



27 September 2022.

Mr. Pat Montague,  
4 Wellpark Avenue,  
Drumcondra,  
D09 H9C3

Dear Pat,

I am writing to update you on progress in relation to addressing defects in Apartments. Today I brought a memo to Cabinet on the Defects in Apartments: Working Group to examine defects in Housing report and a proposed series of next steps. The report fulfils an important Programme for Government commitment in relation to defects and examines the legacy of fire safety, structural safety and water ingress defects in purpose built apartment buildings, including duplexes, constructed between 1991 and 2013. Importantly, it gives us a strong basis of which to work on. I am very conscious of the pressures and concerns felt by apartment dweller across the country the scale of the challenges involved and the need to move expeditiously on these matters.

In that context, following on from the Cabinet meeting today my Department will establish;

- An inter-departmental and agency group (including DHLGH, DPER, DOF, HA, AGs, Local Authority Fire Services) to bring forward specific proposals to Government by the end of the year. Following agreement, the group will develop a timeframe for implementation.
- An advisory group to develop a Code of Practice (Recommendation 8 of the Working Group's report ), in the context of the Fire Services Acts, to provide guidance to building professionals and local authority building control / fire services, including guidance on interim safety measures.
- A Defects in Apartments liaison forum with homeowner representatives
- The Housing Agency will provide an advisory service to OMCs impacted by Defective apartments.
- The Minister will also meet with the insurance sector on this matter.



In relation to any future financial support arising from a government decision by the end of the year it is worth noting that a new revenue stream of €80m per annum via a levy on construction products is being established in Budget 2023. This will help fund any future remediation commitments.

I will continue to work with my government colleagues on this matter and look forward to your organisation's contribution to the new forum and implementation of any new agreed scheme.

Yours sincerely,

**Darragh O'Brien, TD,  
Minister for Housing, Local Government and Heritage.**