



Ms, Patricia Ryan, TD  
Dáil Éireann  
Leinster House  
Kildare Street  
Dublin 2

16<sup>th</sup> October 2024

**PQ 40369/24\* To ask the Minister for Health for an update on the progress of the community nursing units for Cork, Kerry, Kilkenny, Louth, Tipperary and Westmeath as announced in December 2022, to include the current spend, probable delivery date and estimated opening date if available. - Patricia Ryan**

Dear Deputy Ryan,

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question which you submitted for response.

Seven Community Nursing Units (CNU) are being delivered through a public private partnership (PPP) and as such the PPP company is responsible for managing all processes associated with the construction and delivery of the CNUs. The seven Community Nursing Units will be located in:

- Cork City
- Middleton
- Killarney
- St Columba's, Thomastown
- Clonmel
- St Josephs, Ardee
- St Vincent's Athlone

In terms of costs for the completed projects, the payments made by the State over the life of the PPP contract (25 years after handover) include not just the cost of design and construction but also the cost of financing, operating and maintaining the facility (including services such as planned and reactive maintenance, grounds maintenance, cleaning, caretaking, security and waste management).



The PPP company must provide a fully maintained facility for the duration of the contract and carries the risk in relation to rectification of any construction defects that occur during the term. If a facility is not available or services are not provided in accordance with the standards set out in the contract, the State is entitled to reduce its monthly payment until the required standard is restored. Further information on the total contract values and project payments for all State PPP projects including the Community Nursing Units is available at: <https://www.gov.ie/en/publication/6f72b-projects/>

In terms of the costs for the Community Nursing Units (CNU) the annual unitary charge which will be payable when construction is complete (expected to be Q1 2025) will be €23.7million ex. VAT and will be payable over a 25 year period.

Yours sincerely



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**Brian O'Connell**  
**Interim National Director**  
**Capital & Estates**