



## HSE Board Briefing Template

**Subject:** Proposed acquisition of [REDACTED] Dublin 1  
**PRG Ref:** E/A/0823/2917

**Submitted for meeting on:** 10 October (EMT), 13 October (ARC), 25 October 2023 (Board)

**Name & title of author:** Dean Sullivan, Chief Strategy Officer

**Why is this information being brought to the Board's attention?**

Approval of the HSE Board is required as the total value of this transaction is above €10m.

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

This transaction was approved by EMT and ARC, it is recommended that the HSE Board approve the proposal for the Acquisition of [REDACTED] Dublin 1 from [REDACTED] [REDACTED]

**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; **X**
- 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. **X**

**Brief summary of link to Board objectives.**

The cost of this proposed transaction is [REDACTED] for acquisition of [REDACTED] Dublin 1, with additional fitout costs of [REDACTED]

Approval of the HSE Board is required as the property transaction is valued above €10m.

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

City Clinic is the largest and busiest Addiction Services Clinic in CHO 9 serving over 200 service users daily, operating 7 days per week, 365 days per year. Addiction Services provide support to people and communities suffering with the problems and issues of substance misuse. Interventions and services provided include Assessment and Treatment, Aftercare and Rehabilitation, Outreach, Education and Prevention.

Services are currently provided at 108-109 Amiens Street in Dublin which has limited space, accessibility, natural lighting and suboptimal infrastructure which hinders the ability to provide contemporary and effective treatment options, limiting collaboration among staff and compromising the privacy and dignity of service users. Relocating City Clinic to a new facility will allow the service to meet the current and future needs of the service and ensure that the health care provision will meet the Sláintecare Fundamental principles:

- Promote and protect health and wellbeing
- Minimise the harm caused by the use and misuse of substances and promote rehabilitation
- Address the harm of drugs markets and reduce access to drugs for harmful use
- Support participation of individuals, families and communities

- Develop sound and comprehensive evidence-informed policies and actions

Sourcing a suitable alternative leased property for Social Inclusion in Dublin 1 has proved difficult. The HSE does not currently own any sites suitable for development in this area. Refurbishment of the existing location will not meet current needs nor will it provide the necessary floor area to support current and future service needs. Relocation of service delivery to an alternative dispensing location outside Dublin 1 would require provision of transport for service users to and from that new location. Due to the number of service users attending the clinic the provision of such transport is estimated at approx. €10k (excl. VAT) per week, €500k (excl. VAT) per annum. Providing transport for drug treatment service users is not ideal and will present challenges - it is an unsatisfactory option for both service users and staff.

Various options were considered in relation to the provision of accommodation to support defined service needs, and these were assessed against a variety of criteria, including total capital cost, statutory approvals (with particular reference to Planning Permission), programme for delivery, capacity (including future expansion), and sustainability.

[REDACTED]

[REDACTED] This will improve outcomes for service users in support of the HSE's commitment to the right care at the right time, in the right place. The acquisition of this building was deemed to represent better value for money for the HSE than to lease it.

[REDACTED]

Key features that contribute to its suitability for the proposed usage by Social Inclusion (Addiction) Services, Mental Health Dual Diagnosis, Homeless Mental Health and Community Health Hub include:

- The buildings central service and circulation core align with the proposed layout requirements. This configuration facilitates efficient movement within the building, ensuring accessibility for both staff and service users.
- Allows for effective management and coordination of the various services within the facility as well as the necessary separation required.
- The building benefits from extensive street frontage, allowing for distinct entry points and separate access for different services or programs.
- Adequate set back from roadway, providing a safe and spacious footpath area. Additionally, the outside footpath space allows for potential outdoor amenities which could contribute to the overall well-being of service users.
- The building enjoys a dual aspect, providing ample natural light throughout interior spaces. The presence of natural light has been recognised as a crucial factor in creating a positive and uplifting environment, particularly in mental health and addiction services.
- The building features high-quality glazing that not only allows for sufficient natural light but also offers excellent acoustic values.

This option supports a preference to own rather than lease facilities while also having the benefit of being a significant asset in the ownership of the HSE. It also delivers a key element of health infrastructure in an inner city location to service the most highly deprived areas in the North Inner City.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The Board is asked to approve acquisition [REDACTED] for the sum of [REDACTED] to accommodate Addiction Services, Mental Health Dual Diagnosis, Homeless Mental Health, Section 38 & 39 Organisations and Community Health Hub for CHO 9, thereby allowing the decant of this activity from the adjacent City Clinic location. [REDACTED] will also provide a Long Term City Centre facility for Social Inclusion, Homeless and Mental Health Services.

[REDACTED]

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

- **Current status**  
Seeking Board approval
- **Budget**  
The total cost of the acquisition [REDACTED]  
[REDACTED] This indicative fit-out cost includes budget provisions for construction, design team fees, equipment and other costs. It is a high level order of magnitude budget and will develop and mature in the normal way through the various project stages.
- **Programme**  
Subject to HSE Board approval, the acquisition will be funded from Capital Plan 2023.
- **Resources**  
The proposal will provide replacement facilities for City Clinic, Addiction & Dual Diagnosis, Homeless Mental Health and Community Health Hub
- **Corporate Plan**  
The proposal is aligned with HSE Corporate Plan & Service Plan
- **Sláintecare**  
In line with Sláintecare Report 2017 & Sláintecare Implementation Strategy
- **Social factors (e.g. impact on specific area such as the elderly, disabilities)**  
This proposal will have a positive social impact. The location of HSE services at the centre of Dublin City.
- **Technological factors**  
None
- **Legal factors**  
Acquisition is subject to Final Grant of Change of Use Planning Permission

**Sustainability**

This is an existing building. The proposed fit-out will be delivered to meet the performance specifications of Nearly Zero-Energy Buildings (NZEB) standard in accordance with the revised building regulations part L and will meet the requirement of achieving an A3 BER rating.

**Value for Money**

The proposed purchase price is assessed as providing value for money

**Conclusion**

Not applicable

**Recommendation**

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