



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

### HSE Board Briefing Template

**Subject:**

Disposal of lands at St. Loman's Mullingar [REDACTED]

**Submitted for meeting on:** 8 March (EMT), 10 March (ARC), 25 March (Board) 2022

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

**Why is this information being brought to the Boards attention?**

Approval of the HSE Board members is required as [REDACTED]

The lands are proposed to be sold at a price of [REDACTED]

**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 disposal of lands at St. Loman's Mullingar 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;
- 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.**

The HSE are seeking approval of the proposed disposing of lands of approx. [REDACTED]

[REDACTED] previously viewed the property and did not express any interest in acquiring all or part of the property.

As the property [REDACTED] the HSE have engaged a Chartered Property Surveyor to value the property. [REDACTED]

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

The St. Loman's Campus, Delvin Road, Mullingar has a total land area of 162 acres on both sides of the Delvin Road. It is proposed that [REDACTED]

[REDACTED] This portion of land is currently leased on a short term basis (yearly lettings) for agriculture and is separated from the healthcare campus by a boundary fence. See Annexe 1 attached site maps.

The land parcel in question has mixed zoning of sport/recreational and agricultural. Some of these lands are

subject to Pluvial Flood Risk. Following discussions with Westmeath County Council regarding the potential to rezone the lands in future developments plans it was indicated that the planners would not support an application to rezone the lands. [REDACTED]

As part of the transaction the HSE will also [REDACTED]

The HSE will be retaining sufficient lands adjoining this section of the site which would have more development potential for future HSE accommodation needs and that are complimentary to the St. Loman's main building.

The sale of the lands to the [REDACTED]

Prior to discussions with the [REDACTED]

As the property was [REDACTED] the HSE have engaged a Chartered Property Surveyor to value the property. The current value of the property (February 2022 [REDACTED])

The GAA have accepted that the transaction price will be in line with the current valuation of the property.

**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 –Capital Income to the HSE
- **Resources**  
Not applicable
- **Impact to delivery of services**  
Not applicable
- **Corporate Plan**  
Not applicable
- **Sláintecare**  
Not applicable
- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**  
This proposed development will provide a considerable community gain and will support Healthy Ireland initiatives.
- **Technological factors**  
Not applicable
- **Legal factors**  
The transaction will be subject to a number of conditions in favour of both parties including the following:

[REDACTED] Subject to the Purchaser developing the site [REDACTED]

- II. Subject to the Purchaser obtaining planning permission and funding approval.

**Conclusion**

Not applicable

**Recommendation**

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