



Apartment Defects Campaign Update, 13 October 2025 – PLEASE SHARE

Presentation to Oireachtas Committee

Tomorrow afternoon (Tuesday, 14 October) a joint delegation from the Construction Defects Alliance, Not Our Fault campaign, the Apartment Owners' Network and the MUD Act Reform Group will be presenting to the Oireachtas Housing Committee on issues affecting apartments and duplexes. The engagement with the Committee will cover material from defects to service charges and everything in between.

The session will commence slightly after 3pm tomorrow and continue until 5.30pm and if you're interested in viewing you can do so by clicking on this link <https://www.oireachtas.ie/en/oireachtas-tv/cr3-live/>

Our Opening Statement to the Committee will be posted on www.constructiondefectsaltalliance.ie tomorrow evening under the 'Latest' tab on the website.

Budget 2026 Allocation

As most of you will know, the Government unveiled its Budget for 2026 last Tuesday, 7 October. As part of that process, each of the Government departments set out in more detail their spending plans for 2026.

In relation to defects remediation, the good news is that nearly €300 million has been allocated for next year – nearly three times what was earmarked for 2025. Now, we need to get the processes working to spend this money!

Speeding Up Processes

Progress on the Interim Remediation Scheme has been painfully slow and apart from the payment of competent professionals' fees to one of the pathfinder projects, no grants have issued yet.

To try and speed things up, a productive meeting took place recently with the Assistant Secretary General of the Department of Housing, Caroline Timmons, and the Minister's Adviser, John McDonald. Out of this meeting a forum has been set up to look at ways of speeding up the turnaround time on applications to the Interim Remediation Scheme and a first meeting has been scheduled for Tuesday, 21 October next.

More on this in due course.

Retrospective Payments

Over the summer the eight Retrospective Payments Pathfinders undertook a lot of work in compiling the data required by the Housing Agency in relation to the remediation works undertaken on each site and all of the financial details associated with that work.

On foot of that, the Housing Agency has submitted three reports to the Department of Housing and our understanding is that the Department are preparing a document for the Minister to take to Cabinet. Once the Minister reports to Cabinet – which we expect to happen before the end of the year – then we will be working intensively to get the pathfinder projects paid and to seek the opening up of the process to other OMCs.

Legislation and Full Scheme

The latest information we have is that the drafting of the legislation will be completed by mid-November and this should allow it to go before the Oireachtas Housing Committee for pre-legislative scrutiny. More information on this in the coming weeks.

Ends.