

# NORTHERN AREA HEALTH BOARD

## Report No 24/2002

### *Capital Projects under the National Development Plan*

Our Board made a submission in June 2000 outlining its requirements for Capital Developments under all care groups and service categories for the lifetime of the NDP. A number of projects which were ongoing at the inception of the plan have also been 'rolled-up' into the plan. Since June 2000, a considerable degree of progress has been achieved in new starts, property acquisitions, the finalising of ongoing projects, and in progressing the planning process for projects which are still on the drawing board. A further updated and revised submission is now under preparation in consultation with Planning and Evaluation staff which will set out the desired infrastructure which this Board will require to underpin its service developments for the remaining lifetime of the NDP. The following is a brief outline of the current status of all of the projects which were initiated or continued by the Board since its inception:-

#### *Acute Hospitals*

##### *James Connolly Memorial Hospital*

Construction works on Phase One of the Hospital redevelopment are proceeding as planned. Variations and changes to the overall contract have led to a departure from the original schedule which is now under negotiation with the main contractor, and this may require a variation from the schedule for the disposal of lands at the site. The estimated final cost of Phase One will be approximately €80,000,000.

##### *St Joseph's Raheny*

A preliminary plan for the development of the site at St. Joseph's has been drafted, and a submission for short to medium term development of the Hospital and its equipment has been made to the Regional Authority.

#### **Psychiatry/Mental Health:**

##### *St Brendan's Hospital Redevelopment*

The report of the high-level group has been issued and the planning of the developments for both health and educational facilities at the Grangegorman site is now under way. The launch of the St. Brendan's development plan will take place shortly.

##### *St. Ita's Hospital Redevelopment*

The design team for the project has been instructed to commence work on the finalisation of a comprehensive Protective Development Control Plan for the Portrane site which will take account of planned new facilities, disposal of some portions of the site, and the redevelopment of the listed buildings due to be taken out of use.

*Carlton House, Lispopple, Swords (for transfer of residents of St. Ita's Service )*

House purchase was completed, minor adaptations and repairs were carried out and the residence has now been occupied by six clients transferred from St. Ita's Total cost of the project was approx. €1,000,000. Planning permission has recently been sought to increase the number of residents.

*1 Church Avenue, Blanchardstown*

These premises were acquired at a cost of €268,000. The house will be developed as a community residence for clients of the Blanchardstown Sector Mental Health Service. Planning application for change of use has been lodged. Local consultation has taken place, and it is intended to commence works as soon as planning permission is received. Cost of adaptations is estimated at €120,000

*Avondale Lodge, Cloghran, Co. Dublin (for transfer of residents from St. Brendan's Service )*

Purchase complete. Architectural Services have prepared a brief for alterations and tenders have been invited. It is anticipated that works will commence in the next two to three weeks. The total cost including alterations and refurbishment will be approximately €12,000

*13 Dunluce Rd., Dublin 3( for community residence for Sector A.6/7 )*

This premises has been acquired at a cost of approx. €160,000 and will require some minor adaptations. It will serve as a community residence for the Mental Health Service in the area.

*Lindsay House, Lindsay Rd., Dublin 7 (for community residence for Sector A.6/7 )*

This premises has been acquired as a community residence for the Mental Health Services in the sector. The consultation process has been completed, adaptation works have been planned, and it is expected that these works will commence shortly. Total cost of this facility will be approximately €1,270,000.

*Inch , Balrothery. (community home for St. Ita's Sector)*

This residence, which was in the Board's ownership prior to the inception of the NDP has been adapted for use as a community residence for clients of the St. Ita's Mental Health Service. Adaptation works totalling approximately €300,000 have been completed and the residence is now occupied.

*St. Ita's Refurbishment*

Major refurbishment of the Mental Health and Intellectual Disabilities facilities at St. Ita's were carried out during 2000, at a cost of approx. €1,900,000, allowing a very significant upgrading of the hospital corridors, wards and grounds.

*Kitchens , St. Itas*

A design team has been appointed to carry out the planning process for this facility, to a brief agreed by the Hospital Management and Catering Management. Approval for funding, which is likely to be approximately €2,000,000, has been requested from the Regional Authority

#### *Acute Unit, Beaumont*

The Design Team has been appointed, and members of the St. Ita's Management Team are working with the Project Team to progress this development.

#### *Verville Retreat*

New entrance and boundary wall were completed in 2001 at a cost of approximately €200,000

### **Intellectual Disability;**

#### *St. Ita's Bungalow Complex*

Planning permission was applied for in respect of this development in April 2002. The design team has produced a schedule with a completion date of February 2003 and the project is likely to cost in excess of €10,000,000

#### *Clonmethan Bungalow Complex*

The 30-bed bungalow complex is now fully operational, providing 30 residential places for clients of the St. Joseph's Intellectual Disability Service who have transferred from the Portrane campus.

#### *Village Complex, Lusk*

Fingal County Council has provided a site and site surveys and preliminary work on the brief for the project will commence shortly.

#### *Woodlawn, Blake's Cross, Residential House*

A major refurbishment of this community residence was recently completed at a cost of approximately €300,000 and clients have moved back in from temporary rented accommodation.

### **Drugs/Aids**

#### *Glen Court, Gardiner St. ( Young Persons Programme )*

These premises were purchased in 2000 at a cost of €984,000. A Design Team has been appointed, and they have prepared plans to planning application stage. Approval is awaited from the Regional Authority to proceed with the works which will cost approximately €1,000,000.

#### *Domville House, Ballymun*

Specifications have been completed and tenders are on hand for a programme of works to a value of €1,500,000. Approval has been sought from the Regional Authority to proceed with this project.

### **Community Services;**

#### *Ballymun Health Centre and District H.Q.*

A Design Team has been appointed to oversee our Board's interest in development. The financing and legal package proposed by Ballymun Regeneration Ltd. is under negotiation by our legal and property advisors. Work on the construction of the Civic Centre is progressing on schedule and our Design Team are liaising closely with the Developers and with the User Group. It is anticipated that the construction phase will be complete in

December 2002, following which a fit-out will be required. The proposed method of acquisition is a tax-based lease-purchase arrangement which will involve a commitment of approximately €3,000,000 per annum (subject to negotiation and agreement) over a 14-year period, and a once-off fitting-out cost of approximately €6,000,000

*Darndale/Belcamp Health & Family Centre*

This joint development with Dublin Corporation/ROUND was completed in April 2001. The Health Centre and Family Centre have been operational since October 2001 and officers are participating on the Board of the Company which is managing the Village Centre of which the Health Centre is an integral part. The total cost to our Board, including fitting-out and equipping was approximately €2,500,000

*Health Centre, Sean McDermott St.*

A schedule of accommodation has been agreed with Dublin City Council, and a preliminary design has been signed off by all parties involved in this development. Our Board is continuing to work with the Project Team to progress the development.

*Cabra Health Centre*

A planning application for the extension and refurbishment of this centre was submitted in April 2002, and it is expected that the overall cost of the project, for which a special allocation was made available in the 2002 Budget, will be approximately €900,000 inclusive of some works to accommodate services which will move off-site for the duration of the works.

*Site for Balbriggan Health Centre*

Consultations with Fingal Co. Council have taken place and a site has been identified provisionally which could accommodate a major primary care centre for the town. Discussions with Fingal County Council are ongoing.

*Site for Corduff/Blanchardstown Health Centre*

Consultation with Fingal County Council has taken place and a site has been identified provisionally in Mulhuddart which would be suitable for a major primary care centre for the area. Discussions with Fingal Co. Council are ongoing.

*Orthodontic Unit, J.C.M.H.*

Consultation is ongoing with Hospital/Project Management re siting and integration with current building project at J.C.M.H. The Project Manager has consulted with the Architect and preliminary indications are that development can be accommodated within the overall Hospital development. The Project Manager is now preparing an option appraisal in relation to progressing the project within the overall hospital redevelopment. The total cost will be approximately €3,200,000. A temporary facility has been sourced at Navan Road to accommodate a temporary Orthodontic Unit pending completion of this project

**Older Persons**

*Community Unit, Lusk*

This facility was completed in October 2001, and is now operational. Total cost including equipping was approximately €5,600,000

*Community Unit, Beaumont*

Consultations regarding site are complete. The design team to be appointed subject to agreement of ERHA

*Sheltered Housing Hartstown*

Our Board and the Regional Authority have agreed to the disposal of our site at Hartstown to Fingal County Council to allow for the development of a sheltered housing, day centre and health centre in partnership with the Council and Fold Voluntary Housing Association.

**Children and Families;**

*High Support Unit, Portrane (Crannog Nua )*

This facility was completed and handed over in May 2002 at a total cost of approximately €10,000,000

*66 Newbrook Avenue, Donaghmede*

These premises were purchased in 2000 and renovated at a total cost of €546,000 to provide a care home for a sibling group. Following completion of the works the house was occupied in December 2001.

*50 Ballygall Parade, Finglas East*

These premises were acquired in 2000 and renovated at a total cost of approximately €250,000. Adaptations were completed in July 2001 and the house is now occupied by a group of children in the care of our Board.

*Oakview, Lea's Cross, Swords*

These premises were purchased in 2001 at a cost of €1,028,000 and the future use of the house is under consideration by our Childcare Strategy Unit in the context of the development of Crannog Nua in Portrane. In the interim it is in use as accommodation for children in the care of our Board.

*69 Amiens St*

Purchase completed in 2001. The house was formerly leased by NAHB as a childcare residential centre. Minor renovations were carried out following purchase and the residents re-occupied the premises in March 2001. The cost of acquisition was €267,000

*Geraldstown House, Ballymun*

Negotiations have now been finalised with the developer of the adjoining site regarding works to be carried out in exchange for a portion of the site. The transfer of the land has been approved by the Regional Authority and technical and legal details are now being finalised.

*Park View House, NCR*

Premises were previously leased by our Board as an emergency residential facility. An option to purchase was exercised and the premises was purchased in July 2001 at a cost of €1,587,000. A brief for refurbishment is currently being prepared.

*St. Vincent's Trust, Henrietta St. (Daughters of Charity )*

NAHB contribution to multi-agency project in partnership with Dept. of Ed./FAS/Comhairle was €1,905,000 and the project is now complete.

**Misc. Projects;**

*NAHB H.Q, Swords*

The fitting out and equipping of our Board's Headquarters was completed on schedule in July 2001 at a total cost of €3,300,000

*Disposal of Site at Lissenhall*

Specification for works, including ambulance base, to be constructed in exchange for portion of site, have been furnished to Architect for Developer, to allow for planning application to proceed. A brief for the new training unit and hostel have been completed and the Architect is expected to have preliminary sketch plans available for inspection in the next three to four weeks.

## **SUMMARY**

<i>Acute Hospitals</i>	James Connolly Memorial Hospital St. Joseph's Raheny
<i>Psychiatry/Mental Health</i>	St. Brendan's Hospital St. Ita's Hospital Community Residences and Services Beaumont Acute Unit Verville Retreat
<i>Intellectual Disability</i>	Village Complex St. Ita's Village Complex Clonmethan Village Complex Lusk Community Residences and Services
<i>Drugs/Aids</i>	North Inner City Ballymun
<i>Community Services</i>	Ballymun Darndale/Belcamp Sean McDermott Street Cabra Health Centre Balbriggan Health Centre Corduff/Blanchardstown Health Centre Orthodontic Unit Regional
<i>Older Persons</i>	Community Unit Lusk Community Unit Beaumont Sheltered Housing Hartstown
<i>Children and Families</i>	High Support Unit Portrane Community Residential Family Resource Aftercare Voluntary Organisations.
<i>Misc. Projects</i>	Swords H.Q. Lissenhall

