



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

### HSE Board Briefing Template

**Subject:** Proposed [redacted] of 2<sup>nd</sup> Floor Balbriggan PCC, Balbriggan, Co. Dublin [redacted]  
[redacted] PRG Ref: E/L/0921/1756

**Submitted for meeting on:** 22 February (EMT), 10 March (ARC), and 25 March (Board) 2022

**Name & title of author:** Dean Sullivan, Chief Strategy Officer

**Why is this information being brought to the Boards attention?**  
As the transaction is 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 approved at EMT and ARC, it is recommended that the HSE Board approve the proposal for the [redacted] of the 2<sup>nd</sup> Floor Balbriggan PCC, Balbriggan, Co Dublin [redacted]  
[redacted]

- 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 [redacted] of 2<sup>nd</sup> Floor Balbriggan, Co. Dublin to [redacted]  
As this lease is [redacted], the transaction will require HSE Board approval.

**Background - provide context in order to ensure that the Board fully understand the issue.**  
Progressing Disabilities is a National Programme for children from 0 - 18 years. It aims to reconfigure existing children's disability multi-disciplinary resources and develop a Children's Disability Network Teams co-located with each Community Health Network National.  
There will be 12 Children's Disability Network Teams in CHO 9 (Dublin North City and County). [redacted] will be the lead organisation across a number of these Disability Network Teams within CHO 9.  
[redacted] for the Balbriggan Network, identified a need for suitable accommodation in the local area. Co-locating disability services in Primary Care Centres is the preferred solution in the provision of

accommodation for CDNTs.

The HSE have entered into a lease on available accommodation in the Balbriggan Primary Care Centre, separately approved by PRG E/L/1220/1756B, for a 10-year lease. Approval is now sought to sub-lease the 2<sup>nd</sup> floor of the Primary Care Centre (2,094sq ft) [REDACTED]. There will be a rent review to CPI every 5<sup>th</sup> year,

This sub-lease approach is preferred as:

- HSE Disability Service will be paying for the lease costs either directly (as per the above approach) or via the SLA with the lead organisation if they had gone and sourced accommodation themselves.
- HSE can secure better value for money
- Lead organisations have limited technical resources to assist in securing suitable accommodation
- Enables co-location in Primary Care Centres when possible
- HSE can enter into a longer term commitment on the Lease as the SLA for the provision of service between HSE and Lead organisations are generally on a short term basis.
- It gives greater security and continuity of service as, if the lead organisation do not continue with the service provision for this Network, the HSE retain the accommodation and can transfer it to another Lead organisation.

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

- **Current status**  
Awaiting Board Approval
- **Budget**  
No Budget implications – these are sub-lease agreements by the HSE to a third party at [REDACTED]
- **Source of Funding**  
N/A
- **Programme**  
Accommodation is ready for occupation
- **Resources**  
No Resource Implications
- **Impact to delivery of services**  
Properties will accommodate [REDACTED] for Rehabilitation Training
- **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 Disability Services.
- **Technological factors**  
None.
- **Legal factors**  
Sub-lease Agreements will be executed between HSE and Central Remedial Clinic.

### **Sustainability**

The proposed additional accommodation in the Primary Care Centre in Balbriggan was delivered in line with the HSE Primary Care Centre Mechanical & Electrical Performance Specification document applicable at the time of construction in 2016. The Primary Care Centre was designed to achieve a Building Energy Rating of an A3 and was built in accordance with the Building Regulations Part L at the time”

### **Value for Money**

Not applicable

### **Conclusion**

Not applicable

**Recommendation**

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