



Pyrite Resolution Board

15th Quarterly Progress Report (Period Ending 30 September 2017)

Adopted 26th October 2017

Progress Report No. 15

Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 1889 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 2nd October 2017. A small number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 7 applications were received per week.

These applications are spread across:

- 55 developments containing multiple applications
- 45 developments with only one application and
- 39 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 1553 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.

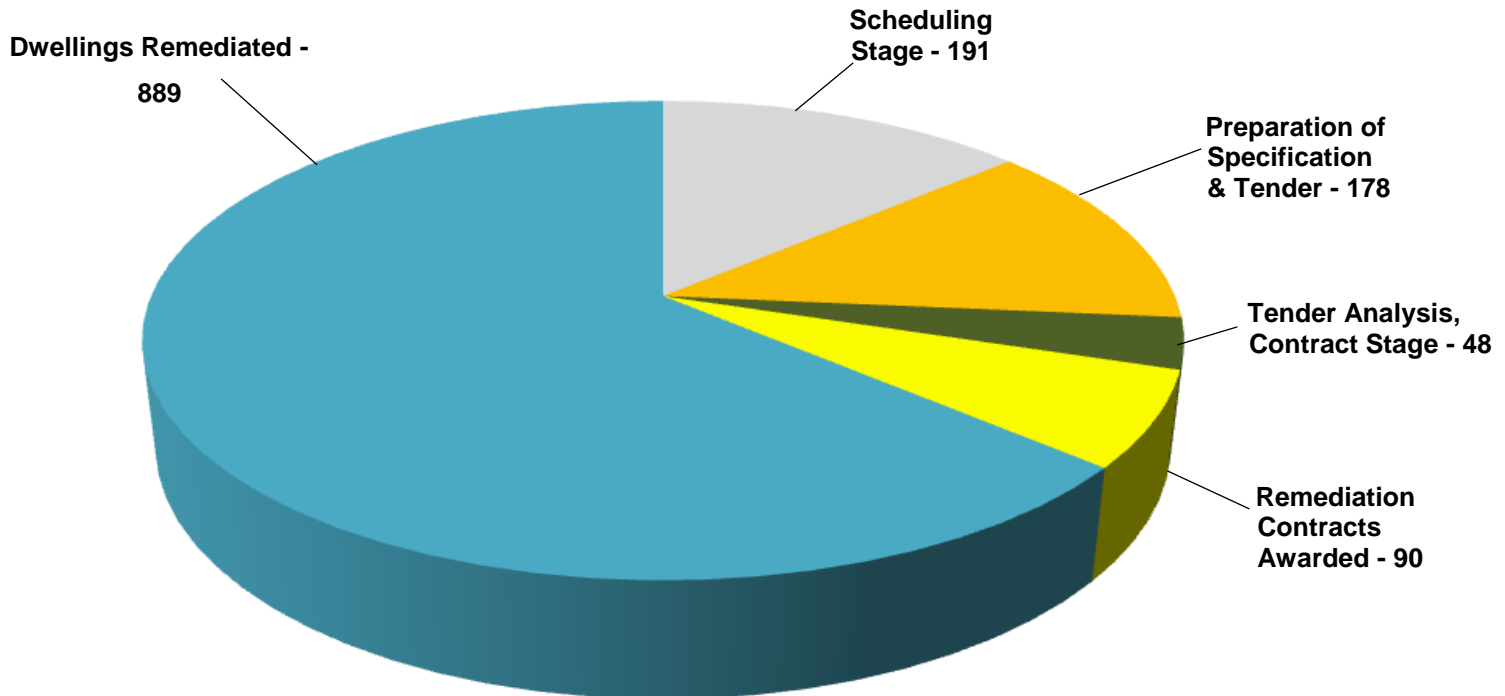
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

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, 1396 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 1396 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 65 applications have been refused as the scheme eligibility requirements were not met. This figure does not include two applications that were successfully appealed and applications which were closed for administrative reasons.

7. Appeals

Of the 65 refused applications referred to in Section 6 above, the Board received 1 appeal during the third quarter of 2017. When these are added to outstanding appeals submitted in the previous quarter, decisions are pending in the case of 7 appeals.

Of the 7 appeals, 4 relate to dwellings recording a Damage Condition Rating (DCR) of 1; and 3 relate to dwellings which were refused due to the date of purchase not satisfying the eligibility criteria.

An additional appeal submitted in 2016, that related to a dwelling with a damage condition rating (DCR) of 1, was withdrawn and a new application submitted as damage had progressed, resulting in a damage condition rating (DCR) of 2 being achieved. A further appeal submitted in the second quarter of 2017 was also withdrawn.

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.

The running total, from the commencement of the agreement stands at €684,077. 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 Scheme, 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.

An agreed settlement of €664,000 received as a liability contribution was transferred by the PRB's legal advisers to the PRB's bank account with the Housing Agency.

Negotiations are proceeding with regards to contributions in a number of other cases.

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 2017.

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 against the developer of a scheme in Fingal are presently on-going.

12. Review of Strategy and Business Plan 2017- 2018 and Annual report

The PRB Strategy and Business Plan 2017- 2018 was approved by the Board on the 17th November 2016. The 2016 Annual Report of the Pyrite Resolution Board was published on the PRB website during the third quarter.

13. Appointments to the Board

Mr. Jack Keyes was appointed Chairman of the Pyrite Resolution Board on 3rd of August 2017. Mr Keyes is a Chartered Engineer and a former County Manager of Cavan County Council.

26th October 2017

Appendix A - Summary of Applications Submitted as at 2nd October 2017

Local Authority	Applications	County/Area	Applications
Dublin City Council	26	Dublin	1092
Dún Laoghaire-Rathdown Co. Co.	16	Balbriggan	321
Fingal County Council	1305	Ballyboughal	3
Kildare County Council	33	Donabate	72
Meath County Council	463	Garristown	1
Offaly County Council	26	Glenagery	2
South Dublin County Council	20	Kinsealy	14
Grand Total	1889	Lucan	8
		Lusk	455
		Malahide	4
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	178
		Skerries	2
		Sutton	1
		Swords	14
		Dublin 11	7
		Cappagh	1
		Finglas	2
		Meakstown	4
		Dublin 13	3
		Balgriffin	2
		Kilbarrack	1
		Dublin 15	193
		Ashtown	8
		Blanchardstown	20
		Castleknock	26
		Clonsilla	5
		Hollystown	3
		Mulhuddart	129
		Ongar	2
		Dublin 16	14
		Ballinteer	14
		Dublin 5	2
		Raheny	2
		Dublin 6	1
		Harolds Cross	1
		Dublin 8	8
		Heytesbury Street	7
		Merchants Quay	1
		Dublin 9	47
		Ballymun	1
		Glasnevin	1
		Santry	45
		Kildare	33
		Donadea	1
		Enfield	2
		Kilcock	6
		Leixlip	16
		Maynooth	8
		Meath	463
		Ashbourne	291
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	53
		Dunshaughlin	26
		Enfield	68
		Kilbride	1
		Kilmessan	2
		Kinnegad	1
		Navan	2
		Rathmolyon	3
		Ratoath	2
		Robinstown	1
		Summerhill	8
		The Ward	1
		Trim	1
		Offaly	26
		Edenderry	26
		Grand Total	1889

Stage	Applications
1. Application & Validation	233
2. Damage Assessment/Verification	157
3. Planning/Scheduling & RWP Preparation	369
4. Tendering & Tender Analysis	47
5. Decision to Contract	1
6. Dwelling Remediation	90
7. Retention Period – 12 Months	500
8. Application Closed	492
Grand Total	1889

Appendix B – Status of Applications up to 2nd October 2017

Status	Applications
In Validation Process	233
Validated and awaiting verification	157
Included in Scheme	1396
<i>Planning/Scheduling</i>	191
<i>Preparation of Specification & Tender</i>	178
<i>Tendering & Tendering Analysis</i>	47
<i>Decision to Contract</i>	1
<i>Remediation Works</i>	90
<i>Works Complete & Certified (In Retention)</i>	500
<i>Closed after Retention</i>	389
Closed (<i>Excluding Properties Closed After Retention</i>)	103
Grand Total	1889