



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject:

█████ Lease by the HSE of Beaumont Convalescent Home (which comprises of Beaumont House, St. Anne's and Rockfield) and Beaumont Convent.

PRG Ref: E/L/0821/2459

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?

Approval of the HSE Board members is required as the transactions are for █████ value.

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 a █████ lease of HSE properties namely Beaumont Convalescent Home (which comprises of Beaumont House, St Anne's and Rockfield) and Beaumont Convent, to Beaumont Hospital Dublin 5.

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; ☐
- 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; ☐
- 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.

It is proposed to grant a █████ lease of HSE properties namely Beaumont Convalescent Home (Beaumont House, St Anne's and Rockfield) and Beaumont Convent, to Beaumont Hospital, Dublin 5

As this lease is for a █████ of █████ per annum, the transaction will require HSE Board approval.

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

The HSE purchased Beaumont Convent for this lease purpose in 2021 at a cost of █████ and Beaumont Convalescent Home was transferred to the HSE at █████ Cost under the Redress scheme. These buildings would attract a market rent of approx. █████ per annum.

As Beaumont Hospital is a Section 38 agency funded by the HSE, any rent charged by the HSE for these properties would be claimed back off the HSE resulting in a circulator transaction.

The HSE facilities to be leased to Beaumont Hospital for █████ years are:

- I. **Beaumont Convalescent Home;** (which comprises of Beaumont House, St Anne's and Rockfield). This

home transferred to HSE under the Redress scheme in 2017. The property is a two storey semi-detached nursing home (currently unoccupied and in need of modernisation and repair) with 46 bedrooms. The property is situated adjoining the Beaumont Hospital Campus opposite Beaumont Private Clinic. The main house (Beaumont) was built in 1764 with the extension (St Anne's and Rockfield) built 1970/1980. The total site is 1.57 acres and the buildings are 18,642sqft.

- II. **Beaumont Convent;** comprising circa 11,054sqft accommodation, was purchased by the HSE in 2021. The property is a 1927 three storey building comprising 21 bedrooms, 4 reception rooms, oratory & various facilities. The site is 1.38 acres.

Leasing of the above facilities to Beaumont Hospital will enable the relocation of part of the administrative staff currently accommodated in modular accommodation on the site of the proposed NPRO (National Programme for Radiation Oncology) and the potential site of new Emergency Department and new additional in-patient capacity.

In addition, these lands provide the option to re-establish an additional vehicular entrance to Beaumont Hospital.

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

- **Current status**
Awaiting Board Approval
- **Budget**
[REDACTED]
- **Resources**
Not applicable
- **Impact to delivery of services**
See background - will enable the relocation of part of the administrative staff currently accommodated in modular accommodation on the site of the proposed NPRO at Beaumont Hospital.
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan
- **Sláintecare**
Aligned with Sláintecare on delivery of services.
- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**
Positive impact on acute services.
- **Technological factors**
Not applicable
- **Legal factors**
A lease will be executed between HSE and Beaumont Hospital. The lease will include rent provisions to protect title. The lease will also include works and reinstatement provisions. As this is a Lease the ownership of the land and buildings remains with the HSE. Beaumont Hospital will have the right to renew the lease on the same terms after [REDACTED] years. Beaumont will not be able to assign the lease.

Conclusion

- Not applicable

Recommendation

It is recommended that the HSE Board approve the transaction as outlined above.