



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed [redacted] of Part of Unit 2 Swords Business Campus, Balheary Road, Swords, Co. Dublin to the [redacted] PRG Ref: E/L/0921/2568

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

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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 by EMT and ARC, it is recommended that the HSE Board approve the proposal for the [redacted] of Unit 2 Swords Business Campus, Balheary Road, Swords, Co Dublin to the [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 Unit 2 Swords Business Campus, Balheary Road, Swords, Co. Dublin to the [redacted]

As this lease is for [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). The [redacted] providing services across a number of the Disability Network teams within CH09.

Co-locating disability services in Primary Care Centres is the long-term preferred solution in the provision of

accommodation for Community Disability Network Teams.

The [REDACTED] for the Swords Network identified a need for suitable accommodation in the local area. Accommodation for this service has been included in the proposed Swords Primary Care Centre, which is expected to be completed by Q4 2025 subject to planning permission and other development risks being overcome.

The HSE have entered into a lease on available accommodation [REDACTED] Unit 2 Swords Business Campus, Balheary Road, Swords, Co Dublin, separately approved by PRG E/L/0621/2568, for a [REDACTED] for the purpose [REDACTED] to meet this interim accommodation need.

The Swords Disability Network Team [REDACTED] and the HSE will also occupy part of the building with 18 Assessment of Need staff for Disability services to ensure the accommodation is fully utilised. There is a break in this proposed Lease after year 5 which should align with the delivery of the proposed Swords Primary Care Centre with some time contingency for delays and decant.

This sub-lease approach is preferred where feasible 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 organisation 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 [REDACTED] 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] programmes 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**
[REDACTED]

Sustainability

The proposed accommodation has a BER rating C3. There was no other suitable accommodation available currently in the area however this is an interim solution and this service will move to the proposed Swords

Primary Care Centre once complete.

Value for Money

Not applicable

Conclusion

Not applicable

Recommendation

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