



Oifig Ceannasaí na Seirbhíse, Scéim Tacaíochta do Thithe Altranais,
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Deputy Sean Fleming T.D.,
Dáil Éireann,
Leinster House,
Kildare Street,
Dublin 2.

24th June 2025

Dear Deputy Fleming,

The Health Service Executive (HSE) has been requested to reply directly to you on the following Parliamentary Questions, which were submitted to this Department for response.

PQ 34252/25

To ask the Minister for Health to outline the situation regarding the fair deal scheme where the HSE will not accept a registry of deeds as opposed to a land registry title; if this can be reviewed as it is excluding some people from the scheme; and if she will make a statement on the matter. -Seán Fleming

The Nursing Homes Support Scheme wish to confirm that in the case of a title check verification process for both the Ancillary State Support and the 3 year Cap aspects of the Scheme, in both cases, where an asset is not registered on Land Registry, i.e. Folio number, the HSE will accept a copy of Deeds or Lease in respect of the asset in order to commence title check verification.

To assist clients or their representatives who may have to obtain a copy of Deeds/Leases from Registry of Deeds, a copy of our Information leaflet is attached at Appendix 1, which provides information on how to secure copies of these documents.

Once the Deeds/Lease is submitted to the HSE, title check verification can then commence.

I trust that this clarifies the position.

Yours sincerely,

Ultan Hynes
Head of Service – Nursing Homes Support Scheme

Appendix 1

Ancillary State Support Information Leaflet



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

This document will assist in obtaining documents to progress the Ancillary State Support Application

Deeds/Leases

Deeds/Leases can be obtained from the applicant or their spouse directly as they may be held in their home or alternatively in their Bank, Building Society or their family Solicitor.

If you are having problems locating your deeds/leases you can contact the Registry of Deeds at 051-303000 or email registryofdeeds@prai.ie for further assistance or alternatively visit www.tailte.ie. Please ensure that **all associated documents** relating to the deeds are obtained also i.e. Indentures, Leases/Transfer Order, and Conveyances.

***Please note, in the event of lost Deeds, please ensure that all associated documents are submitted with a Memorial of Deeds which can also be obtained at the Registry of Deeds office.**

Prior Consent

Should the consent of the Local Authority/Corporation be required for the HSE to raise a charge on the property, please send a copy of the HSE Fair Deal Letter along with a copy of the folio to the Housing Section Department of your relevant Council or Corporation and request a letter of Prior Consent for the HSE to put a charge on the Property.

However, if consent is no longer required by the Council, we will require a letter confirming same.

Charges (Mortgage, Loan, Judgements or other charges.)

Should a charge be registered on a property, you can either obtain an up to date statement (within the last 6 months) from the mortgage provider (Bank or Building Society on official headed paper) or alternatively, if your mortgage has been redeemed, a letter confirming same on official headed paper.

Death Certificates

To obtain a copy of a death certificate:

- You can go directly to any Civil Registrar's office – Births, Deaths & Marriages Offices within the HSE Community Care Buildings.
- You can also apply online at www.hse.ie for a copy of a certificate.
- Alternatively you can call the National Registers Office on 01-8638200

Separation/Divorce Agreements

If a client is legally separated or divorced, a copy of the separation agreement must be submitted and can be obtained from your local Solicitors/Legal Representative.

Important Notice

Please note – The HSE Fair Deal Office only requires copies of original documents. We cannot be held responsible for the loss or damage of original documents. Should original documents be sent we will endeavour to return same as soon as possible.

National Co-ordinating Unit Contacts:

Telephone – 057 9318412

Email – fairdealqueries@hse.ie