



## HSE Board Briefing Template

**Subject:** Transfer of HSE Louisburg Health Centre, Louisburg, Co. Mayo to Mayo County Council.

PRG ref: **W/D/1121/2040 & W/D/0122/2040**

**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 below market value, the approval of the HSE Board is required.

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

This transaction was previously approved at EMT and ARC, it is recommended that the HSE Board approve the proposal for the transfer of Louisburg Health Centre, Louisburg Co. Mayo to Mayo County Council.

Disposal of the property is under the terms of DPER Circular 11/15 - Protocol for the Transfer of State Property Assets. The property was advertised on the OPW State Property Register as a vacant property suitable for acquisition by another State entity, if required. Mayo County Council expressed an interest to acquire. The most recent valuation subsequently provided by the valuation office is €60k. Mayo County Council has offered €50k. As the value is under market value, approval by the HSE Board is required.

**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 HSE Louisburg Health Centre, Louisburg, Co. Mayo to Mayo County Council for €50K.

As this transfer is for a below market value, the transaction will require HSE Board approval.

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

Louisburg Health Centre was vacated in 2009. Title and boundary issues were rectified and registration with Property Registration Authority was completed Q4 2018.

The property was advertised in Q2 2020 on the OPW State Property Register as a vacant property suitable for acquisition by another State entity, if required. Mayo County Council expressed an interest to acquire the property in Q1 2021. A local voluntary group had expressed an interest in the building with a strong desire to establish a base for a men's shed in the area. It was felt that the transfer of the building to the local authority would provide a community building for the Louisburg area that could be used by local community and

voluntary groups into the future. Engagement with the Local Authority was undertaken in that context. The transfer of the building to enable its future use as a men's shed is strongly supported locally by HSE Primary Care services from a wellbeing perspective.

A previous valuation completed in August 2018 by the valuation office, valued the property at €40k. This information was shared with Mayo County Council, however they were also informed an updated valuation would be required. In Q4 2021 the valuation office valued the property at €60k.

Mayo County Council made a formal offer of €50k and advised that this was their best offer. They confirmed they have funding in place to conclude the purchase. PTAF was submitted to PRG at disposal price of €50k, approved at PRG meeting 31 Jan 2022 subject to approval by the Board (W/D/0122/2040)

The Chief Operating Officer and Head of Primary Care Services have confirmed this building is surplus to requirements of Primary Care Services and to other HSE Services. HSE West are recommending disposal of this property at €50k to Mayo County Council. The Head of Primary Care Services CHO2 is in agreement with this proposed disposal for €50k.

As there is a difference in the value between disposal price of €50k offered by Mayo County Council and the valuation of €60k provided by the Valuation Office in October 2021, HSE Board approval is required for the disposal.

**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**  
Not Applicable
- **Impact to delivery of services**  
Not Applicable
- **Corporate Plan**  
Aligned with HSE Corporate Plan & Service Plan.
- **Sláintecare**  
Not Applicable
- **Social factors** (e.g., impact on specific area such as the elderly, disabilities)  
Disposal of the property to Mayo County Council for use by the community of Louisburg will have long term positive benefits for the community and community groups in Louisburg
- **Technological factors**  
Not applicable
- **Legal factors**  
The necessary contract for sale and deed of transfer will be put in place.

**Sustainability**

Not Applicable

**Value for Money**

This building is vacant and surplus to HSE service requirements. While the transaction is €10k below most recent market value as advised by the valuation office, disposal to Mayo County Council for community use is consider the most 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.