineering consultants and building contractors; and manages all remediation work.
- b) The Housing Agency signs an agreement with the homeowner to undertake the remediation work.
- c) Works are carried out in accordance with I.S. 398-2:2013 technical standards.
- d) Homeowners must vacate the dwelling during the work; alternative accommodation costs may be reimbursed up to Scheme limits.
- e) A Certificate of Remediation is provided to the homeowner following completion of the remediation work.

#### **6. Financial Supports Available to Homeowners**

- a) Up to €700 reimbursement for the Building Condition Assessment.
- b) Up to €2,000 per month (max €6,000) for alternative accommodation during work.
- c) Up to €2,500 to cover removal, storage, and return of home contents.

#### **7. How to Apply**

- a) Applications must be submitted online at [www.pyriteboard.ie](http://www.pyriteboard.ie).
- b) A unique reference number is issued upon submission for tracking progress.
- c) In relation to the application, all communication with the PRB and Housing Agency is carried out by email.

#### **8. Important Dates**

- Closing date for submission of applications is 30 November 2026

**For full Scheme information please visit [www.pyriteboard.ie](http://www.pyriteboard.ie)**