



HSE Board Briefing Template

Subject: Proposed Lease [REDACTED] Letterkenny, Co. Donegal [REDACTED]
Submitted for meeting on: 8 November (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? Approval of the HSE Board members is required as the property transaction is valued above €2m
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 lease of [REDACTED] to provide consolidated accommodation for mental health services. The cost of the lease is [REDACTED]
Please indicate which of the Board's objectives this relates to; <ul style="list-style-type: none">▪ The development and implementing of an effective Corporate Governance Framework, incorporating clinical governance and a performance management and accountability system; <input checked="" type="checkbox"/>▪ Developing a plan for building public trust and confidence in the HSE and the wider health service; <input checked="" type="checkbox"/>▪ 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; <input checked="" type="checkbox"/>▪ 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. <input checked="" type="checkbox"/>
Brief summary of link to Board objectives. The cost of lease over the [REDACTED] [REDACTED] Approval of HSE Board members is required as the property transaction is valued above €2m.
Background - provide context in order to ensure that the Board fully understand the issue. A number of mental health services currently operate from dispersed, inadequate and very poor quality accommodation in various locations in Letterkenny town. As a result, an initiative has been underway to identify and secure suitable alternative accommodation, which would provide the appropriate clinical and office space needed for the delivery of these services in the town. The Mental Health Intellectual Disability (MHID) team have some limited office space [REDACTED] but this space is insufficient to accommodate the team and is not functional as clinical space. It is intended to provide the required clinical space co-located with sufficient office space for the team. This would allow for efficient service delivery including provision of assessments and therapeutic interventions. It has been identified that the existing space currently occupied by the MHID team in [REDACTED] could instead provide

the necessary space for the expanding Liaison and Deliberate Self Harm team, which also requires increased accommodation.

There is also a service requirement to provide appropriate clinical and office space for Addiction Services. This service, which includes a team of Addiction Counsellors, operates out of [REDACTED]. This space, which is not fit for purpose, is located in a residential area and does not have the required capacity to accommodate all of the staff who work to provide the service. It is intended that [REDACTED] would be vacated and the rental savings arising could instead contribute towards the cost of the proposed new rental at Forte Lynne House.

[REDACTED] provides a training and support service for people who have experienced mental ill health/ illness. The service is accessed by referral from a GP or HSE Mental Health Services. [REDACTED] currently operates an administrative hub and training facility out of [REDACTED] provides an Art therapy programme as part of the recovery programme by [REDACTED] promoting positive mental health. It operates out of [REDACTED] where it has office and art studio facilities. This current rented space occupied by [REDACTED] is spread out over three physical buildings. This arrangement is not ideal when considering staff and service user safety and sharing of resources. There is little disability access available within these locations and the buildings have become quite run-down and neglected. It is intended to vacate these buildings also with the rental savings arising instead contributing towards the cost of the proposed new rental at [REDACTED].

A property has been identified in [REDACTED] which can accommodate all three services. The proposed property [REDACTED] is located at [REDACTED]. The proposal is to lease the entire second floor of the building. There is ample parking and disability access available. The location is in keeping with the recovery and integration ethos of enabling service users integrate into their community. Both the Addiction services and [REDACTED] work closely with each other. Service users are generally referred to both services. This proposed co-location would enhance the multidisciplinary working between these services.

The second floor previously had permission for use as a gym, hair salon, beauty/therapy salon, sauna, changing facilities and reception area. A new layout plan has been agreed with the service stakeholders in the project and the landlord has successfully received planning permission for a change of use to provide a healthcare facility / offices on the second floor. The landlord has also applied for both a Fire Safety Certificate and a Disability Access Certificate for the proposed new arrangement with decisions by the local authority due on both before the end of November 2022. The intention is that the landlord would then carry out any internal renovations required and is offering to lease the space to the HSE suitability fitted out to meet the needs of the services.

In order for [REDACTED] Mental Health Services deliver these particular services alternative accommodation is urgently required. The [REDACTED] has been identified as addressing this accommodation requirement.

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

▪ **Current status**

Awaiting Board Approval

▪ **Budget**

The proposed area of the accommodation is 9,483 sq ft. The proposed rent for this accommodation is [REDACTED].

The total cost of the rent for [REDACTED]

[REDACTED] as a number of facilities currently in use for these services will no longer be rented. The balance has been approved by the CHO 1 Head of Service Mental Health and Head of Finance.

▪ **Resources**

These are all existing services with staff currently in place.

▪ **Impact to delivery of services**

The objectives of this rental proposal is the

- provision of appropriate clinical and office space for Mental Health and Addiction Services

- provision of appropriate clinical and office space for the MHID Team
- provision of appropriate training and office space for [REDACTED]

The new environment will support the attainment of optimal outcomes for those availing of services.

▪ **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 enable enhanced service delivery. A key principle of Sharing the Vision policy is ensuring the de-stigmatising of mental health and ensuring that services are delivered in the same manner as other services in the community and acute services. There is an emphasis on social inclusion as opposed to social exclusion.

Technological factors

The [REDACTED] property will include adequate access to internet and data points to deliver the services.

▪ **Legal factors**

The necessary lease will be put in place. The HSE will have no significant reinstatement obligations at the end of the [REDACTED]. The HSE will not be signing a deed of renunciation in respect of this lease and so will have a right of renewal of the lease after [REDACTED].

Sustainability

This existing building will be upgraded by the landlord such that a BER A3 rating is to be achieved.

Value for Money

The procurement of the proposed lease has been competitively negotiated and, based on the proposed lease terms to be agreed, provides the HSE value for money

Conclusion

Not Applicable

Recommendation

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