



HSE Board Briefing Template

Subject: Lease of newly constructed Palliative Care Hospice at Ardsallagh, Roscommon from Mayo Roscommon Hospice and subsequent sub-lease of one room within the building back to Mayo Roscommon Hospice

Submitted for meeting on: 25 October (EMT), 10 November (ARC), 25 November 2022 (Board).

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, approval of the HSE Board 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 25-year Lease of the property at Mayo Roscommon Hospice, Ardsallagh, Roscommon from Mayo Roscommon Hospice

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.

Brief summary of link to Board objectives.

It is proposed to lease the property at Ardsallagh, Roscommon, from Mayo Roscommon Hospice and sublease one room within the building back Mayo Roscommon Hospice

As this transaction is at a nominal value, the transaction will require HSE Board Approval.

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

Mayo Roscommon Hospice Foundation funded and built a new Hospice Building on their land in Ardsallagh, Roscommon Town, adjacent to Roscommon University Hospital – the building is now constructed/complete and is ready to commence operating.

As the new facility is to be operated by Saolta Hospital Group, it was advised that the ownership of the facility should transfer to HSE. However, the directors formally made the decision that the would retain ownership of the Unit, and agreed instead that they would enter into a lease with the HSE. Conditions associated with the granting of are that the unit will always be operated for palliative care services and that will retain a

fundraising office in the building adjacent to reception, away from the inpatient/day-care services. Provisions are also proposed to ensure appropriate clinical and operational governance of the unit under the Saolta Group

The purpose of this Board Paper is to seek approval for the HSE to take on a [REDACTED] Lease of the purpose built facility for Palliative Care Service in Roscommon, and subsequently enter into a sub-lease of one room within the property [REDACTED]. The Sub-Lease will run co-terminus with the proposed Main Lease from Mayo Roscommon Hospice Foundation and will only remain in operation for the duration of the Main Lease. A nominal rent [REDACTED] include service charges & utilities will apply.

The purpose built palliative care unit comprises an 8 bed palliative care support unit with facilities for the provision of Day Care Services. Office accommodation for the community palliative care services, which are currently located in a HSE owned two storey residence in Ardsallagh, will be provided on the first floor of the new Hospice Building.

Roscommon Palliative Care Support Unit will provide palliative care for patients with life-limiting illnesses in the Roscommon catchment area. This care will include attention to physical, emotional, spiritual and social issues aimed at improving quality of life and end of life care for patients by lessening suffering and giving support to families. It will be delivered by a multi-disciplinary team of healthcare professionals working under the governance and operational management of Roscommon University Hospital (RUH).

In order for RUH to provide the service outlined above, this proposed Lease is required. There is a rolling break clause contained within the Lease which will allow the HSE to break the lease at any time, giving 6 months' notice. HSE also have first option to purchase the building should the Landlord decide to dispose of same during the Lease term.

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

- **Current status**
Awaiting Board approval.
- **Budget**
Revenue Funding from sources: 2022 – Time Related Savings
2023 onwards – NSP / Estimates. This service was approved as per HSE National Service Plan 2022.
Note: [REDACTED] will provide funding for initial equipping of the Unit.
- **Resources**
WTE Implications: 27 additional WTEs are currently at and advanced stage of recruitment, it is anticipated staff will be contracted prior to year-end, to allow operations commence in 2023
Existing Staff Number: 0
- **Impact to delivery of services**
Provision of new Hospice Service in the Roscommon catchment area.
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan.
- **Sláintecare**
Aligned with Sláintecare Programme.
- **Social factors** (e.g., impact on specific area such as the elderly, disabilities)
Acquisition of this Lease will allow opening of this 8 bed purpose built Hospice. The Hospice will support patients from the area with advanced diseases needing palliative care to attain the best quality of life possible. The Hospice will also provide support and advice to patients' families.
- **Technological factors**
The governance through Saolta and RUH relies on various hospital systems to support patients as they journey through HSE supported care.
- **Legal factors**

[Redacted content]

Sustainability

This new build achieves A3 BER Rating

Value for Money

Mayo Roscommon Hospice Foundation funded and managed the capital development of this purpose built palliative care unit on a site adjacent to the RUH campus which is fully constructed and available for use.

The rental figure is [Redacted] and so acquisition of this [Redacted] Lease from Mayo Roscommon Hospice for palliative care use is considered an appropriate approach and acceptable value for money in the particular circumstances.

Conclusion

Not Applicable

Recommendation

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