



Deputy Paul Donnelly  
Dail Eireann,  
Leinster House,  
Kildare Street,  
Dublin 2.

11<sup>th</sup> of September 2024

**PQ Number: 34485/24**

**PQ Question: To ask the Minister for Health the capital and current costs of establishing a ten bed inpatient unit for eating disorders, in tabular form. -Paul Donnelly**

Dear Deputy Donnelly

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question, which you submitted to the Minister for Health for response. I have examined the matter and the following outlines the position.

As such, there is no one capital cost for providing additional mental health beds. The costs for each bed is site specific and would require significant surveying and investigative work to be completed.

HSE Estates have advised that there is a lack of current cost data around facilities as the Society of Chartered Surveyors Ireland (SCSI) have not yet released updated tender price inflation for the full year 2024. The tender price index inflation outlined in the SCSI report for the full year 2023 was ca. 4% so working on the assumption that this rate of inflation will remain consistent over the period of June 2023 to June 2024, HSE Estates are proposing to **uplift the June 2023 figures by 5%** to bring these costs up to date

Based on the above and for high level budgetary purposes only the following range of costs would be considered a reasonable estimation per bed.

	Bed Type	Estimated Capital Cost Range Per Unit (uplifted for inflation to June 2023)	Estimated Pay & Operational Costs Per bed	Total
2023 estimated costs provided by estates	Mental Health – Adult Acute In-patient	€750,000 - €865,000	€212,000	
2023 costs used - midpoint of range provided by estates		€807,500		€807,500
2024 uplift - 5% est tender price index inflation		€32,300		€32,300
2024 uplift - pay awards 4.25% (assume 80% pay)			€7,208	€7,208
2024 uplift - non pay operational costs inflation 3% CPI (assume 20% non pay)			€1,272	€1,272
Estimated cost per Mental Health bed		€839,800	€220,480	€1,060,280
<b>Estimated cost of 10 beds</b>				<b>€10,602,800</b>



**There are a number of caveats with the estimated figures provided above. Please be advised of the following:**

- This estimated pay costing per bed is for a generic adult acute bed. It does not reflect the additional costs associated with specialist beds such as forensics, eating disorders, psychiatric intensive care units etc.
- The estimation includes a percentage for Heating/ Electricity, food/catering, security, cleaning and sundries
- Catering costs may be higher depending on if catering is provided by an offsite contractor
- The estimation does not include costing for MDT members who would provide sessional therapies for patients if and as required
- Agency costs are not included. In addition, the Dublin area struggles more than other areas to recruit staff and relies more heavily on higher cost agency
- Pharmacy/Medication costs are not included
- Some units may require additional security - higher level costs are not included
- Seclusion facilities available – this requires additional monitoring by staff which comes at additional cost

Clearly at present healthcare inflation is a factor on capital projects. Capital costs can vary depending on location, timing of tender and market costs at that time. These costs will be spread over the lifetime of the project.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Braham', written over a horizontal line.

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**Paul Braham**  
**Senior Operations Manager (Area DON)**  
**National Mental Health Services**