



CONSTRUCTION DEFECTS
ALLIANCE

Apartment Defects Campaign Update, 18 January, 2023 – PLEASE SHARE

Please see below the Construction Defects Alliance's statement responding to the Government decisions on a defects remediation scheme this morning. Details of the Government decisions can be accessed at this link:

https://www.constructiondefectsalliance.ie/assets/files/pdf/230118_post-cabinet_brief_for_cda_and_aon70.pdf

Also important to say a big thank you to the apartment owners in Beacon South Quarter whose OMC has been funding this campaign for the last five years.

Today's cabinet decision is a major step in the process of paying back the BSQ owners and all of those affected by defects.

APARTMENT OWNERS STRONGLY WELCOME CABINET DECISION TO SET UP DEFECTS REMEDIATION SCHEME – INCLUDING RETROSPECTION – AND TO PROVIDE INTERIM FIRE SAFETY SUPPORT MEASURES

Implementation Group now needed to ensure remediation support scheme delivers safe and healthy homes through full upfront payments for remedial works and provision of hands-on management support

The Construction Defects Alliance (CDA) has strongly welcomed today's Cabinet decision to give approval for the establishment of a defects remediation support scheme to help tackle fire safety and other defects in up to 100,000 Celtic Tiger-era apartments.

CDA spokesperson, Pat Montague, said that the Alliance were particularly pleased at the political decision to ensure that people who have paid or are paying towards remediation costs will be included in the scheme. In addition, Mr Montague warmly welcomed the decision to provide immediate support on a series of interim fire-safety measures as requested by the Alliance and the Apartment Owners' Network in the run-up to last September's Budget.

“Today’s Cabinet decision is an important one for the tens of thousands of people living in apartments affected by fire safety defects. It’s clear that a remediation support scheme is now going to be put in place and a political decision has been made to include people who have already paid or are paying towards remediation costs. These decisions are significant although the detail of how they will operate in practice has yet to be worked out.

“We have said all along that – given the enormous scale of the defects issue – it will take a number of years for all of the defective apartments to be remediated. Given this scenario, we asked the Minister for Housing, Darragh O’Brien TD, last September to provide funding for interim measures such as upgraded fire alarms, fire wardens and emergency safety grants to help improve safety prior to remediation works taking place. We’re very pleased that Minister O’Brien and the Government have agreed to these proposals and now plan to start providing such support in the coming months.”

Mr Montague said that while the Construction Defects Alliance strongly welcomes the Cabinet’s decisions today, a lot of detailed work remains to be done to make sure that the defects remediation support scheme is fit-for-purpose.

“To ensure that the remediation scheme is properly fit-for-purpose, the Construction Defects Alliance is calling for the establishment of a stakeholder-based Implementation Group to drive this project forward made up of apartment owner representatives – including approved housing bodies, property managers, fire safety experts, other relevant professionals and public sector groups. Such an Implementation Group needs to be fully focused on ensuring that the final remediation scheme takes into account the nature and scale of the challenges facing owners’ management companies (OMCs).

“OMCs are the bodies that hold legal responsibility for tackling the defects issue. However, the directors of these companies are volunteers and very few have the skills, competence or experience needed to manage complex construction projects. In addition, many OMCs are financially compromised due to service charge arrears and some struggle to provide basic services – never mind fund and manage defects works.

“Given this background, it is essential – in order to deliver safe and healthy homes to the tens of thousands of people living in apartments – that the Government’s scheme provides full funding for remediation works upfront. In addition, the Government needs to task the Housing Agency with providing hands-on assistance to OMC in the management of remediation works in the way that the Pyrite Resolution Board has assisted homeowners affected by pyrite,” Pat Montague concluded.

Ends.