

Ms Neasa Hourigan, TD
Dail Eireann,
Leinster House,
Kildare Street
Dublin 2

7th December 2022

PQ 58374/22* To ask the Minister for Health the final cost of the works carried out on a centre (details supplied: Glenwood House) in Carrigaline since January 2021; the reason for the increase in cost of these works from the original budget of €250,000; the reason that the original number of placements to be provided at the centre was reduced from fourteen to ten; and if he will make a statement on the matter. -Neasa Hourigan

Dear Deputy Hourigan,

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question, which you submitted to the Minister for Health for response.

The original inspection report for Glenwood House, Carrigaline was reflective of carrying out minimum emergency works to satisfy basic fire safety requirements, with respect to the provision of short-term emergency accommodation associated with the COVID-19 pandemic. The original indicative budget was associated with this limited scope of work.

Subsequent to the above, a change in service requirements was identified by CH04 Mental Health Services, necessitating a full refurbishment of the property for future accommodation use as a community residence on a permanent basis. Significant works were undertaken in addition to those originally envisaged. This work was largely undertaken to ensure legislative compliance, together with providing a safe and pleasing environment for residents.

Nature of Work	Rationale
Fire safety upgrade works	A Fire Certificate was issued for the facility based - Technical Guidance Document Part B and the relevant elements of HTM 05 02 (Fire Safety in the Design of Healthcare Premises)
Upgrading of ramps and steps and alteration to internal layout	A Disability Access Certificate for the facility has been issued, which covers the aspects of the Technical Guidance Document Part M (Access for People with Disabilities)
Full rewire of electrical systems	Compliance with current standards
Full replacement and modernisation of mechanical systems	Compliance with current standards and improve energy efficiency in line with legislation for public bodies
Full refurbishment of all existing fittings and fixtures	To provide a modern and safe environment for residents
Complete redecoration, including new floor finishes and external landscaping	To provide an aesthetically pleasing internal and external environment for residents



A description and breakdown of the cost of completed building works for Glenwood House, Carrigaline, County Cork is set out in the table below. These were previously issued in response to Parliamentary Question 25407/22 on 10th June.

Breakdown of cost for work carried out at Glenwood House	
Building works including upgrade of external ramps, additional exit doors, and including fire safety works, i.e. ceilings, doors etc. Upgrade of electrical and mechanical services, fit-out of kitchens, bedrooms and utility, fitting and supplying of all CCTV, intruder alarms and equipment.	
All Building Works	€ 226,679.78
Mechanical Works	€ 93,675.00
Electrical Works	€ 115,388.90
Bedrooms Fit-out, Kitchen and Utility (including white goods)	€ 38,496.49
CCTV, Intruder Alarms and associated equipment	€ 12,223.00
Total overall costs	€ 486,463.17

Prior to the HSE acquiring the property, Glenwood House operated as a fourteen bed guest house. In order to ensure compliance with relevant guidelines, ie. Additional Means of Escape, Infection Control including the provision of adequate communal and personal space with private bathrooms, the total number of beds now provided at this community residence is ten.

Yours sincerely,

Paul de Freine
National Director,
Capital & Estates