



**CONSTRUCTION DEFECTS**  
ALLIANCE

## **Apartment Defects Campaign Update, 4 March 2025 – PLEASE SHARE**

### **Interim Remediation Scheme Update**

As you know from our last newsletter, applicants to the Interim Remediation Scheme for urgent fire safety works are being asked to re-tender due to public procurement requirements. This means that the:

- Four pathfinder projects have to publicly tender for their building contractors;
- Other 191 OMCs that applied to the scheme have to pause any fire safety assessment works and re-tender for competent professionals to conduct such assessments.

Last week, we met with the new Minister for Housing, James Browne TD and his team to discuss this situation and other matters.

In relation to the four pathfinder projects, the Department and the Housing Agency are working together to enable the competent professionals' fees on these projects to be paid by the end of March – subject to all the necessary documentation being reviewed and approved.

The Alliance has asked that the costs incurred by the other applicants on fire safety risk assessments be covered by the State and we reiterated that request at last week's meeting with the Minister.

Currently, the Housing Agency is trying to scope out the costs involved here and has issued all OMCs that have applied to the Interim Remediation Scheme a questionnaire on this. From conversations with the Housing Agency last week it is clear that very few scheme applicants have engaged with this questionnaire.

**The Alliance is urging all OMCs that applied to this scheme to complete this survey <https://survey.zohopublic.eu/zs/bFEFV2> as soon as possible so that we can get a speedy resolution of this costs issue.**

Finally, the Housing Agency is currently developing tendering supports for the non-pathfinder applicants to the Interim Remediation Scheme called Dynamic Purchasing System (DPS). We will provide an update on this next week

### **Retrospective Payments Scheme**

Work is proceeding on scoping out a scheme (Retrospective Payments Scheme) to reimburse owners who have paid or are paying for defects remediation works. As has been mentioned before, eight complexes around the country will be working with the Housing Agency on this scoping or pathfinding project.

At our meeting with Minister Browne and his officials last week, we were informed that a formal application form will issue to the eight pathfinders by the end of March. Over the following months there will be intense work carried out with the eight pathfinders and the plan is that the learnings from this process will help to inform the drafting of the legislation which will underpin all of the defects remediations schemes.

It's expected that the legislative process will commence later this year.

Ends.