



Apartment Defects Campaign Update, 15 July 2026 – PLEASE SHARE

Budget 2027 Asks

The Construction Defects Alliance has this week circulated its Budget 2027 submission ([https://www.constructiondefectsalliance.ie/assets/files/pdf/cda_budget_2027_submission_july_2026 -- final.pdf](https://www.constructiondefectsalliance.ie/assets/files/pdf/cda_budget_2027_submission_july_2026_-_final.pdf)) to key Ministers and civil servants as well as members of the Oireachtas Housing Committee and Opposition housing and budget spokespersons. The main proposals are as follows:

- Provision needs to be made in 2027 for grants to the 40 owners' management companies (OMCs) whose applications under the Interim Remediation Scheme (IRS) commenced processing in 2026 at an estimated cost of **€43.81 million**;
- The remaining current IRS applicants should have their applications processed in 2027 under the Fire Detection and Alarm System Initiative (FDAS) due to the speed at which grants can be awarded and works undertaken at an estimated cost of **€85 million**;
- Priority should be given to reimbursing in 2027 the owners of the 12,000 units estimated to have been fully remediated (as of March 2022) at an estimated cost of **€180 million**;
- A comprehensive communications and engagement programme needs to get underway in 2027 to ensure that the OMCs representing between 10,000 to 30,000 totally unremediated units which have not yet registered with the Housing Agency do so. The proposed minimum allocation for this communications programme and the Housing Agency's administration costs should be **€15.4 million** (5% of the grants administered by the Agency).

Progress made by OMC Directors

As some of you will recall, our last couple of newsletters urged the boards of OMCs registered with the Housing Agency for defects remediation to respond to the agency's request that they appoint a director as the Authorised Person to liaise with the agency. The good news is that over 70% of the OMCs concerned have now done so.

It's critical that the remaining OMCs registered with the Housing Agency for defects remediation appoint a director as an authorised person as quickly as possible so that they are in a position to progress their applications in the coming months.

Two other things that OMC boards and directors need to address:

- Around 60% of the OMCs that have registered with the Housing Agency for defects remediation have not yet validated their applications – this involves providing proof of the construction date for your complex and establishing that your OMC has responsibility for managing the common areas. Unless your application is validated it will not be able to progress when the defects remediation schemes start motoring in the coming months.
- Over 270 OMCs have registered with the Interim Remediation Scheme representing around 24,000 apartments and duplexes – this is really good to hear. However, we know for sure that there are still many more OMCs out there which should be registering with the scheme as they haven't undertaken any remediation works. We would urge OMCs that have not registered to please do so by clicking on this link <https://www.housingagency.ie/interim-remediation-scheme-fire-safety-defects-eligible-apartments-and-duplexes>

More Updates

- The 10 OMCs taking part in the Fire Detector and Alarm System Initiative (FDAS) since March are making significant progress. To date, seven have put their proposed works out to tender and the three others aren't far behind.
- It's expected that works will have commenced – and in many cases will have been completed – by the end of the year on the alarm/detector systems in those complexes. Hopefully, the Government will then give a green light for the rolling out of this initiative across the country.
- The Housing Agency has commenced processing a further 20 OMC applicants to the Interim Remediation Scheme and the plan is to commence another 20 after that before the end of 2026.
- The Housing Agency is currently reviewing the significant number of submissions received in response to its tender for project management support for OMCs applying for defects remediation grants and carrying out works. It's expected that this project management support will be in place this autumn.
- Finally, the legislation underpinning the various defects remediation schemes will now be published in the autumn with the actual legislative process commencing around the same time. The legislation should be passed by early next year enabling the full statutory defects remediation scheme to get underway in the first half of 2027.

Ends.