



Pyrite Resolution Board

17th Quarterly Progress Report (Period Ending 31st March 2018)

20th April 2018

Progress Report No. 17

Pyrite Resolution Act 2013 (Section 9)

1. Applications

A total of 2031 applications have been submitted to the Pyrite Remediation Scheme since its launch from 26th February 2014 to the 31st March 2018. A small number of applications have been closed for administrative reasons, e.g. duplicates, withdrawn etc. On average 5 applications were received per week.

These applications are spread across:

- 55 developments containing multiple applications
- 44 developments with only one application and
- 46 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 1679 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.

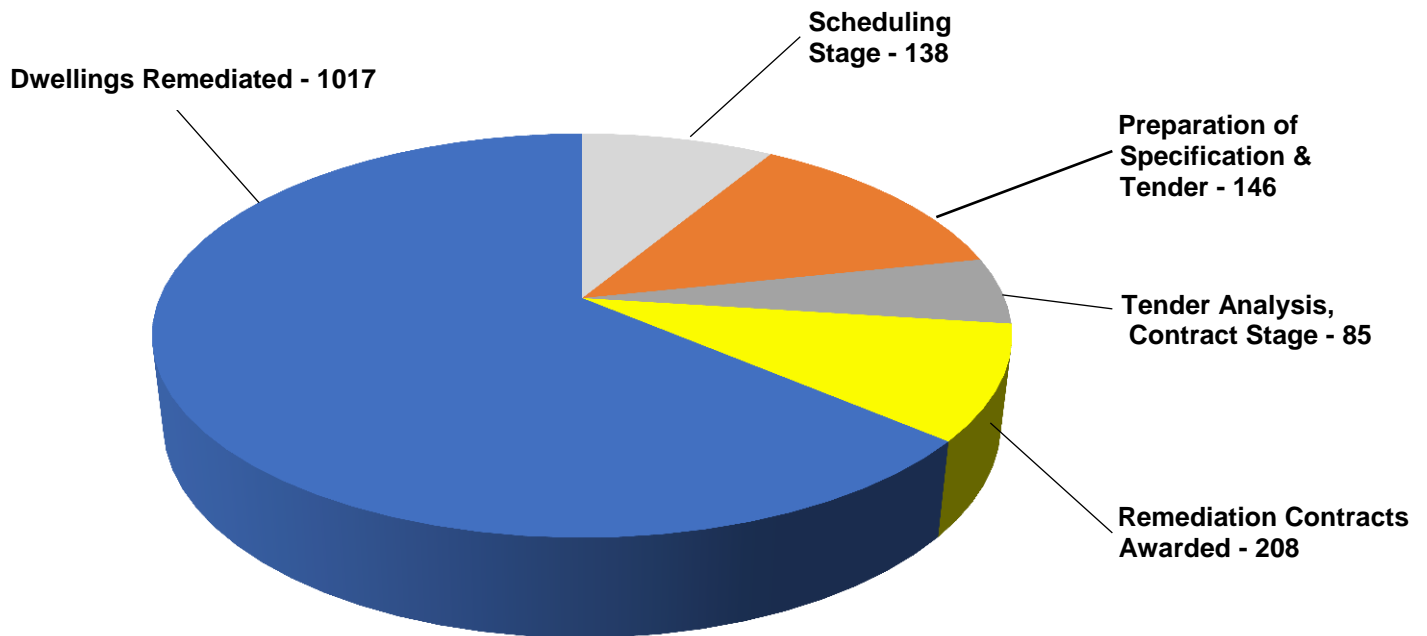
HomeBond arranges testing as required and the results are submitted to the Housing Agency.

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, 1594 dwellings have been included in the Scheme and the applicants have been notified accordingly.

4. Tendering, Award of Contracts and Remediation

Of the 1594 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 73* 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 two applications that were successfully appealed and applications which were closed for administrative reasons.

7. Appeals

Of the 73 refused applications referred to in Section 6 above, the Board received 1 appeal during the first quarter of 2018. When these are added to outstanding appeals submitted in the previous quarter, decisions are pending in the case of 8 appeals.

Of the 8 appeals, 4 relate to dwellings recording a Damage Condition Rating (DCR) of 1; and 4 relate to dwellings which were refused due to the date of purchase not satisfying the eligibility criteria.

In the case of 3 refused applications, the Board affirmed the decision of the Decision Maker. The first application refused was submitted in 2016 and related to a detached dwelling which had a Building Condition Assessment report with a damage Condition Rating of 1 that accompanied the application, while the two additional applications refused related to applications submitted in 2015 and 2016 which were purchased by the applicant's after the 12 December 2013.

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 €1,031,714. 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 has an obligation to recover from any party, with a liability, and the capacity, all or part of the costs of remediating dwellings. During the first quarter of 2018, the PRB received a contribution of €2,000 from a liable party.

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 first quarter of 2018.

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 Pyrite Resolution Board's 2017 Annual Report is presently at draft stage.

13. General Data Protection Regulations (GDPR)

RSM Consultants have been engaged on behalf of the Pyrite Resolution Board to undertake a GDPR readiness assessment. This process is presently on-going.

20th April 2018

Appendix A - Summary of Applications Submitted as at 31st March 2018

Local Authority	Applications	County/Area	Applications
Dublin City Council	27	Dublin	1194
Dún Laoghaire-Rathdown Co. Co.	18	Balbriggan	354
Fingal County Council	1411	Ballyboughal	3
Kildare County Council	40	Blanchardstown	1
Meath County Council	488	Donabate	74
Offaly County Council	27	Garristown	1
South Dublin County Council	20	Glenagery	2
Grand Total	2031	Kinsealy	17
		Lucan	8
		Lusk	490
		Malahide	3
		Naul	1
		Newcastle	13
		Oldtown	1
		Portmarnock	2
		Rush	202
		Skerries	2
		Sutton	1
		Swords	19
		Dublin 11	7
		Cappagh	1
		Finglas	2
		Meakstown	4
		Dublin 13	3
		Balgriffin	2
		Kilbarrack	1
		Dublin 14	1
		Churchtown	2
		Dublin 15	198
		Ashtown	8
		Blanchardstown	22
		Castleknock	27
		Clonsilla	5
		Hollystown	4
		Mulhuddart	130
		Ongar	2
		Dublin 16	15
		Ballinteer	15
		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	40
		Donadea	1
		Enfield	2
		Kilcock	6
		Leixlip	17
		Maynooth	14
		Meath	488
		Ashbourne	305
		Ballivor	1
		Clonalvy	1
		Drumree	1
		Dunboyne	61
		Dunshaughlin	26
		Enfield	71
		Kilbride	1
		Kilmessan	2

Stage	Applications
1. Application & Validation	225
2. Damage Assessment/Verification	85
3. Planning/Scheduling & RWP Preparation	284
4. Tendering & Tender Analysis	85
5. Decision to Contract	0
6. Dwelling Remediation	208
7. Retention Period – 12 Months	443
8. Application Closed	701
Grand Total	2031

Appendix A - Summary of Applications Submitted as at 31st March 2018

Kinnegad	1
Navan	2
Rathmolyon	3
Ratoath	2
Robinstown	1
Summerhill	8
The Ward	1
Trim	1
Offaly	27
Edenderry	27
Grand Total	2031

Appendix B – Status of Applications up to 31st March 2018

Status	Applications
In Validation Process	225
Validated and awaiting verification	85
Included in Scheme	1594
<i>Planning/Scheduling</i>	138
<i>Preparation of Specification & Tender</i>	146
<i>Tendering & Tendering Analysis</i>	85
<i>Decision to Contract</i>	0
<i>Remediation Works</i>	208
<i>Works Complete & Certified (In Retention)</i>	443
<i>Closed after Retention</i>	574
Closed (Excluding Properties Closed After Retention)	127
Grand Total	2031