



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject:

Acquisition of lands for the development of a Primary Care Centre at Finglas, Dublin 11:

1. Acquisition of land at Fergal's Fields, Finglas, from Dublin City Council [REDACTED] and [REDACTED]
Acquisition of a front site adjacent to Fergal's Fields [REDACTED]

Previous Board Decision: 270919/14 (DCC: Fergal's Fields, Finglas – HSE: Land at Cherry Orchard) PRG Ref: E/A/0619/2241.

Submitted for meeting on: 21 December 2021 (EMT), 20 January (ARC), 28 January (Board) 2022

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Why is this information being brought to the Boards attention?

As the value of these transactions are above €2m and overall above market valuations, the transactions require HSE Board approval.

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

This transaction was approved by EMT and ARC, it is recommended that the HSE Board approve the proposal to proceed with acquisition of suitable site at Fergus Fields and adjacent front site, Finglas, Dublin 11 for the development of a Primary Care Centre.

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.

As part of effective governance and control in line with the HSE Property Protocol this paper is presented to the EMT and thereafter ARC and the Board, for their consideration and approval as it remains a reserved function of the Board to approve property transactions proposed above €2m and those at nominal value.

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

The HSE is proposing to build a Primary Care Centre in Finglas which will include accommodation for local GPs, three Primary Care teams, Community Mental Health Team, Mental Health Day Hospital, Child and Adolescence Mental Health Teams (CAMHS), Progressing Disability Services Team, Dental, Ophthalmology, Social Inclusion Hub and Community Healthcare Network Teams. Tusla are proposing to be co-located within the centre as part of the overall development and will contribute to their due portion of the site acquisition costs.

The original Board approval 270919/14 was granted in September 2019 to proceed with the acquisition of 5.71 acres of land at Fergal's Fields, Finglas, Dublin 11. (Ref Fig 1 Plots 3, 5 & 6) from DCC. [REDACTED]

[REDACTED] for the remaining 2.93 acres of land in Fergal's Fields (i.e. 5.71 acres in total). The purpose of the acquisition was to facilitate the development of a Primary Care Centre in Finglas. [REDACTED]

Subsequently HSE engaged with the planning department of Dublin City Council as part of the due diligence on the initial proposed site. DCC Planning Department strongly recommended their preferred location for the Primary Care Centre from a planning perspective, was on the site adjacent to Fergal's Fields ([REDACTED])

[REDACTED] These lands were not for sale at the time.

[REDACTED]

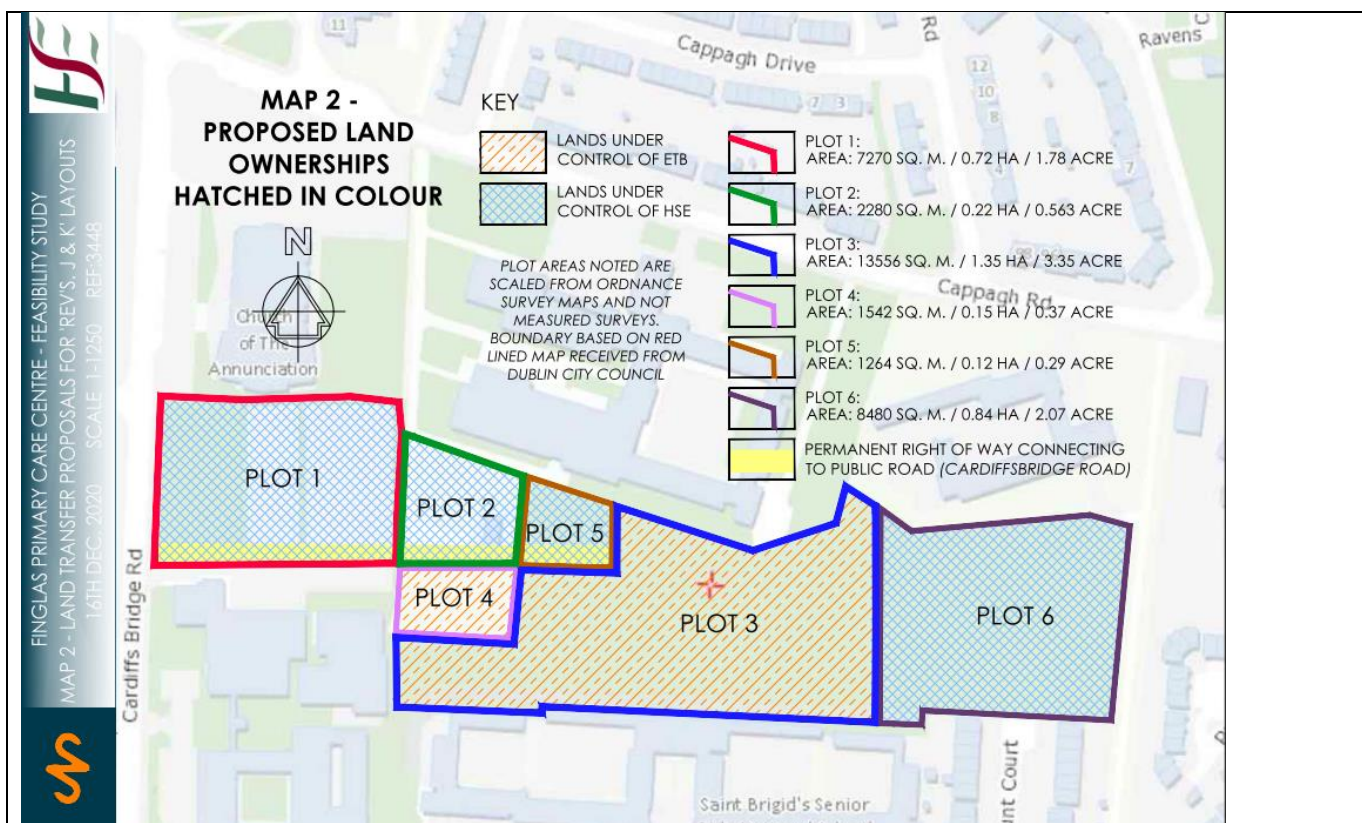


Fig 1 – Finglas site plots

The overall acquisition of the preferred site for the Primary Care Centre in Finglas involves three state bodies namely HSE; DCC and CDETB and the two Property transactions outlined below:

1. Transaction 1: As per the previous Board decision, the acquisition of 5.71 acres of land from DCC at Fergal's Fields, Finglas, Dublin 11 (Ref Fig 1 Plots 3, 5 & 6) by
 - a. [REDACTED] for 2.78 acres of DCC land in Fergal's Fields
 - b. [REDACTED] of land in Fergal's Fields. (In the context of the social gain benefits to the area of the wider transaction, DCC have reduced the cash payment [REDACTED])

The indicative cost of Transaction 1 to the HSE now is therefore [REDACTED]

2. Transaction 2: The acquisition of 2.34 acres of land from CDETB at lands adjacent to Fergal's Fields (Ref Fig 1; Plots 1 & 2) by
 - a. [REDACTED] 5.71 acres of Fergal's Fields to CDETB [REDACTED] .48m in Transaction 1 above at discounted rate but is valued at €1.51m) (Ref Fig 1; Plot 3)
 - b. carrying out a schedule of works costed at [REDACTED] (excl. VAT) which includes [REDACTED]

The indicative value of Transaction 2 is [REDACTED] but the additional cost to the HSE of Transaction 2 is [REDACTED] already included in the cost of Transaction 1 above.

Following the two transactions outlined above the HSE will acquire 4.7 acres at Fergal's Fields and adjacent front site, Finglas, Dublin 11 (Ref Fig 1 Plots 1; 2; 5 & 6) at an [REDACTED] (excl. Vat).

Please note that the two transactions both individually account for the cost of 3.35 Acres of Plot 3 (cost HSE [REDACTED] as this portion of land is acquired in Transaction 1 and then disposed of in Transaction 2 but the cost of this site should only be accounted for once. The overall cost to the HSE of both transactions is 2.78 acres of HSE land in Cherry Orchard [REDACTED]

This is outlined in the Summary Table below:

Transaction	Description of acquisition	Description of transaction	Value of Land transferred by HSE (Excl. VAT)	Cost to HSE in payments / cost to HSE of agreed works (Excl. VAT)	Total Cost of Transaction to HSE (Excl. VAT)
1	Acquisition by HSE of 5.71 Acres at Fergal's Field, Finglas from DCC	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2	Acquisition by HSE of 2.34 Acres adjacent to Fergal's Field, Finglas from CDETB	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Total 1&2	Acquisition by HSE of 4.7 Acres at and adjacent to Fergal's Field from DCC & CDETB	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

*Cost to HSE of 3.35 acres of the lands acquired in Transaction 1 but this was at a [REDACTED]

****Cost to HSE of 3.35 acres of lands is included in both transactions individually for completeness but only included once in the summary of the two transactions as it is only a cost to the HSE once in real terms**

As the independent market valuation of the Plots 1,2,5, & 6 is [REDACTED] This premium can be justified by the Health and Wellbeing gain of the proposed sporting facilities and by the community gain in relation to the positive contribution of the overall development in an area of high deprivation.

[REDACTED]

Plot 4 is included in the Feasibility Study and will have part of the agreed schedule of works carried out on it, but it will remain in the ownership of CDETB.

There are no other suitable sites identified in Finglas to develop the much needed Primary Care Centre. Finglas is ranked No. 2 Nationally in the HSE's Primary Care Prioritised needs assessment.

Three State bodies are jointly proposing this overall scheme in partnership to maximise the opportunity of Fergal's Field development for the local community.

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

- **Current status**
Awaiting Board approval
- **Budget**
The Finglas Primary Care Project is on the HSE Capital Plan.
- **Resources**
Not applicable
- **Impact to delivery of services**
Successful delivery of the Finglas Primary Care Centre will meet the Primary Care Service's objectives for this priority location. The partnership approach between the CDTEB, DCC and the HSE will enhance the local area and offer opportunities for future joint initiatives.
- **Corporate Plan**
Aligned with HSE Corporate Plan, Service Plan and PCC delivery objectives
- **Sláintecare**
Aligned with Sláintecare on delivery of services.
- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**
 1. Delivery on Primary Care objectives for this area
 2. Enhancement of facilities to promote health and wellbeing
 3. Increased opportunities for the local population to engage with and participate in both sport and physical activity opportunities
 4. Improve quality of life and has economic, social and cultural benefits
 5. Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland
- **Technological factors**
None.
- **Legal factors**

All site areas outlined above are subject to final measure.

Conclusion

Not applicable.

Recommendation

It is recommended that the HSE Board approve this transaction.