



Housing Project Management Unit, Housing & Residential Services
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Ms. Kathy Quinn
Assistant Chief executive
Finance Department

14th September 2017

Re: Pyrite remediation works, Carton Estate, Ballymun.

This is a Ballymun Regeneration development of 90 dwellings, built by Glenman Corporation and completed in 2007. The main remediation contract on site at present is for 50 houses and is being carried out by Deirlem Ltd. The work has proceeded well on a phased basis, with the last phase of 5 due to commence shortly, and finish around end October 2017.

Three other houses at Carton Road (Nos 14, 15 and 16) have previously been remediated, and Nos 7 and 8 Carton Terrace are due to start in mid-September. Additional cost of the works to these five houses is approx. €300,000.

Final costs will not be fully known until completion, but the total works cost of the 55 houses is approx. €3.3million. Professional fees are approx. €103,000 and sampling and testing cost approx. €100,000. Other costs to DCC of the pyrite problem at Carton Estate would be DCC staff costs, alternative accommodation, and removal costs.

Costs of pyrite works are stated as "approximate" as there are always additional defects encountered that cannot be directly attributable to pyrite (e.g. a boiler failing to restart and requiring replacement) but that require to be addressed at the time. All costs exclude VAT.

As the pyrite remediation works in Ballymun are now nearing completion and costs are being finalised, our consultants will shortly be in a position to review all aspects of the remediation works and associated costs in this project. This will enable DCC to then determine the most cost effective course of action in relation to recoupment of costs incurred by us in the remediation of the Carton Estate

Anthony Flynn
Executive Manager

Oifigeach Poiblí Ainmnithe faoin Acht um Brústocaireacht a Rialáil 2015 Féach ar
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