



## CONSTRUCTION DEFECTS ALLIANCE

### GENERAL ELECTION UPDATE 5 – ANALYSIS OF PARTY COMMITMENTS TO OWNERS OF DEFECTIVE APARTMENTS

#### Strong Support Across the Board

The Construction Defects Alliance – both nationally and at local level – has been engaging for some months now with the political parties on getting support for apartment owners who are being unjustly saddled with the costs of remediating defects which they did not cause.

The good news is that all of the various political parties or groupings – based on our analysis of their manifestoes, correspondence with the Alliance and various ‘on-the-record’ statements – have indicated their willingness to assist apartment owners during the lifetime of the next Oireachtas. The broad nature of this support is vital as it should ensure that no matter who is in Government, we can expect some action on supporting the owners of defective apartments.

So – in more detail – what have the parties and groupings said to the Construction Defects Alliance?

#### Redress

The Alliance’s fundamental aim is to get the redress recommendations of the Oireachtas Housing Committee report – *Safe As Houses?* – implemented. These recommendations were as follows:

- The establishment of a redress scheme to assist homeowners with latent defects;
- Provision of an information and advice service for those affected by defects;
- Redress scheme to be funded through industry levy matched by Government funding, tax write offs or interest-free loans.

Based on our analysis of their manifestoes, correspondence with the Alliance and various 'on-the-record' statements, four parties have explicitly committed to implementing the recommendations in *Safe As Houses?* including:

- Sinn Féin;
- Labour;
- Greens;
- Social Democrats.

Other parties have not mentioned *Safe As Houses?* as such but have proposed redress schemes:

- For example, People Before Profit and Solidarity have proposed that a redress scheme be established that would be paid for by the construction industry;
- Fianna Fáil has proposed that a Latent Defects Scheme with an initial €10 million in it.

Fine Gael has not made a commitment to the redress proposals in *Safe As Houses?* or putting in place an alternative redress scheme.

### **Access to Loans**

As a short-term measure to help alleviate the huge cashflow pressures being experienced by the owners of defective apartments and to help facilitate speedy remediation works, the Construction Defects Alliance has proposed that a scheme of low or no-interest loans be put in place. The following parties have agreed to pursue this if in Government:

- Fine Gael;
- Fianna Fáil;
- Sinn Féin;
- Labour;
- Greens;
- Social Democrats.

People Before Profit and Solidarity have not made commitments on this issue, but – to be fair – that is because they are advocating that the issue of access to finance be solely tackled through a redress fund.

### **Infographics**

To help capture the party's positions in a way that can be easily communicated, the Alliance has prepared an infographic which is attached in two formats JPEG and PDF.

Please share with your neighbours, friends and families.

Ends.

