



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

1st February 2023

PQ 1143/23 * To ask the Minister for Health further to Parliamentary Question No. 559 of 15 November 2022, if he will provide a breakdown of the payments agreed by the HSE to each of the companies and individuals involved in renovations and adaptations of Glenwood House, Carrigaline, since its purchase by the HSE in January 2021 to date in tabular form; the names of those companies and individuals, alongside relevant costings; if he will provide details of any tendering process involved in the commissioning of those works on Glenwood House by the HSE; the funding sources for each of these works; 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. The full refurbishment works of the property was funded by Mental Health.

As requested the cost break down and contractors used to carry out the works on Glenwood House, Carrigaline are listed below.



The works for Glenwood House were not tendered, as due to the Covid 19 Emergency there was a derogation regarding the tender process. The contractors were engaged via negotiation.

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.		
Contract	Contractor	Cost
Building Works	Ross building and Maintenance Ltd.	€ 226,679.78
Mechanical Works	Glenwood Green Energy Co Ltd	€ 93,675.00
Electrical Works	Denis O Riordan Electrical Ltd	€ 115,388.90
Bedrooms Fit-out, Kitchen and Utility (including white goods)	OB Woodcraft	€ 38,496.49
CCTV, Intruder Alarms and associated equipment	BeCom ltd	€ 12,223.00
Total overall costs		€ 486,463.17

Yours sincerely,



Paul de Freine
National Director,
Capital & Estates