

SOUTH WESTERN AREA HEALTH BOARD

**Minutes of proceedings of the Board Meeting, in committee,
held in the Plaza Hotel, Tallaght, Dublin 24,
on Friday, 14th April, 2000, at 2.00 p.m.**

Present

Cllr. C. Byrne
Dr. M. Gueret
Cllr. M. Miley
Cllr. C. O'Connor
Cllr. J. Wall, T.D.

Cllr. E. Byrne
Ms. A. Harris
Dr. B. Murphy
Cllr. S. Ó Fearghail

Observers

Mr. G. McGuire

Apology

Mr. P. Aspell
Mr. G. Brady
Dr. K. Harkin
Ms. M. Hoban
Ald. M. Mooney
Cllr. J. Reilly
Cllr. D. Tipping

Dr. S. Barry
Cllr. T. Cullen
Ms. N. Harvey
Cllr. C. McGrath
Mr. M. Murphy
Sen. T. Ridge

In the Chair

Cllr. C. O'Connor

Officers in Attendance

Mr. P. Donnelly, Chief Executive
Mr. S. O'Brien, Asst. Chief Executive
Ms. B. Clarke, Asst. Chief Executive
Mr. P. Bennett, Asst. Chief Executive
Mr. J. Leech, Senior Manager, Chief Executive's Office
Ms. P. Bryan, Senior Manager, Chief Executive's Office
Mr. R. Kavanagh, Senior Manager, Operations
Mr. P. Doyle, Estate Manager

19/2000

DEVELOPMENT PLAN, ST LOMAN'S HOSPITAL - UPDATE

Report No. 9/2000

REPORT OF CHIEF EXECUTIVE

Development Plan, St. Loman's Hospital Update

The Eastern Health Board adopted a development control plan for the future of St. Loman's Hospital in mid of 1998.

At the time of the presentation of the plan the acute services had not transferred to Tallaght Hospital and the new link road to the south of the site had not been constructed.

Since then of course the acute admissions have transferred to Tallaght and the new road has been fully constructed but not yet opened. The link road situation became somewhat difficult because of a serious trespass situation which has now been resolved. In that regard a new boundary wall and railing along the southern perimeter is presently under construction and I expect the new road to be commissioned shortly.

Taking everything into account we are now in a position to move forward with our plan for St. Loman's and in that regard I have arranged the following:

- ❖ Commissioned a final Master Plan to show phasing costing and timing of new facilities
- ❖ Submitted a proposal to the Eastern Regional Health Authority to secure early approval for the appointment of a full design team for £10m Phase 1 development.
- ❖ Arranged to publish the Prior Indicative Notice of intention to engage a design team in the national press and EU Journal.

I have also appointed Mr. Seamus O'Brien, Assistant Chief Executive, to take charge of this important project and to spearhead its early development.

This development at St. Loman's is one of the most exciting developments within the health services and when completed will be a model and template for future developments of this kind.

More particularly it is a vital and necessary resource and development of services in our Board and I will keep members fully advised as the development progresses.

Mr. Donnelly, Chief Executive, introduced the above report. Following a presentation by Mr. Philip Doyle, Estate Manager, and discussion to which Cllr. E. Byrne, Dr. M. Gueret and Mr. G McGuire contributed, and to which the Chief Executive replied, it was agreed to adopt the report.

20/2000

PROPOSALS FOR HEADQUARTERS ACCOMMODATION

Report No. 10/2000

REPORT OF CHIEF EXECUTIVE

Proposal for Headquarters Accommodation

Members will be aware of the detailed processes undertaken by the Eastern Regional Health Authority Task Force over the past several years in developing the structures for the Authority and the three Area Health Boards. Part of this process was to identify possible locations for Area Board Headquarters facilities and where possible to arrange for temporary accommodation prior to the establishment date of the Regional and Area Boards.

Taking account of the geographic and demographic nature of the South Western Area Health Board, together with possible locations for district offices, Naas was identified as the optimum location for our Board's headquarters requirements.

In that regard members are aware that we have temporary facilities at Leinster Mills, and we expect to move to larger but also temporary accommodation at the Maudlins Industrial Estate within the next few months. The facility at the Maudlins will only accommodate a small number of our proposed staff complement and will not afford any facilities for members for Board or committee meetings save those of a small nature. Hence the short term arrangement and the need to develop as quickly as possible our plans for a permanent facility.

In assessing the needs for an area headquarters I have taken account of the number of staff, the membership of our Board, the circulation space pertinent to the buildings use and a percentage expansion factor.

The expansion factor is essential insofar as given the present population figures and the undoubted growth throughout the South West over the next few years, it is vital that our Board is prepared for this situation.

The space criteria in relation to all three Area Boards taking all the issues into account, has been established that a building of between 20,000 to 30,000 sq. ft. will be required for each area. In relation to our Board I am satisfied that given all the projections for the area, a building of c. 30,000 sq. ft. would provide our requirements in the long term.

Naas is of course continuously developing and several options in relation to a suitable Headquarters facility have been researched during the past year.

One development that may provide the solution we require is the proposed development at Millennium Park, Naas the first phase of which is expected to receive planning permission during this present month.

The first buildings are scheduled for a construction start later this year and completion by September 2001. Millennium Park is particularly attractive for our Board:

- Landmark Development
- Potential for Business and Civic Centre

- Tailored to suit our Board requirements
- Facilities for Board Members Committee Rooms
- Pivotal location for staff and members
- Ample parking, ease of access/egress
- Top level design specification
- Early occupation
- Excellent investment potential

In all respects this development appears to offer our Board the opportunity to acquire a facility that can be tailored to suit our needs in a prestige building well located and most importantly subject to planning it can be acquired at the earliest possible time.

I propose to pursue this option for our Area Headquarters and thereafter to present a full detailed submission to our Board as soon as possible.

Mr Donnelly, Chief Executive, introduced the above report and set out the background to it. Mr Philip Doyle, Estate Manager, gave a presentation and Cllr E Byrne, Dr M Gueret, Mr G McGuire, Cllr S Ó Fearghail, Cllr M Miley and Cllr J Wall contributed to the discussion which followed, to which the Chief Executive replied. On a proposal by Cllr Ó Fearghail, seconded by Cllr M Miley, the members agreed to adopt the report authorising the Chief Executive to pursue the acquisition of headquarters accommodation and report on an ongoing basis to the Finance and Property Committee with regard to progress on this matter.

21/2000

ST DOMINIC'S, MAIN STREET, TALLAGHT, DUBLIN 24

Report No. 11/2000

REPORT OF CHIEF EXECUTIVE

St. Dominic's, Main St., Tallaght

The Eastern Regional Health Authority is the successor in title to a site of circa 1.5 acres at the former health centre site at St. Dominic's, Main Street Tallaght.

In 1994 the Eastern Health Board in a joint venture with Dublin Corporation agreed to sell the site along with an adjoining site owned by the Corporation for a consideration of £178,750. Contracts were subsequently signed by the purchaser of the site at the figure above.

Prior to the sale closing however a third party made claim to a small strip of land between the Board's site and the Corporation's site which effectively has held up the transaction since.

The matter is resolvable now because South Dublin County Council wishes to acquire part of the site including the disputed strip of ground to implement new traffic calming measures and in doing so they will deal with the third party claim.

In the meantime because of the lapse of time both Dublin Corporation and ourselves decided to renegotiate with the purchasers as values had increased since 1994.

The present legal situation is that the purchaser had executed contracts offered by Dublin Corporation and the Eastern Health Board and the purchase was approved by both organisations and at the time the Minister for Health. Dublin Corporation legal department are of the clear opinion that the contract is still binding.

Nevertheless the Estate Management Officer, Mr. P. Doyle, together with colleagues from Dublin Corporation and South Dublin County Council, renegotiated with the developer who has agreed now to pay a total of £1m being £350,000 payable to Dublin Corporation and £650,000 payable to the Eastern Regional Health Authority. Dublin Corporation has agreed to the new arrangement and South Dublin County Council have asked that the matter be expedited so that the site can now be developed including their traffic calming plans.

I am advised by Mr. Doyle that this new arrangement is a good solution to a very difficult situation and the figure of £650,000 now represents reasonable value in the circumstances. In view of the above and the tenuous legal situation I would recommend that our Board also agree to this updated payment arrangement.

Mr Donnelly, Chief Executive, introduced the above report. Following a presentation by Mr Philip Doyle, Estate Manager, and discussion to which Cllr E Byrne and Cllr C O'Connor contributed, and to which the Chief Executive replied, it was agreed to adopt the report.

22/2000

TÚS NUA, KILDARE

Report No. 12/2000

REPORT OF CHIEF EXECUTIVE

Tús Nua, Kildare

The above special needs facility includes approximately eight acres to the rear which is being developed for training in horticulture.

The owner of the adjoining garage "Fitzpatricks" have requested use of a piece of ground to the rear of their facility in order to park vehicles.

It is proposed that they would rent this ground for a period of two years and nine months at an annual fee of £7,500 and fully indemnify the Board whilst the ground is in their use.

Mr. Philip Doyle, Estate Management Officer, Shared Services Centre, has advised me that the fee represents good value for this type of arrangement and that the term of the proposal agreement does not convey any long term rights to the tenant. I would propose to use the fee for the further development of services at Tus Nua.

In the circumstances I recommend that our Board approve the granting of this short term lease to Fitzpatrick's garage and that this approval be submitted for ratification at the next appropriate meeting of the Eastern Regional Health Authority

Mr Donnelly, Chief Executive, introduced the above report. Following a presentation by Mr Doyle, Estate Manager, and discussion to which Cllr S Ó Fearghail and Cllr J Wall contributed, and to which the Chief Executive replied, it was agreed to adopt the report subject to the lessee being required by our Board to comply with any relevant planning requirements in relation to the leased land.

On a proposal by Cllr S Ó Fearghail, seconded by Cllr J Wall, it was agreed to ask the Chief Executive to prepare a development plan for all land at Tús Nua.

The meeting concluded at 4.00 p.m.

CORRECT:

**P. DONNELLY
CHIEF EXECUTIVE**

CHAIRMAN