



CONSTRUCTION DEFECTS
ALLIANCE

Apartment Defects Campaign Update, 27 October, 2023 – PLEASE SHARE

Defects Update

The Construction Defects Alliance and the Apartment Owners' Network have been engaging intensively with Minister Darragh O'Brien, his advisers and the Housing Agency over recent weeks. Here is an update on the current state of play with regards to sorting out apartment defects.

Interim Fire Safety Measures Scheme

- The Housing Agency has recently appointed an experienced Programme Manager, Martin Heron, to run the Interim Fire Safety Measures Scheme and subsequently the full remediation scheme.
- The purpose of this scheme is to ensure that apartment residents are kept safe while awaiting full remediation through measures like fire alarm upgrades or replacements as well as ensuring that people have safe means of escape in the event of there being a fire.
- The Minister for Housing and his team as well as the Housing Agency are working intensively to get this scheme up and running — and open for applications from OMCs — by the end of November.
- It's likely that a webinar on this scheme will be held with the Minister, the Apartment Owners' Network and the Alliance before the end of the year once the scheme is open for applications.

Retrospection

- As announced at the last webinar in early September, Minister Darragh O'Brien is planning to set up an administrative scheme for retrospection so that the process of reimbursing apartment owners who have paid towards remediation costs can commence in 2024.
- The Minister will be preparing a detailed memo for Cabinet on the implementation of retrospection — Government agreed to the principle last January.

- The Alliance and the Apartment Owners' Network are currently working with the Housing Agency in providing examples of schemes where works have been completed to assist the Agency in developing protocols for the repayment of remediation costs.

Defects Remediation Scheme

- The Alliance and all political parties are agreed that the main defects remediation scheme will require legislation to underpin it.
- It's likely to be late spring 2024 before the Heads of the Bill (initial draft of the legislation) will be ready to go before the Oireachtas Housing Committee for scrutiny.
- On this basis, the best-case scenario is that the legislation might be passed before the next general election with implementation of the scheme falling to the next government.
- This is clearly far from ideal but 'we are where we are'.

Diary Date

Hundreds of people have successfully registered their interest in taking part in the defects remediation scheme through the Housing Agency's portal.

However, many of you have encountered difficulties in doing so. To deal with this situation the Housing Agency, the Alliance and AON will be jointly hosting a webinar to show people how to navigate the registration process at **7pm on Monday, 13 November**.

We'll be issuing a further update with how to register for this webinar in the coming days.

Ends.