

Report to the Finance Strategic Policy Committee

Re: Cost of Pyrite Works

Classifications on the severity of pyrite

In 2013, the National Standards Authority of Ireland published Irish Standard 398 which dealt with Pyrite. Part 1 of this Code dealt with testing and categorization of pyritic damage, and introduced four classifications of the state of buildings that depended on the outcome of testing on the stone and the extent of damage to the building. Part 2 of the Code dealt with remediation. Dublin City Council is remediating all houses damaged by pyrite, or where pyrite is considered likely to cause damage in the future, regardless of the present categorisation of the individual dwelling. While the Pyrite Resolutions Board may use these categorisations to prioritise remediation works, houses owned by Dublin City Council are not under the remit of the Pyrite Resolutions Board and are unaffected. All remedial work carried out to DCC houses is in accordance with IS398.

Update on Claims with relevant insurance companies

There has been no recent progress in any of the disputes that DCC has with the builders of affected houses. As DCC is not the insured party, it cannot proceed directly against a builder's insurance company without a dispute having been resolved in its favour.

In the Belmayne Estate, Premier Guarantee is honouring claims made on its building guarantee insurance, and works are in progress on DCC-owned houses at present.

Update on progress with Dept of Housing, Planning, Community & Local Government

A financial assessment of the cost of remediation of social housing affected by Pyrite will be issued to Department Housing Planning Community & Local Government in April. The City Council will be seeking a meeting with DHPC&LG to recoup costs incurred by DCC on remediation of pyrite in social housing schemes.

Numbers of units with pyrite related issues

The following is a summary of the number of units known to be affected by pyrite in DCC's remit.

- Avila Park - 6 houses (remediated) plus community centre (not remediated yet)
- Griffith Heights - 35 (on site at time of writing)
- Griffith Close - 5 (due to be remediated in 2017)
- Griffith Crescent - 16 Senior Citizens dwellings (not remediated)
- Ballybough - 19 Ground floor units (remediated, remedial works affected 33 units in total as several duplex units were affected)
- Valeview Crescent - 2 (remediated)
- Owensilla Terrace - 4 (remediated)
- Balbutcher Way - 2 (remediated)
- Owensilla Estate - 4 (not remediated yet)

Carton Estate - 52 (remediation works on site at time of writing)
Carleton Hall Marino - 2 apartments (Remediated), also hall and crèche (not remediated yet)
Clancarthy Road, Donnycarney - 20 senior citizens dwellings (remediated)
BRL Contract Sillogue 3B – 124 houses (remediated)
BRL RECO centre (remediated)

Confirmation of funding

BRL paid James Elliot Construction Ltd €6.7m (ex Vat) to have remediation works carried out on 93 pyrite affected properties in the Sillogue 4 development. This funding was provided by the Department of Housing Planning Community and Local Government to BRL. High Court proceedings are being taken by BRL seeking to recover the costs of remediation of Sillogue 4.

Brendan Kenny
Assistant Chief Executive
Housing & Community Services Department