



HSE Board Briefing Template

Subject: Transfer of the following three properties:

- i. Acorn House, 19 Dublin Road, Renmore, Co Galway;
- ii. 13 Lissadyra, Ballygaddy Road, Tuam, Co Galway; and
- iii. Tithe na gCarad No. 2 Williamstown Road, Castlerea, Co Roscommon;

to Sophia Housing Association for a nominal fee of €100 per property. PRG ref: **W/D/0122/2637**

Submitted for meeting on: 13 September (EMT), 16 September (ARC), 30 September 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, the approval of the HSE Board is required.

Is there an action by the Board required, if so please provide detail?

These transactions were previously approved by EMT and ARC it is recommended that the HSE Board approve the proposal to transfer;

- i. Acorn House, 19 Dublin Road, Renmore, Co Galway;
- ii. 13 Lissadyra, Ballygaddy Road, Tuam, Co Galway; and
- iii. Tithe na gCarad No. 2 Williamstown Road, Castlerea, Co Roscommon;

to Sophia Housing Association.

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 transfer three properties; Acorn House, 19 Dublin Road, Renmore, Co. Galway; 13 Lissadyra, Ballygaddy Road, Tuam, Co. Galway; and Tithe na gCarad No. 2 Williamstown Road, Castlerea, Co. Roscommon to Sophia Housing Association.

As this transfer is for a total nominal fee of €300, the transaction will require HSE Board approval.

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

In the Western region, Sophia Housing Association is one of the Approved Housing Bodies (AHB) appointed by the Local Authorities to accommodate low-support mental health service users. It is recommended and proposed to transfer the three low support hostel properties referenced above from the HSE to Sophia Housing Association. This approach is in accordance with "*The National Housing Strategy for People with Disabilities 2011 – 2016 (extended to 2021)*" for the continued accommodation of mental health service users. Essentially it is envisaged that the HSE will continue to look after the health needs of this cohort of people but will not be in the business of housing provision for them. It is recognised that the housing needs of individuals is the responsibility of the local authority (council) with the health needs being the responsibility of the HSE.

This means the properties would no longer operate as HSE Community Residences and would instead be the tenants' home. Local Authorities are devolving the housing responsibilities to Approved Housing Bodies and so the properties are to be transferred to Sophia Housing Association.

The three properties are as follows:

- I. **Acorn House** is a seven-bedroom detached dormer bungalow which extends to a gross internal area of approximately 2,605 sq. ft.
- II. **13 Lissadyra** is a four-bedroom detached bungalow which extends to a gross internal area of approximately 1,131 sq. ft.
- III. **Tithe na gCarad** is a six-bedroom detached bungalow which extends to a gross internal area of approximately 2,281 sq. ft.

Once the transfer is effected, all costs associated with the upkeep and maintenance of these properties will become the responsibility of Sophia Housing Association. The residents will become tenants of Sophia Housing Association, holding individual tenancy agreements, with the association appointing a Tenancy Sustainment Officer who will provide support services to the residents.

The following terms have been provisionally agreed with the Sophia Housing Association:

- Property is being transferred 'as is';
- The HSE will continue to provide clinical mental health services to the clients at these properties;
- Nominal consideration being paid by the Sophia Housing Association of €100 per property;
- Burden on title will be included in the transfer of the property, in relation future use;
- The house will be occupied by persons with mental health illness;
- The HSE will be asked to give necessary consent should the property be used for any other purposes;
- Each party will be responsible for their own legal costs;

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

- **Current status**
Awaiting Board Approval
- **Budget**
HSE Capital & Estates will pay legal fees associated with the transfer
- **Resources**
There is no implication for HSE resources
- **Impact to delivery of services**
The transaction will offer enhanced security of tenure for residents through availability of individual tenancy agreements. A better standard of accommodation will be available for residents offering more independent living
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan. This proposal is in accordance with the National Housing Strategy for people with Disabilities 2011 - 2016

- **Sláintecare**
Aligned with Sláintecare on service delivery
- **Social factors** (e.g., impact on specific area such as the elderly, disabilities)
There will be a positive impact on residents with mental health illness who will be provided with an improved standard of accommodation and greater security of tenure
- **Technological factors**
Not applicable
- **Legal factors**
The necessary contract for sale and deed of transfer will be put in place. The HSE will also retain a burden on title of this residence, stipulating that the property should be occupied by persons with mental health difficulties.

Sustainability

It will be the responsibility of the Sophia Housing Association to upgrade this property in accordance with the National Policy on Climate Action and Sustainability, going forward

Value for Money

This disposal to the Sophia Housing Association is below market value at a nominal consideration of €100 per property. However, under the Government National Housing Strategy for People with a Disability, a priority action is to facilitate the effective transitioning of persons with mental health disabilities from HSE mental health facilities, to appropriate community settings within sustainable communities. This proposal is in line with this strategy.

Conclusion

Not applicable

Recommendation

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