



CONSTRUCTION DEFECTS ALLIANCE

Apartment Defects Campaign Update, 15 May 2026 – PLEASE SHARE

Key Tasks for OMC Directors

As some of you will recall, our last newsletter 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 nearly two-thirds 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:

- Nearly two-thirds of the OMCs that have registered with the Housing Agency for defects remediation have not 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 260 OMCs have registered with the Interim Remediation Scheme representing around 25,000 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>

Commitment to Fully Fund Retrospective Payments Unchanged

The Construction Defects Alliance had a helpful discussion — at a scheduled meeting of the Stakeholder Forum which includes officials from the Department and the Minister's adviser — at which we addressed the issues raised in a recent Irish Times

article (about possible caps on defects remediation payments) as well as many other matters.

The Alliance is satisfied that the Government's commitment to fully fund remediation works remains unchanged as it does in relation to retrospective payments. As one would expect for a large public expenditure scheme, checks and balances are required and an appropriate system of validation will be required for claims under the scheme.

The Alliance will be continuing our engagement with the Department and the Minister on this and all of the other issues relating to defects remediation.

Progress Updates

- As we reported previously, the Housing Agency last March invited 10 OMCs registered with the Interim Remediation Scheme to take part in a trial of the Fire Detector and Alarm System Initiative (FDAS). To date, eight of the 10 OMCs involved have appointed competent professionals who are now conducting assessments of the fire and smoke detectors and alarm systems in the complexes concerned.
- 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.
- Three of the four Interim Remediation Scheme pathfinders have works underway on their complexes and it's expected that the fourth will have their grant signed off shortly.
- The Housing Agency will in the coming weeks begin processing a further 20 applicants to the Interim Remediation Scheme and the plan is to commence another 20 after that before the end of 2026.
- The Housing Agency has this week put out a tender for project management support to provide hands-on assistance to OMCs in the preparation and management of their grant applications under Interim Remediation Scheme.
- The Minister for Housing, James Browne TD, brought a memorandum on the Retrospective Payments Pathfinders process to Cabinet on 21 April last and the Cabinet reaffirmed its commitment to retrospective payments.
- Finally, it looks as if the legislation underpinning the various defects remediation schemes will be published in July with the actual legislative process commencing in the autumn.

Ends.