

## **An Comhchoiste um Thithíocht, Rialtas Áitiúil agus Oidhreacht**

Tuarascáil maidir leis an nGrinnscrúdú Réamhreachtach ar Scéim Ghinearálta a an Bhille um Fheabhsúcháin Fabhtanna in Árasáin agus in Árasáin Dhá Urlár 2024

Eanáir 2026

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## **Joint Committee on Housing, Local Government and Heritage**

Report on the Pre-Legislative Scrutiny of the General Scheme of the Apartment and Duplex Defects Remediation Bill 2024

January 2026

34/JCHLGH/03

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## Related information

### Publications

All publications for this committee are available on the Oireachtas website [here](#).

### Committee debates

Transcripts of Committee debates can be found on the Committee debates page [here](#).

### Committee videos

Footage of Committee proceedings can be found on the Committee videos page [here](#).

### Contact details.

The contact details for the Committee can be found on the Committee page [here](#).

### Terms of reference

The Orders of Reference for the Committee are set out in:

- the Report of the Committee on Standing Orders and Dáil Reform Orders Of Reference And Establishment Of Committees available [here](#), and
- the First Report of the Committee on Parliamentary Privileges and Oversight on Orders of Reference and Establishment of Committees available [here](#).

## Committee Membership

### Cathaoirleach

[Micheál Carrigy TD](#), Fine Gael

### Leas-Cathaoirleach

[Séamus McGrath TD](#), Fianna Fáil

### Members

[Richard Boyd Barrett TD](#), People Before Profit - Solidarity

[Paula Butterly TD](#), Fine Gael

[Joe Cooney TD](#), Fine Gael

[Thomas Gould TD](#), Sinn Féin

[Rory Hearne TD](#), Social Democrats

[Paul McAuliffe TD](#), Fianna Fáil

[Eoin Ó Broin TD](#), Sinn Féin

[Senator Pat Casey](#), Fianna Fáil

[Senator Joe Flaherty](#), Fianna Fáil

[Senator Aubrey McCarthy](#), Independent

[Senator Maria McCormack](#), Sinn Féin

[Senator PJ Murphy](#), Fine Gael

## Cathaoirleach's Forward

In October 2025, the Minister for Housing, Local Government and Heritage referred the General Scheme of the Apartment and Duplex Defects Remediation Bill to the Joint Committee on Housing, Local Government and Heritage. in accordance with Standing Orders for the purpose of pre-legislative scrutiny.

The General Scheme proposes to provide a statutory basis for the establishment of an Apartment and Duplex Defects Remediation Scheme, which would provide for the payment of grants for the remediation of fire safety, structural safety and water ingress defects in apartments and duplexes, constructed between 1991 and 2013.

In its pre-legislative scrutiny, the Committee has made recommendations in areas such as providing support for owner management companies and residents, ensuring the quality, consistency and cost effectiveness of the remediation works, and ensuring that urgent fire safety works needed to address threats to life are expedited as quickly as possible.

The Committee believes that the recommendations in this report, if implemented, would strengthen the draft legislation, without delaying its completion and passage through the Oireachtas.

I would like to thank all the stakeholders who attended before the Committee for their valuable insights and contributions. I would also like to thank the officials from the Department of Housing, Local Government and Heritage for their positive and constructive engagement with the Committee's concerns. Thanks also to the Committee Secretariat. I would also like to thank Committee Members for their engagement with the scrutiny of the proposed legislation.

A copy of this report will be sent to the Minister for Housing, Local Government and Heritage. I hope that it will help to inform the legislative process and make a valuable contribution to the forthcoming legislation.



**Micheál Carrigy TD**

Cathaoirleach

Joint Committee on Housing, Local Government and Heritage

14 January 2026

# 1. Background

## 1.1 General Scheme

The General Scheme of the Apartment and Duplex Defects Remediation Bill was approved by the Government for priority drafting on 18 September 2024.

In February 2021, the then Minister for Housing, Local Government and Heritage established the Working Group to Examine Defects in Housing. The proposed legislation is informed by recommendations in their report “Defects in Apartments - Report of the Working Group to Examine Defects in Housing” which was published in July 2022, as well as the recommendation on implementation in the Report of the Inter-Departmental and Agency Group of 12 December 2022.

The Working Group’s report estimated that between 50% and 80% of apartments and duplexes (or associated common areas) constructed between 1991 and 2013 may be affected with one or more fire safety, structural safety or water ingress defects, equating to between 62,500 and 100,000 units. The average cost of remediation was estimated at approximately €25,000 per unit, which means the full statutory scheme could have a potential cost to the Exchequer of between €1.5 billion and €2.5 billion (excluding inflation).

The draft legislation aims to support the process of remediation of apartments and duplexes, constructed between 1991 and 2013, with fire safety, structural safety and water ingress defects. It would provide a statutory basis for the establishment of an Apartment and Duplex Defects Remediation Scheme. This scheme would provide for the payment of grants for the remediation of such defects and for related matters.

It is intended that only defects that are attributable to defective design, defective or faulty workmanship, defective materials (or any combination of these) and were in contravention of the Building Regulations applicable at the time of construction will be eligible for inclusion.

The draft legislation provides for the remediation of relevant defects, where practicable, to the standard that applied at the time of their original construction. Where this is not

practicable, alternative approaches and options would be considered, that provide a reasonable level of life safety protection.

The grant is currently calculated as 100% of the eligible remediation costs but the General Scheme makes provision for this percentage amount to be amended by the Minister by way of Regulations (Head 22).

The General Scheme has 44 Draft Heads. It provides for an Owners' Management Company (OMC), an approved Housing Body or a local authority to apply for grant funding for the remediation of three categories of defect, fire safety, structural safety, and water ingress, in purpose-built apartment buildings or duplexes constructed between 1991 and 2013. The General Scheme provides for retrospective payment of eligible costs already incurred (Head 17).

Under the General Scheme, buildings that provide multi-occupancy accommodation under specific conditions, including, but not limited to, nursing homes, boarding schools, student accommodation, hotels and hostels, will not be eligible to apply for grants (Head 6 and Head 7).

Under the General Scheme, deficiencies arising from wear and tear, lack of maintenance and replacement of end-of-life safety systems will not be eligible for grants (Head 8 and Head 43).

## 1.2 The Interim Remediation Scheme

Given the overall scale of the works required, and the need in some instances for interim measures to ensure an acceptable level of fire safety before the comprehensive completion of remediation works, the Government introduced an Interim Remediation Scheme, on an administrative basis, which opened to applications on 11 December 2023.

There are eight phases in the Interim Remediation Scheme:

- Phase one - The OMC submits an application to the Housing Agency, providing all required development particulars and nominating an authorised contact.
- Phase two - The Housing Agency reviews the submission and where valid, issues a Confirmation of Validity, and an assigned Case Number.
- Phase three - The OMC coordinates the appointment of a Competent Professional (CP) to undertake the fire safety assessment work and undertakes procurement of

Competent Builders (CBs) to obtain tenders and determine the costs associated with proposed interim measures.

- Phase four – The OMC submits documentation to the Housing Agency for eligibility assessment and Assessment of provisional funding approval under the Interim Remediation Scheme.
- Phase five - Following successful assessment, the Housing Agency issues a Grant Agreement to the OMC for review and signature.
- Phase six - On receipt of the signed Grant Agreement, The Housing Agency confirms funding approval and returns a countersigned copy to the OMC. This authorises commencement of interim fire safety works.
- Phase seven - The OMC proceeds with interim remediation works onsite.
- Phase eight - Upon completion of works, the OMC submits all required certificates and supporting documentation to the Housing Agency.

Since the launch of the Interim Remediation Scheme until the end of November 2025:

- 393 applications were received by the Housing Agency,
- 229 applications were validated,
- Four Pathfinder projects were progressed,
- Of the four Pathfinder projects, one Grant Agreement has been executed.

In its briefing document to the Committee, the Housing Agency outlined a number of lessons learned through the operation of the Interim Remediation Scheme.

- OMCs are predominantly voluntary, and their board members are not technical experts. Many required significant support to navigate eligibility, submissions and approvals.
- Delays occurred due to unclear ownership of common areas and the complexity of documentation required.
- Inconsistent reporting and variable scope definitions highlighted the need for stronger technical parameters.
- Variability in cost submissions and interpretation of eligible works created inconsistency.
- Early projects showed a need for a more efficient, transparent process for engaging professional consultants.

- Regular engagement between the Housing Agency, OMCs and other stakeholders significantly improved consistency.
- Consistent document standards and reliable data oversight were essential for managing progress.

## 2. Recommendations

### Recommendations

- 1 The Committee urges the Minister to prioritise the completion and passage of this important legislation to ensure the remediation scheme is open for applications before the end of 2026.
- 2 Without in any way delaying the legislation the Committee asks the Minister to consider whether an end-to-end scheme similar to the Pyrite Resolution Board or a grant scheme as proposed in the General Scheme is the most efficient and cost-effective way of addressing Celtic Tiger era building defects, and to amend the legislation accordingly.
- 3 The Committee recommends that the scheme should include a provision for competent professionals to be made available to OMCs via a Housing Agency run dynamic purchasing system.
- 4 The Committee recommends that the scheme should include a provision for project managers to be made available to OMCs by the Housing Agency to provide a comprehensive range of supports.
- 5 The Committee recommends that funding for a Tenant Liaison Officer be included in the scheme. The Tenant Liaison Officer role would be distinct from the project manager, and would coordinate access to apartments and duplexes, manage communication between residents, owners, the OMC and Competent Professionals.
- 6 The Committee recommends that the scheme should include a framework agreement for qualified contractors managed by the Housing Agency to ensure quality, consistency and cost effectiveness of remediation work.

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- 7 The Committee recommends that the transfer of responsibility for the regulation of OMCs and the Multi-Unit Development Act 2011 from the Department of Justice, Home Affairs and Migration to the Department of Housing, Local Government and Heritage should be carried out as a matter of urgency.
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- 8 The Committee welcomes the confirmation that a solution has been reached regarding OMCs without ownership of common areas accessing the Remediation Scheme.
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- 9 The Committee recommends that consideration be given to prioritising fire safety works on the basis of a risk to life versus a risk to property, as per the distinction in the Fire Safety Acts. Works required to mitigate risks to life should be prioritised.
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- 10 The Committee recommends that the legislation should set out in a specific section the interaction of the ongoing interim fire safety works scheme and the broader remediation scheme and ensure that a risk-based approach is taken to determine what works and what residential developments are prioritised.
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- 11 The Committee recommends that The Minister in consultation with the Department of Public Expenditure and Reform should seek a derogation from public procurement rules for the procurement of urgent fire safety work to address threat to life remediation issues (ie fire alarm systems etc).
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- 12 The Committee recommends that in cases where fire certificates can only be provided following remediation work that involved defects and maintenance (such as fire alarms, fire safety lighting etc), and the OMC does not have the funds to cover the maintenance issues, the scheme will fund these works as part of the remediation works, with these funds placed as a charge on the properties involved and recouped from the OMC on an interest free basis.
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- 13 The Committee recommends that the Minister consider the inclusion of houses where they fall within the scope of the scheme in terms of timelines and types of building defects.
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- 14 The Committee recommends that the scheme should include increased insurance premiums and fire warden costs in the ancillary payments provided as part of the scheme.
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- 15 The Committee recommends that the Minister for Housing, Local Government and Heritage should engage further with the insurance sector, to ensure that OMCs do not lose insurance coverage, or face unmanageably high premium payments.
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- 16 The Committee recommends that the definition of applicant in the legislation explicitly references buildings wholly owned by Local Authorities and Approved Housing Bodies as well as Owners Management Companies.
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- 17 The Committee recommends that the scheme should include requirements for OMCs to hold general meetings to discuss applications to the scheme and to provide regular updates to owners and tenants as remediation work progresses.
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- 18 The Committee recommends that approved remedial works must be commenced within a period of three to six months from the date of the Grant Agreement and must be completed in accordance with Section 14 within 18 to 24 months from the date of the Grant Agreement, and provision is made for flexibility to deal with unexpected delays in procurement, commencement or completion of remediation works, and that the retrospective element of the scheme be rolled out in tandem and in a timely manner.
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- 19 The Committee recommends that the scheme should include appeal processes at key phases of decision making.
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### 3. Overview of the Committees' Consideration

#### 3.1 Procedural basis for scrutiny

Pre-legislative consideration was conducted in accordance with Standing Order 181 which provides that the General Scheme of all Bills shall be given to the Committee empowered to consider Bills published by the member of Government.

#### 3.2 Pre-Legislative Scrutiny of the General Scheme

The General Scheme of the Apartment and Duplex Defects Remediation Bill 2024 was referred to the Joint Committee on Housing, Local Government and Heritage by the Minister for Housing, Local Government and Heritage James Browne T.D., on 23 October 2025. In November and December 2025, the Committee engaged with key stakeholders at pre-legislative scrutiny meetings in public session, which are detailed in the following section of this report.

#### 3.3 Engagement with Stakeholders

Date	Witness(es)	Official record
18 November 2025	<p><b>The Department of Housing, Local Government and Heritage</b></p> <ul style="list-style-type: none"><li>Ms Caroline Timmons, Assistant Secretary, Housing Policy and Standards Division</li><li>Mr. Derek Rafferty, Principal Officer, Housing Remediation Unit</li><li>Mr. John Wickham, Senior Adviser, Building Standards Advisory Unit</li></ul> <p><b>The County and City Management Association</b></p> <ul style="list-style-type: none"><li>Mr. Fearghal Reidy, Chief Executive, Kerry County Council</li><li>Mr. Dennis Keeley, Assistance Chief Executive, Climate and Urban Regeneration, Dublin City Council</li></ul>	Transcript available <a href="#">here</a>

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- Mr. Liam Conneally, Chief Executive, Galway County Council Chair of CCMA Planning, Land Use & Housing Committee.

25 November 2025

**Society of Chartered Surveyors of Ireland**

- Mr. Kevin Hollingsworth, Building Surveyor and past President.
- Ms Aisling Keenan, Chartered Surveyor

**Engineers Ireland**

- Mr. Damien Owens, Director General
- Mr. Michael Lyons, Chartered Engineer
- Mr. Cian O'Dowd, Head of Public Affairs

**the Construction Defects Alliance**

- Mr. Pat Montague, Coordinator

**Apartment Owners' Network**

- Mr. David McLelland

**Not Our Fault**

- Mr. Sam Doran, Chair

**The Housing Alliance**

- Ms Sharon Cosgrove, CEO Oaklee
- Ms Fiona Dunkin. Head of Policy
- Mr. Ben Dunne, Property Services Project Manager, Tuath Housing.

**The Irish Council for Social Housing**

- Ms Ailbhe McLoughlin Director of Policy,
- Ms Lyndsey Anderson. Housing Policy Specialist (Social and Affordable Delivery

Transcript

available [here](#)

4 December 2025

**The Department of Housing, Local Government and Heritage**

- Ms Caroline Timmons, Assistant Secretary, Housing Policy and Standards Division
- Mr. Derek Rafferty, Principal Officer, Housing Remediation Unit r

Transcript

available [here](#)

- Mr. John Wickham, Senior Adviser, Building Standards Advisory Unit
- Mr Eoin O'Dowd, Architectural Engineer, Inspector

#### **The Housing Agency**

- Mr. Martin Whelan, Chief Executive Officer
- Mr. Ronan O'Halloran, Director of Remediation
- Mr. Martin J. Hernon Programme Manager, Remediation and Standards

#### **Dublin Fire Brigade**

- Mr. Greg O'Dwyer, chief fire officer
- Ms Mary O'Brien, assistant chief fire officer

#### **the Construction Defects Alliance**

- Mr. Pat Montague, co-ordinator
- Ms Fiona Dunkin, policy manager with Clúid

#### **Not Our Fault**

- Mr. Sam Doran, Chair.

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11 December 2025

#### **The Department of Housing, Local Government and Heritage**

- Ms Caroline Timmons, Assistant Secretary, Housing Policy and Standards Division
- Mr. Derek Rafferty, Principal Officer, Housing Remediation Unit,
- Mr. John Wickham, , Senior Adviser, Building Standards Advisory Unit

Transcript

available [here](#)

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## 4. Key Issues with the Proposed Legislation

In scrutinising the General Scheme, the Committee focused on a number of key issues which were of particular interest.

### 4.1 Supporting OMCs

The Committee heard from numerous stakeholders regarding the difficulties faced by the board members of OMCs. OMC board members are volunteers, usually with no particular legal, financial or technical experience. Multiple stakeholders told the Committee that the scale and complexity of the remedial works required would mean that OMCs would require significant support to navigate the eligibility and application processes, and to manage the remediation works themselves.

The Housing Agency, in the briefing note to the Committee, suggested that a Project Manager could be engaged for each development, to provide assistance to the OMC. This project manager would provide central oversight, coordination and technical assurance on behalf of the Agency, supporting OMCs throughout the full remediation process.

As per the Housing Agency suggestion, the Project Manager would be contracted directly by the Housing Agency, and would act as the primary point of contact, overseeing the Competent Professionals, manage procurement processes, and ensure consistent reporting, documentation, and programme management.

The idea of a dedicated Project Manager was welcomed by stakeholders. At the Committee's meeting of 11 December 2025, Ms Caroline Timmons of the Department of Housing, Local Government and Heritage confirmed to the Committee that the Department had received a proposal from the Housing Agency in this regard, which they were reviewing.

### Recommendation one

The Committee urges the Minister to prioritise the completion and passage of this important legislation to ensure the remediation scheme is open for applications before the end of 2026.

### Recommendation two

Without in any way delaying the legislation the Committee asks the Minister to consider whether an end-to-end scheme similar to the Pyrite Resolution Board or a grant scheme as proposed in the General Scheme is the most efficient and cost-effective way of addressing Celtic Tiger era building defects, and to amend the legislation accordingly.

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### Recommendation three

The Committee recommends that the scheme should include a provision for competent professionals to be made available to OMCs via a Housing Agency run dynamic purchasing system.

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### Recommendation four

The Committee recommends that the scheme should include a provision for project managers to be made available to OMCs by the Housing Agency to provide a comprehensive range of supports.

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The Society of Chartered Surveyors of Ireland (the SCSi) recommended to the Committee that the appointment of a Tenant Liaison Officer for each project would also be essential. This role would be distinct from the project manager, and would coordinate access to apartments and duplexes, manage communication between residents, owners, the OMC and Competent Professionals, support vulnerable residents, and prevent delays caused by refusal of access. Mr Kevin Hollingsworth of the SCSi told the Committee that any remediation project involving occupied homes which he had worked on needed a Tenant Liaison Officer.

### Recommendation five

The Committee recommends that funding for a Tenant Liaison Officer be included in the scheme. The Tenant Liaison Officer role would be distinct from the project manager, and

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would coordinate access to apartments and duplexes, manage communication between residents, owners, the OMC and Competent Professionals.

### **Recommendation six**

The Committee recommends that the scheme should include a framework agreement for qualified contractors managed by the Housing Agency to ensure quality, consistency and cost effectiveness of remediation work.

## **4.2 Regulation of OMCs**

Although not a part of this legislation, the Committee noted that the transfer of responsibility for the regulation of OMCs and the Multi-Unit Development Act 2011 from the Department of Justice, Home Affairs and Migration to the Department of Housing, Local Government and Heritage, which was included in the Programme for Government, Securing Ireland's Future, has still not occurred. The Committee is of the view that the regulation and reform of OMCs should be a priority, and that this transfer of responsibility should be carried out as a matter of urgency.

### **Recommendation seven**

The Committee recommends that the transfer of responsibility for the regulation of OMCs and the Multi-Unit Development Act 2011 from the Department of Justice, Home Affairs and Migration to the Department of Housing, Local Government and Heritage should be carried out as a matter of urgency.

## **4.3 Ownership of Common Areas**

The General Scheme as currently drafted, and the Interim Remediation Scheme, require that OMCs have full ownership of all common areas in the development in order to apply for a grant. It is estimated that 25% of multi-unit developments (MUDs) have not had their common areas transferred. In many cases, this is complicated by the initial developers having gone into liquidation, which would require the High Court to regularise ownership.

At the meeting of 11 December 2025, Ms Caroline Timmons of the Department of Housing, Local Government and Heritage confirmed to the Committee, that following consultation with the Attorney General, a solution has been found to allow OMCs to enter the scheme even without full transfer of ownership of all common areas. This development was welcomed by the Committee.

### **Recommendation eight**

The Committee welcomes the confirmation that a solution has been reached regarding OMCs without ownership of common areas accessing the Remediation Scheme.

## **4.4 Prioritisation of Remediation Works**

Given the scale of the remediation works required, the safety risks involved, and the available labour pool, stakeholders and the Committee agreed that there will need to be a prioritisation of the most urgent works. Mr Derek Rafferty of the Department of Housing, Local Government and Heritage told the Committee at its meeting on 18 November 2025 that this would be on the basis of “worst first” and would mostly be based on the height of the development, with the tallest developments being prioritised.

The Committee raised with the Department officials that under the Fire Safety Acts there is a clear delineation between a threat to life and a threat to property. The Committee put it to the Department that such a distinction might be a mechanism for prioritising which works are a matter of urgency, and which could be carried out later as part of the wider remedial works.

### **Recommendation nine**

The Committee recommends that consideration be given to prioritising fire safety works on the basis of a risk to life versus a risk to property, as per the distinction in the Fire Safety Acts. Works required to mitigate risks to life should be prioritised.

### **Recommendation ten**

The Committee recommends that the legislation should set out in a specific section the interaction of the ongoing interim fire safety works scheme and the broader remediation scheme and ensure that a risk-based approach is taken to determine what works and what residential developments are prioritised.

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#### 4.5 Non-defect related works

The Committee raised concerns regarding fire safety works that are not related to defects, but that will be required to bring a development up to a minimum fire safety standard. If an OMC does not have funding to carry out such works, this could risk delaying all remedial works in a development.

While the Committee does not believe that the State should pay for these works, the Committee believes some consideration should be given to assisting OMCs in some form in this matter.

Mr Pat Montague of the Construction Defects Alliance raised the suggestion that the replacement and installation of fire alarms could be decoupled from the procurement process and could instead be carried out by the Housing Agency directly.

#### **Recommendation eleven**

The Committee recommends that The Minister in consultation with the Department of Public Expenditure and Reform should seek a derogation from public procurement rules for the procurement of urgent fire safety work to address threat to life remediation issues (ie fire alarm systems etc).

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#### **Recommendation twelve**

The Committee recommends that in cases where fire certificates can only be provided following remediation work that involved defects and maintenance (such as fire alarms, fire safety lighting etc), and the OMC does not have the funds to cover the maintenance issues, the scheme will fund these works as part of the remediation works, with these funds placed as a charge on the properties involved and recouped from the OMC on an interest free basis.

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## 4.6 Ancillary and Additional Costs

OMCs and residents face significant ancillary costs during the remediation process. Head 15 of the General Scheme allows for a grant not exceeding €15,000 to pay for alternative accommodation and a grant not exceeding €5,000 for the storage of the contents of a dwelling. Several stakeholders expressed concern with the specification of the ancillary grant amounts. The Irish Council for Social Housing highlighted to the Committee the challenging nature of sourcing alternative accommodation depending on proximity to a resident's employment, education and community connections. They suggested that vouched expenditure should instead be used as reference points.

OMCs also faced additional costs in ensuring fire safety levels are maintained, following the discovery of defects. The Committee heard of one example where an OMC had to employ fire wardens on a 24-hour basis, which had led to massively increased management fees for residents. The Committee also heard that OMCs have faced hugely increased insurance premiums, or the threat of losing insurance coverage.

The Committee heard from the Department that the former Minister, Darragh O'Brien, met with Insurance Ireland on this issue, and received assurances in relation to the insurance sector's approach to insuring these developments. That notwithstanding, the Committee is concerned regarding reports of OMCs facing significant increases in insurance premiums.

### Recommendation thirteen

The Committee recommends that the Minister consider the inclusion of houses where they fall within the scope of the scheme in terms of timelines and types of building defects.

### Recommendation fourteen

The Committee recommends that the scheme should include increased insurance premiums and fire warden costs in the ancillary payments provided as part of the scheme.

### **Recommendation fifteen**

The Committee recommends that the Minister for Housing, Local Government and Heritage should engage further with the insurance sector, to ensure that OMCs do not lose insurance coverage, or face unmanageably high premium payments.

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### **Recommendation sixteen**

The Committee recommends that the definition of applicant in the legislation explicitly references buildings wholly owned by Local Authorities and Approved Housing Bodies as well as Owners Management Companies.

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### **Recommendation seventeen**

The Committee recommends that the scheme should include requirements for OMCs to hold general meetings to discuss applications to the scheme and to provide regular updates to owners and tenants as remediation work progresses.

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### **Recommendation eighteen**

The Committee recommends that approved remedial works must be commenced within a period of three to six months from the date of the Grant Agreement and must be completed in accordance with Section 14 within 18 to 24 months from the date of the Grant Agreement, and provision is made for flexibility to deal with unexpected delays in procurement, commencement or completion of remediation works, and that the retrospective element of the scheme be rolled out in tandem and in a timely manner.

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### **Recommendation nineteen**

The Committee recommends that the scheme should include appeal processes at key phases of decision making.

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## 4.7 Responsibility, Accountability and Recovery

The Committee notes that while the General Scheme provides for significant Exchequer-funded remediation of defects in apartments and duplexes, the draft legislation does not address responsibility for the underlying defects, nor does it set out any mechanism for recovery or recourse against those responsible for defective design, workmanship, certification or oversight.

Given the estimated scale of the scheme and its potential cost to the Exchequer, the Committee considers it important that the State clarify whether, and how, recovery from responsible parties – including developers, builders, certifiers and insurers – will be pursued, and how taxpayer exposure will be managed so as to avoid an open-ended or undefined liability.

## Appendix 1 – Opening Statements and Written Submissions

### Opening Statements

Date	Witnesses	Link to Opening Statement
18 November 2025	Mr Liam Conneally, CCMA	Available <a href="#">here</a>
18 November 2025	Ms Caroline Timmons, Department of Housing, Local Government and Heritage	Available <a href="#">here</a>
25 November 2025	Ms Ailbhe McLoughlin, Irish Council for Social Housing	Available <a href="#">here</a>
25 November 2025	Ms Sharon Cosgrove, The Housing Alliance	Available <a href="#">here</a>
25 November 2025	Mr Sam Doran, Not Our Fault	Available <a href="#">here</a>
25 November 2025	Mr Pat Montague, Construction Defects Alliance	Available <a href="#">here</a>
25 November 2025	Mr Kevin Hollingsworth, Society of Chartered Surveyors Ireland	Available <a href="#">here</a>
25 November 2025	Mr Damien Owens, Engineers Ireland	Available <a href="#">here</a>
4 December 2025	Mr Pat Montague, Construction Defects Alliance	Available <a href="#">here</a>
4 December 2025	Mr Greg O'Dwyer, Dublin Fire Brigade	Available <a href="#">here</a>

4 December 2025	Mr Martin Whelan, The Housing Agency	Available <a href="#">here</a>
4 December 2025	Ms Caroline Timmons, Department of Housing, Local Government and Heritage	Available <a href="#">here</a>
11 December 2025	Ms Caroline Timmons, Department of Housing, Local Government and Heritage	Available <a href="#">here</a>

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## Written Submissions

Stakeholder	Link to Submission
The Housing Agency	Briefing Note available <a href="#">here</a>

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