



**CONSTRUCTION DEFECTS**  
ALLIANCE

## **Apartment Defects Campaign Update, 30 July, 2022 – PLEASE SHARE**

### **Major Forward Step**

The publication of the report on the Working Group on Defective Homes is a major step forward for the campaign to get a proper remediation scheme put in place by the government for the owners of defective apartments and duplexes. However, it's very definitely not the end of the journey – there is a lot of work to be done. But make no mistake, the report is an important staging post in our journey.

Before getting into the report's contents, it would be churlish not to acknowledge the people who volunteered a massive amount of their time to participate in the Working Group especially the two apartment owners Ciara Holland and Des McCabe. The Working Group was ably chaired by Séamus Neely and supported by officials from the Department of Housing and the Housing Agency – we're really appreciative of their efforts. And Minister Darragh O'Brien took our proposal two years ago for this Working Group process and ran with it – we're very thankful that he did.

So what about what's in the report – well there's lots (see for yourself here [https://www.constructiondefectsalliance.ie/assets/files/pdf/final\\_wg\\_report.pdf](https://www.constructiondefectsalliance.ie/assets/files/pdf/final_wg_report.pdf)). Going to try to summarise the key stuff from apartment owners' perspective:

- Up to 100,000 apartments affected by defects – 90,000 by fire safety issues – at an estimated cost of up to €2.5 billion
- Recognition that Government has to contribute to funding defects works:
  - Fire safety, water ingress and structural issues
- That monies for future works should be routed through OMCs
  - Only body that has legal and practical means to deliver safe homes
- Need for guidance and support for OMCs (Housing Agency)
- Consensus about need for retrospective support for owner-occupiers
- Three funding options for **future works** being considered:
  - Low-cost long-term loans
  - State grants to OMCs (may be capped at a certain figure or % of costs)
  - State directly pays for costs

- Loans originally seen as 'silver bullet' but now not seen as practical
- Likely to be some variation on other two
- Options for **retrospection** focus around:
  - Tax reliefs/credits
  - Means-tested grants
  - Soft-loans
- Government will have to consider and decide on options
- And despite appearances to the contrary, Working Group has said that Government should consider a general industry levy to contribute to the costs of the scheme

On the financial side, the Working Group have NO recommendations but have set out options for Government to consider. The Alliance will be engaging with Government on all of this from mid-August.

### **Budget Campaign Continues**

As you will have seen, the Alliance has been focusing sharply on getting retrospective financial assistance for owners who have paid or are paying levies in Budget 2023. In this regard, we have gotten strong support from both Opposition and Government Oireachtas members and we appreciate this support.

The campaign needs to continue because there are as yet no measures in place for retrospection and it is critical that there is within a matter of months in order to ensure that safety critical fire defects works continue.

So if you haven't already emailed your TDs and Senators on this please do so by clicking on [www.constructiondefectsalliance.it](http://www.constructiondefectsalliance.it).

Ends.