



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

31st May 2023

PQ 22538/23*To ask the Minister for Health further to Parliamentary Question No. 599 of 25 April 2023, the reason an initial €4 million costing of a rebuild of the Carraig Mór mental health facility in Cork, announced in May 2021, has since increased to €14 million; 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.

An initial order of magnitude costing to the value of €4.5m was prepared in March 2021. This estimate of cost was based on a proposal which involved the partial reconfiguration of the existing building footprint, and accounts for construction costs only. This figure did not include for VAT, design team fees, statutory costs, equipping, surveying costs, asbestos removal, site works.

The €14m figure referenced in this Parliamentary Question relates to an increased project scope, which includes for the full reconfiguration and new build extension of the Carraig Mór facility. This figure includes for the site works, statutory costs, design team fees, surveying costs, asbestos removal, equipping, VAT etc.

In addition, it is to be noted that since 2021 the rate of construction price inflation has increased significantly which has also contributed to the overall cost increase.

Yours sincerely,

Paul de Freine
National Director,
Capital & Estates