



HSE Board Briefing Template

Subject: Lease of [REDACTED] Tallaght Cross West, Dublin 24 in order to develop a Women's Health Hub (WHH) for Tallaght University Hospital
PRG Reference: PRG ref: E/L/1022/2734

Submitted for meeting on: 7 February (EMT), 10 February (ARC), 24 February 2023 (Board)

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Why is this information being brought to the Board's attention?

Approval of HSE Board members is required as the property transaction is valued above €2m

Is there an action by the Board required, if so please provide detail?

This transaction was approved EMT and ARC, it is recommended that the HSE Board approve the proposal that Tallaght University Hospital enter into a lease [REDACTED] to facilitate development of a Women's Health Hub for the Hospital.

The total approximate rental cost of the lease is [REDACTED] year period.

The HSE's contribution towards clinical fit-out of the shell and core units will be in the region of [REDACTED]. The fit-out will be delivered by the landlord on behalf of TUH. Subject to final agreement, and subject to any planning permission conditions and/or Fire Safety Cert conditions, it is proposed that the costs of same will be 'rentalised' (apportioned) over [REDACTED] period of the term.

Please indicate which of the Board's objectives this relates to;

- The development and implementing of an effective Corporate Governance Framework, incorporating clinical governance and a performance management and accountability system; **X**
- Developing a plan for building public trust and confidence in the HSE and the wider health service; **X**
- Ensuring the HSE's full support for and implementation of the Government's programme of health reform as set out in the Sláintecare Implementation Strategy; **X**
- Exercising effective budgetary management, including improving the value achieved with existing resources and securing target saving, with the objective of delivering the National Service Plan within Budget. **X**

Brief summary of link to Board objectives.

The approximate rental cost of the lease over the [REDACTED] (excl. VAT & service charge), plus a further HSE contribution of [REDACTED] towards clinical fit-out of the shell and core units, for clinical space for Women's Health Hub, Tallaght University Hospital at [REDACTED]. Approval of HSE Board members is required as the property transaction is valued above €2m.

Background - provide context in order to ensure that the Board fully understand the issue.

Tallaght University Hospital provides a comprehensive range of gynaecological services to women within its catchment area, while its specialist endometriosis service receives referrals from all Hospital Groups Nationwide. In March 2021, Tallaght University Hospital engaged with the National Women and Infants Health Programme (NWIHP) to develop a proposal for a community based ambulatory gynaecological service, a Women's Health Hub, and to further develop its specialist endometriosis services in conjunction with the Coombe Women & Infants University Hospital (CWIUH). The NWIHP subsequently submitted and obtained support from the DoH around these proposals and as a result additional clinical space is now required. The proposal is thus to provide a best in class Women's Health facility in a community setting adjacent to the Hospital utilising the Reeves Day Surgery Centre lease model. The Reeves Day Surgery Centre (RDSC), located across the road from the main hospital, is a

building leased by TUH for the purpose of providing day surgery and increased elective day surgery activities, in order to reduce wait times for day surgery and reduce the pressure on the hospital.

This model will involve the landlord fitting out the [REDACTED] to provide clinical turn-key space in support of Tallaght University Hospital's requirements, on the following basis:

- **Lease term:** a [REDACTED] year lease with TUH, with break option at [REDACTED] subject to 12 months' notice
- **Area:** [REDACTED] use development
- **Rent:** [REDACTED] per annum exclusive of VAT, service charge & insurance
- **Rent Review:** subject to adjustment in line with CPI at years [REDACTED]
- **Fit-out costs:** Approximately [REDACTED] exclusive of VAT, to be apportioned over a [REDACTED] period, subject to finalisation and agreement

[REDACTED] The Landlord will directly appoint the design team and the contractor to facilitate the construction of the fit-out, in accordance with TUH's requirements.

Once operational, the Women's Health Hub will provide an additional 3,000 OPD appointments per annum, and will bring gynaecology OPD and related procedure waiting lists to below 3 months through a "see & treat" approach. Nine new MDT WTE posts are approved and no further additional WTE approvals are required.

This proposal has been discussed with and is seen as a priority by the Department of Health.

Highlight any implications that the Board should be made aware of in its consideration such as;

- **Current status**
Awaiting Board approval
- **Budget**
The proposed area for this accommodation is [REDACTED]. The rental rate for [REDACTED] per annum exclusive of VAT & service charge. The total cost of the rent for the full term [REDACTED]. The capital cost of fit-out of the units combined will be approx [REDACTED] (excl. VAT) which, subject to agreement, will be rentalised over [REDACTED] term.
- **Source of Funding**
Revenue funding for the rent, service charge and other operational costs are approved by the Acute Hospitals Division and will be made available to Tallaght University Hospital via Service Level Arrangements. It is proposed to provide capital funding towards fit-out costs from the HSE's Capital Plan.
- **Programme**
Subject to HSE Board approval for the transaction it is anticipated that Tallaght University Hospital will enter the lease agreement Q2 2023. The Hospital estimates that the building will be ready for occupancy in Q2 2025.
- **Resources**
Additional staff have been funded by the HSE and are in the process of being recruited.
- **Impact to delivery of services**
This is a priority project for Tallaght University Hospital & the NWIHP which aims to reduce gynaecology OPD and related procedure waiting lists through a "see & treat" approach.
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan.
- **Sláintecare**
Aligned with Women's Health Action Plan 2022-2023 and other multi-year initiatives implementing strategies for better health outcomes for women at all life stages.
- **Social factors**
The facility will provide a modern 'fit for purpose' building and will enhance delivery of Women's Health care under a "see and treat" model of care.
- **Technological factors**
Not applicable.
- **Legal factors**

Tallaght University Hospital (TUH) will enter into an Agreement for Lease and Lease documenting the key deliverables, terms and conditions of the arrangement.

Sustainability

TUH and the landlord are committed to maximising the BER rating of the premises through the design process, acknowledging Government's Climate Action Plan (currently BER rated between C2 - E2). In addition the parties intend to agree landlord and tenant lease obligations in order to promote efficient use of resources, increase energy efficiency and minimise environmental impact over the course of the lease term.

Value for Money

TUH and their appointed agents have negotiated this lease transaction to best and final form, with reference to the comparable evidence available. The Construction Costs will be finalised and agreed between the Landlord and the Hospital.

Conclusion

Not applicable.

Recommendation

It is recommended that the HSE Board approve the transaction outlined above.