



HSE Board Briefing Template

Subject: Disposal of 14 No. vacant houses on the avenue of St Ita's Hospital, Portrane, Co Dublin to Fingal County Council at nominal value via Freehold Transfer for the purpose of social housing.
PRG Ref: E/L/0722/2700

Submitted for meeting on: 12 July (EMT), 20 July (ARC), and 27 July 2022 (Board).

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Why is this information being brought to the Board's attention?

As the transactions are at a nominal value, the approval of the Board of the HSE is required.

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

This transaction was previously approved by EMT and ARC. It is recommended that the HSE Board approve the proposal to:

1. Dispose of 14 no. vacant houses on the avenue of St Ita's Hospital, Portrane, Co Dublin to Fingal County Council at a total nominal value of €100 for a Freehold Transfer for the purposes of carrying out extensive refurbishment works to provide social housing.
2. Grant an easement to Fingal County Council for the associated parking to the rear of the Houses and over the avenue for access only.
3. Grant an interim Licence Agreement to Fingal County Council at nominal rent to commence the refurbishment of the 14 vacant houses.

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;
- Developing a plan for building public trust and confidence in the HSE and the wider healthservice;
- 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:

1. Dispose of 14 no. vacant houses on the avenue of St Ita's Hospital, Portrane, Co Dublin to Fingal County Council.
2. Grant an easement to Fingal County Council for the associated parking to the rear of the Houses and over the avenue for access only.
3. Grant an interim Licence Agreement to Fingal County Council at nominal rent to commence the refurbishment of the 14 vacant houses.

As this disposal is for a nominal fee of €100, the transaction will require Board approval.

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

The HSE have been working in close collaboration with Fingal County Council as well as the Land Development Agency to maximise the benefit of elements of St Ita's Hospital site that are surplus to HSE requirements. St Ita's Hospital campus comprises approximately 175 acres. The campus has a number of historical Red Brick buildings (circa 22,400sq m) including the interconnecting Main Hospital buildings as well as a number of other historical buildings scattered across the campus. The HSE have identified a select number of buildings and areas of the site that are proposed to be retained for current and future HSE use, and has identified elements that are surplus to HSE needs.

The HSE provide residential services to a number of clients on the site mainly in the 60 bedded 10 bungalow development delivered in 2010. The new National Forensic Mental Health Service Hospital (NFMHS) has been built on part of the site and is due to open in the coming months. TUSLA also have their residential unit Crannog Nua on the site.

The Hospital campus is an Architectural Conservation Area which means that there is a considerable obligation on the HSE to maintain and reinstate all the historical elements of the campus. The HSE has struggled with this requirement given the vast nature of the complex, the scale of the ongoing works that are required and the lack of identified uses for these vacant building. Where uses have been identified the HSE have invested in these buildings including the repurposing of the largest 3 storey block, namely Tayleur House, which has been converted into offices, training centre, production kitchen and canteen and the partially renovation and re-roofing of the Landry building to provide PPE storage.

The approach to the vacant houses on the avenue is one of several ongoing strands to providing meaningful benefit from the surplus elements. There are 32 no. houses on the avenue in two sets of 1920's Cottage Terraces either side of the avenue with 12 Cottages in each and 8 no. two storey houses from the 1930's. The vacant houses are in varying condition of repair with significant works required to a number of the vacant houses which have become derelict. 18 no. of the houses remain occupied; 17 no. by staff or retired staff and 1 no. cottage is used as a security base. The HSE will seek approvals in the future to transfer any of the remaining houses on the avenue to Fingal County Council as they become vacant.

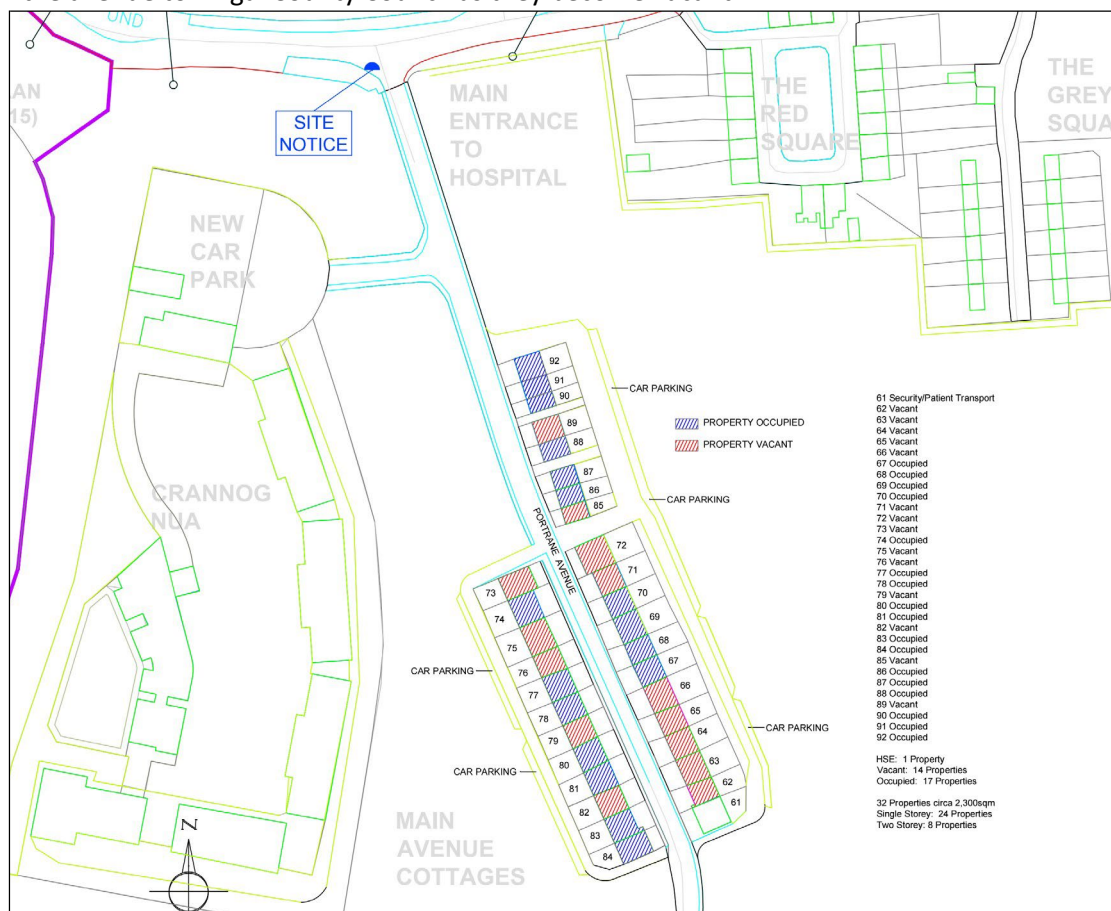


Fig 1. Map of the house on the Avenue

There are a number of benefits to the HSE with the approach proposed:

- The ongoing management of the new tenants in the 14 no. houses, which remain part of a live healthcare campus with vulnerable clients, will be by a single public body in Fingal County Council.
- The continued partnership approach with Fingal County Council in relation to the St Ita's Campus; Fingal County Council have recently been given approval for the proposed new Greenway along the coast and the proposed creation of the Nature reserve on surplus greenbelt lands and woodlands on the campus. Fingal County Council are making significant investments on the campus with these three initiatives that will benefit the remaining element of the site, HSE staff and patients, and a border community.
- The refurbishment of the houses on the avenue in the worst condition without the HSE having to fund the cost of the works. This will remove that negative impact of cottages in poor condition on the entrance avenue to the remaining Healthcare campus in St Ita's Hospital Campus.
- In line with the Government's policy as outlined in 'Housing for All – a New Housing Plan for Ireland' which seeks to bring existing housing stock back into use.

The 14 no. vacant houses have been subject to recent media attention, in particular an announcement by Minister Darragh O'Brien, Minister for Housing, that he has approved funding for refurbishment of the houses to be brought back into use for social housing purposes. The broader interest in these houses also reflects the situation in relation to housing supply generally in this area and nationally, compounded by the urgent residential needs of people fleeing the conflict in Ukraine.

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

- **Current status**
Awaiting Board Approval
- **Budget**
Positive Budget implications – Fingal County Council will be responsible for the refurbishment of 14no. Houses on the Avenue that otherwise would have been the responsibility of the HSE to reinstate and maintain as the Campus is an Architectural Conservation Area.
- **Source of Funding**
N/A
- **Programme**
N/A
- **Resources**
No Resource Implications
- **Impact to delivery of services**
N/A
- **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)**
Provide Fingal with greater social housing stock.
- **Technological factors**
None.
- **Legal factors**
Legal Agreements will require to be executed between HSE and Fingal County Council. A covenant will be included to restrict the use of these houses for social housing only

Sustainability

Refurbishing and modernising existing housing stock for reuse.

Value for Money

Not applicable

Conclusion

Not applicable

Recommendation

It is recommended that the HSE Board approves the transactions outlined above.