

EASTERN HEALTH BOARD MEETING

**Minutes of proceedings of Monthly Meeting
held in
the St. Column's Hospital, Rathdrum, Co. Wicklow
on Thursday 1st June, 1995 at 6.00 p.m.**

Present

Mr. P. Aspell	Cllr. M. Barrett
Mrs. B. Bonar	Cllr. B. Briscoe, T.D.
Cllr. E. Byrne, T.D.	Cllr. I. Callery, T.D.
Cllr. B. Coffey	Cllr. J. Connolly
Cllr. L. Creaven	Cllr. T. Cullen
Cllr. A. Devitt	Sen. J. Doyle
Cllr. K. Farrell	Dr. J. Fennell
Cllr. C. Gallagher	Dr. D.I. Keane
Cllr. T. Keenan	Mr. G. McGuire
Cllr. M. McWey	Cllr. O. Mitchell
Cllr. D. O'Callaghan	Cllr. C. O'Connor
Cllr. J. Reilly	Dr. J. Reilly
Cllr. T. Ridge	Sen. D. Roche
Cllr. K. Ryan	Cllr. R. Shortall, T.D.
Cllr. D. Tipping	Cllr. M. Whitty
Cllr. M. Wrigley	

In the Chair

Cllr. Michael Barrett

Officers in Attendance

Mr. K.J. Hickey, Chief Executive Officer
 Mr. M. Walsh, Programme Manager, Special Hospital Care
 Mr. P.J. Fitzpatrick, Programme Manager, Community Care
 Mr. S. O'Brien, A/Programme Manager, General Hospital Care
 Dr. B. O'Herlihy, Director of Public Health
 Mr. J. Curran, A/Technical Services Officer
 Mr. M. Gallagher, Finance Officer
 Ms. M. Kelly, Personnel Officer
 Mr. P. Doyle, Estate Management Officer
 Ms. M. Browne, Communications Director
 Mr. M. O'Connor, Secretary

68/1995

CHAIRMAN'S BUSINESS

The Chairman read the following report which was noted by the Board:-

"1. Annual Meeting of our Board

With the members' agreement, it is proposed that the annual meeting of our Board will be held on Thursday, 6th July, 1995 at 6pm, and that the monthly meeting will be held immediately following the annual meeting at 630pm (approx.).

2. Visit by Minister for Health

We have been notified that the Minister for Health, Mr. Michael Noonan, T.D., will, as part of his visit to each of the Health Boards, come to meet with the members of our Board in the Boardroom, Dr. Steevens' Hospital on Thursday 15th June 1995 from 1230pm to 2pm.

Further details regarding the arrangements for the meeting will be issued to each member in the near future.

Having regard to the Ministerial visit, it is proposed that the special meeting which had been arranged for 15th June to consider services for drug misusers should be postponed until 26th June 1995 at 6 pm."

Following discussion, it was agreed that the special meeting to consider services for drug i should be held on Monday 3rd July, 1995 at 11.00 a-m.

69/1995

CONFIRMATION OF MINUTES OF MONTHLY MEETING HELD ON 4TH MAY, 1995 AND OF SPECIAL MEETINGS HELD ON 11TH, 18TH AND 25TH MAY, 1995

The minutes of the monthly meeting held on 4th May, 1995 and of the special meetings held on 11th, 18th and 25th May, 1995, having been circulated, were confirmed on a proposal by Deputy Callely, seconded by Cllr. O'Callaghan.

[a] Matters arising from the minutes

Cllr. Reilly asked that it be recorded that he had requested the Programme Manager, General Hospital Care, to let him have a report on the ambulance service in County Kildare. He thanked Mr. O'Brien for the report which he had received following the May Board meeting.

70/1995

QUESTIONS TO THE CHIEF EXECUTIVE OFFICER

On a proposal by Deputy Callely, seconded by Cllr. Coffey, it was agreed to answer the questions which had been lodged:-

2. Cllr. T. Ridge

"To ask for an update on the current speech therapy provision for the greater Clondalkin area."

Reply

Two Speech and Language Therapists are assigned to cover the general Clondalkin area who provide services in three local health centres, Kilmahuddrick, Boot Road and Rowlagh. One of the posts is vacant at present Arrangements are in hand to have a permanent replacement appointed in the very near future.

Cllr. T. Ridge

"To ask for an update re. provision of new Health Centre for the greater Clondalkin area."

Reply

Our Board is finalising negotiations for the purchase of a recently built premises which is well located and which includes space for expansion in the future, if required.

Plans have been prepared for the conversion of the building which will commence as quickly as the purchase can be completed and a contractor appointed.

3. Cllr. E.Byrne, T.D.

"Will the Chief Executive Officer outline the Board's plans to provide training and maternity care for its staff who can be trained to provide the necessary services to home-birth mothers and will he make a statement on the matter.

Will the Chief Executive Officer outline the steps that the Board has taken to ensure that women who are considering home-births are fully aware of their statutory entitlements including financial assistance from this Board.

Can he say what published information is available to facilitate mothers considering home-births and what attempts have been made to educate the General Practitioners of mothers' entitlements."

Reply

The policy of the Department of Health is that, on medical grounds, the delivery of babies should take place in consultant staffed maternity units. This policy is in line with the recommendations of Comhairie na Ospideal report, "Development of Hospital Maternity Services", which examined in detail the objectives of health care in relation to maternity services. It is generally accepted that this policy has been responsible for the marked decrease in the level of infant and peri-natal mortality.

Under section 62 of the Health Act, 1970, a woman is entitled to receive free medical, surgical and midwifery services in respect of motherhood. At present, Health Boards generally are experiencing difficulties in providing services for home confinements. This situation has arisen because of the trend towards hospital confinements over the past twenty to twenty five years. As a result, the post of Community Midwife has virtually disappeared and general practitioners, who provide services under the Maternity and Infant Care Scheme, no longer have regular experience in the practice of delivery and are very reluctant to attend on home births having regard to the increased risks for the baby.

In view of the foregoing our Board does not promote home births. However, there are, at present, four midwives who have notified their intention to practice in our Board's area and who provide a private domiciliary midwifery service. Our Board makes a contribution of up to a maximum of £400 towards the costs of midwifery services to women who themselves engage the services of a midwife in a private capacity.

Our Board has had discussions with some of the Maternity Hospitals regarding the possibility of putting in place arrangements whereby experienced and practising midwives would provide a domiciliary service for mothers. These discussions will be continued with the objective of reaching agreements which would enhance the existing service available to those wishing to have their babies at home.

In 1993 the Minister for Health established a group of experts to undertake a review of Maternity and Infant Care System. Our Board, in a submission to the Review Group, drew attention to the small but growing demand for home births and the need to have this matter addressed in the review. The outcome of the Review Group is awaited.

4. Cllr. D. O'Callaghan

"To ask the Chief Executive Officer to state if there are any proposals to have a CAT-SCANNER provided at Loughlinstown Hospital to serve the North Wicklow area as the nearest CAT-SCAN is based at St. Vincent's Hospital and Beaumont Hospital, and would the Board be providing financial assistance for such a machine at Loughlinstown Hospital."

Reply

St. Columcille's Hospital, Loughlinstown, is being developed on a phased basis. Phase I was completed in June 1988. Phase II includes proposals for the development of the Department of Radiology, the provision of dedicated day surgery facilities and the upgrading of the mechanical and electrical services.

The second phase of the development plan is currently under consideration by the Department of Health.

The need for additional scanning equipment for Dublin South East/East Wicklow will be reviewed in the context of the provision of acute hospital service in the catchment area served by St. Columcille's, St. Vincent's and St. Michael's Hospitals.

The ongoing revenue cost implication of providing CT Scanning equipment is estimated at £200,000 per annum which would require additional funding from the Department of Health. The capital cost of this equipment is approximately £300,000.

5. Cllr. T. Ridge

"To ask for a reply from the Minister re. motion passed unanimously by the Board seeking a review of D.P.M.A. where it is being removed from recipient on her status changing from single to married."

Reply

The Department of Health has indicated that, as responsibility for the administration of the Disabled Persons (Maintenance) Allowances Scheme is being transferred to the Department of Social Welfare in July 1995, it would be more appropriate for that Department to carry out the review requested in our Board's motion.

This matter will be followed up with the Department of Social Welfare in July next.

6. Cllr. C. O'Connor

"To ask the Chief Executive Officer to furnish a full report on the whole question of dental care in the general Tallaght area detailing action he is taking"

Reply

Our Board provides a comprehensive range of dental services to adults and children throughout our Board's area, including Tallaght.

Children's Dental Services

In the Tallaght area, as in other areas, children are screened by our Board's dentists in 2nd, 4th and 6th class in all primary schools.

Six dental teams provide schools screening, routine and emergency dental services for children in the local health centre at Millbrook Lawns.

Adult Dental Services

Two hundred private dental practitioners have contracted with our Board to provide routine and emergency dental services under the new Dental Treatment Services Scheme. Nine of these have centres of practice in Tallaght but adults may opt to attend any of the contracted private practitioners in our area.

The waiting list in all areas for the over 65 age cohort will be cleared by the end of June and the Dental Treatment Services Scheme will be extended to the next age cohort as soon as approval is received from the Department of Health. Emergency treatment is available to all medical card holders over 16 years of age who may attend one of the contracted practitioners.

7. Cllr. C. O'Connor

"To ask the Chief Executive Officer to update the Board on his plans to develop a Drugs Unit in the Tallaght area."

Reply

Our Board has an Addiction Counsellor based in the former health centre in Tallaght who works closely with our Board's Community Alcohol Service in Belgard Road.

Our Board's Service Plan for this year includes provision for enhanced drug treatment services which will work with local communities in the whole area of education, prevention, counselling, intervention and treatment.

Our Board is in the process of acquiring a base in Tallaght for the new Community Drug Team. Additional counselling and outreach staff for the Team are being recruited at present.

8. Cllr. C. O'Connor

"To ask the Chief Executive Officer if urgent action could be taken in respect of the St. Dominic's House site in Tallaght Village which has now become an eyesore."

Reply

Arrangements are being finalised at present to complete the sale of the St. Dominic's House site in Tallaght jointly with Dublin Corporation

In the circumstances, it would not be appropriate for our Board to incur expenditure on its refurbishment or upgrading.

9. Cllr. I. Callely, T.D.

"To ask the Chief Executive Officer to advise of the total number of clients in the Eastern Health Board area that are accommodated in hostel/care accommodation in the community, can the Chief Executive Officer give a breakdown in each Community Care area and will he make a statement on the matter."

Reply

The following table sets out the total number of clients from our mental health and mental handicap services who at present live in hostel accommodation:-

<i>Area</i>	<i>Total</i>
Area 1	49
Area 2	37
Area 3	45
Area 4/5	125
Area 6	148
Area 7	61
Area 8	140
Area 9	13
Area 10	46
<u>Total</u>	6 64

10. Cllr. I. Callely, T.D.

"To ask the Chief Executive Officer to advise of all work that was contracted to Consultants in 1994. can the Chief Executive Officer give a breakdown and full details of same and total costs/expenditure involved."

Reply

The information requested is being assembled and will be made available to the member as soon as possible.

11. Cllr. I. Callely, T.D.

"To ask the Chief Executive Officer to comment on the genuine public concern why there is increasing use. abuse and serious problems relating to drug abuse and will he make a statement on the matter."

Reply

The Eastern Health Board has been concerned for some time regarding the drug misuse problems in its area and has been very active in developing a comprehensive range of services to address these problems. These responses are being kept actively under review in the light of evolving needs and include education, prevention, early intervention, medical treatment, counselling and rehabilitation. In addition to directly provided services, our Board facilitates community based groups in developing community responses to problem drug use, particularly in those parts of the city where the problem is greatest.

A number of special reports on this matter have been considered by our Board and a further report will be brought to the special meeting of our Board later this month.

71/1995

CHIEF EXECUTIVE OFFICERS REPORT

The Chief Executive Officer read the following report which was noted by the Board:-

1. Increase in Boarding Out Allowances

I have circulated with the agenda papers for this meeting copies of Department of Health letter dated 8th May 1995, advising that the standard rate of allowance payable in respect of children boarded out by Health Boards will increase by 2.5% from £43.10 to £44.20 per child per week with effect from week beginning 5th June 1995.

The increase will also apply to the special foster care allowance payable to children over 16 years of age. i.e. an increase from £53.40 to £54.80 per week with effect from the same date.

2. Adoption Act 1991

I have circulated with the agenda papers for this meeting copies of letter dated 9th May 1995 from the Adoption Board advising that adoptions effected in the following countries qualify for recognition under Irish law as adoption orders granted outside the state:-

1. South Africa Adoptions effected under
 - a. Children's Act 1937
 - b. Children's Act 1960
 - c. Child Care Act 1983

- 2, New Zealand

The letter also advises that the Board had decided that adoptions effected in Thailand do not comply with the requirements in Section 1 of the Act and do not qualify for recognition.

3. Supplementary Welfare Allowances and Diet Supplements

I have circulated with the agenda papers for this meeting copies of Department of Social Welfare circular SWA 3/95 dated 17th May, 1995, stating that consultations are ongoing with the Department of Health in relation to the operation of the diet supplement scheme and that, in the interim, persons currently in receipt of diet supplements should continue to receive the same level of payment, i.e. supplements should not be recalculated to take account of the June 1995 increases in the rates of Social Welfare payments.

4. Address by Minister for Health at the Annual Conference of the Association of Health Boards in Ireland

I have circulated with the agenda papers for this meeting, copies the address given by the Minister for Health, Mr. Michael Noonan, T.D. at the Annual Conference of the Association of Health Boards in Ireland, which was held in Monaghan on 28th and 29th April, 1995.

5. Collection of Unused Supplies of Strychnine

I have circulated with the agenda papers for this meeting, copies of a press release issued on 10th May, 1995 by Mr. Brian O'Shea, T.D., Minister of State at the Department of Health, announcing that he had put arrangements in place for the collection of unused supplies of Strychnine.

Members of the public, including persons in the farming community, who may have any unused supplies of Strychnine, are requested to bring them to their local pharmacy so that they may be collected for destruction.

6. West of Ireland Incest Case

I have circulated with the agenda papers for this meeting, copies of a press release issued by the Minister for Health in relation to the West of Ireland Incest case heard in the Central Criminal Court on 23 May, 1995.

The Minister confirmed that the Chief Executive Officer of the Health Board concerned had appointed an independent group to carry out a review of the Board's involvement in the case.

The review group, which is headed by Mr. Michael Bruton. Management Consultant, includes Dr. Sheila Ryan. Programme Manager, North Eastern Health Board and Mr. Paul Harrison. Head Social Worker. Eastern Health Board.

It is expected that the review will be completed within the next few weeks.

7. Adoptive Leave Act 1995

I have circulated with the agenda papers for this meeting, copies of an explanatory leaflet issued by the Department of Equality and Law Reform in relation to the Adoptive Leave Act, 1995. under which an adopting mother or sole male adopter who is in employment is entitled to:

1. a minimum often consecutive weeks of adoptive leave from work beginning on the day of placement of the child

and

2. up to four weeks additional adoptive leave

The ten week period of adoptive leave will attract a Social Welfare Benefit in the majority of cases.

I have also circulated, for the information of members, copies of Department of Social Welfare leaflet SW 37. regarding Adoptive Benefit - a payment to an adoptive parent who is in insurable employment at the start of his or her adoptive leave and who satisfies certain P.R.S.I. contribution conditions on his/her own insurance record.

8. Equal treatment arrears payments

I have circulated with the agenda papers for this meeting, copies of Department of Social Welfare leaflet SW 77, regarding the Minister for Social Welfare's recent announcement that the Government had decided to give full effect to the recent High Court decision which provides for the payment of equal treatment arrears to married women.

The leaflet includes details of entitlements of married women who were receiving a Social Welfare payment at any time in the period December 1984 to November 1986 or who were unemployed at any time during that period.

9. Capital developments for people with physical disabilities

We have been advised by the Department of Health that it has been decided to allocate the available capital funds of £2.5m for capital developments for people with physical disabilities on a population basis. On this basis our Boards share in this capital allocation for 1995 is £882.500.

Further details regarding the projects to be funded from this allocation will be brought to the Community Care Programme Committee.

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Further details regarding the projects to be funded from this allocation will be brought to the Community Care Programme Committee.

10. Back to School Clothing and Footwear Scheme 1995

I would like to take this opportunity to report progress in the operation of this year's Back to School Clothing and Footwear Scheme.

Over 40,000 application forms were issued on 12th May, 1995 to persons who were recipients of the scheme in 1994.

Community Welfare Officers have been holding, and will continue to hold, special clinics to receive applications for the scheme. Posters regarding these special clinics are displayed in local health centres encouraging people to submit their applications as early as possible.

11. Allocation for special projects to assist disadvantaged youth

I am pleased to inform members that we have been advised by the Department of Education that our Board's allocation for special projects for disadvantaged youth for 1995 will be £689,099.

Details of the projects to be assisted from this welcome allocation are awaited from the Department of Education and will be advised to the Community Care Programme Committee on their receipt.

12. World No-Tobacco Day -31st May 1995

I have circulated this evening, for the information of members, copies of a Press Release issued by Mr. Brian O'Shea, T.J., Minister of State at the Department of Health, to coincide with World No-Tobacco Day on 31st May 1995 in which he announced details of a new comprehensive Action Plan to reduce the incidence of smoking in Ireland.

The main features of the plan, which I am sure members will welcome, are:-

- strengthening and extending the Regulations which prohibit smoking in certain areas;
- a cut of 5% in the maximum allowed expenditure by the tobacco companies on advertising and sponsorship;
- a review of the effectiveness of the Voluntary Code on smoking in the workplace;
- continued development of health education programmes directed at reducing smoking; and
- seeking to improve compliance with the law on under-age selling.

13. Pregnancy Counselling

I have circulated, this evening, copies of letter dated 30th May, 1995 from the Department of Health referring to the commitment in the Policy Agreement for Government to put in place measures to ensure that pregnancy counselling is made available with the objective of minimising the circumstances in which such high numbers of women seek to have abortions.

In addition to the provision of pregnancy counselling by General Practitioners, the Minister for Health envisages that such services will be made available by both statutory and voluntary agencies and, in this regard, an initial £200,000 will be made available nationally during the current year for the support of pregnancy counselling.

Our Board is requested to evaluate the needs in our functional area in relation to pregnancy counselling and to submit our plans and costings to the Department of Health as soon as possible.

An evaluation of the need for pregnancy counselling in our Board's area has been undertaken and the results of this evaluation will be brought to the Community Care Programme Committee prior to their submission to the Department of Health.

14. Funding for the Irish Wheelchair Association Driving School

I have circulated for the information of members, copies of a Press Release received to-day regarding the announcement by the Minister for Health that additional funding of £100,000 would be made available through our Board to ensure the continuation of the Irish Wheelchair Association's driving assessment and instruction service.

In addition to this block grant, a capitation fee of £466 will now be payable to all those who undertake a course of driving instruction instead of the previous arrangement under which payment was made only to those who passed the driving test. This new capitation arrangement will also apply to the driving instruction provided by the Disabled Drivers' Association, Ballinadrine, Co. Mayo.

72/1995

BUDGET WORKING GROUP - MEMBERSHIP

Cllrs. Thomas Cullen and Don Tipping had been nominated at the May meeting of our Board to fill a vacancy on the Budget Working Group caused by the resignation of Dr. Brian O'Herlihy.

Following a secret ballot Cllr. Cullen was declared elected.

73/1995

DISPOSAL OF PROPERTY AT ST. CLARE'S HOME, GRIFFITH AVENUE EXTENSION, DUBLIN

On a proposal by Deputy Byrne, seconded by Deputy Briscoe, it was agreed to adopt the proposal contained in Report No. 23/1995 (copy filed with official minute) in relation to the disposal of c. 37 acres of land at St. Clare's Home, Griffith Avenue Extension, to Dublin City University.

74/1995

TEMPORARY BORROWING

On a proposal by Mr. McGuire, seconded by Cllr. Mitchell, it was agreed to approve of borrowing by way of overdraft during the period ending 30th September, 1998 to a maximum of £6.8m.

75/1995

BUDGET WORKING GROUP - MEMBERSHIP

Standing Orders provide that the Budget Working Group shall include a group of four members who shall change each year and be appointed at the Annual Meeting of the Board and that nominations for the four places shall be taken at the June meeting.

The following members were nominated for appointment to this group:-

1. Cllr. Don Tipping
2. Cllr. Liam Creaven
3. Cllr. Charles O'Connor
4. Cllr. Joseph Connolly
5. Cllr. James Reilly

In accordance with the requirements of Standing Orders the four members for appointment to the Budget Working Group will be elected at the Annual Meeting on 6th July, 1995.

76/1995

PROGRAMME COMMITTEES - MEMBERSHIP

Report No. 26/1995 (copy filed with official minute) in relation to the annual rotation of members of the Programme Committees was noted.

77/1995

PROGRESS REPORTS FROM PROGRAMME COMMITTEES

I. Special Hospital Care Programme Committee

On a proposal by Cllr. Ryan, seconded by Cllr. Keenan, it was agreed to adopt the report

The following matters were dealt with in the report-

- la] Report on services in St Brendan's Hospital
- [b] Overview of capital programme for vocational training 1995
- [c] Educational services for children with developmental disorders and autism -Beechpark, Stillorgan
- [d] Appointment of Dr. Paula McKay as Consultant Psychiatrist in the Tallaght sector
- [e] Acute Unit, Beaumont Hospital
- [f] 1995 Mental Handicap allocation - proposed service developments

2. General Hospital Care Programme Committee

On a proposal by Cllr. O'Callaghan, seconded by Mr. Aspell, it was agreed to adopt the report.

The following matters were dealt with in the report:-

- [a] Report on services in St. Mary's Hospital, Chapelizod
- [b] Development of James Connolly Memorial Hospital
- [c] Development of Naas General Hospital
- [d] Wicklow Hospital X-Ray service
- [e] Development of ambulance bases in north Dublin and Arklow
- [f] Progress report regarding Dublin Accident and Emergency services

3. **Community Care Programme Committee**

On a proposal by Cllr. Coffey, seconded by Cllr. O'Connor, it was agreed to adopt the report The following matters were dealt with in the report:

- [a] Report on services in Area no. 8
- [b] Major health centres - progress report
- [c] Carer's Allowance
- [d] Development of the dental service, 1995

78/1995

NOTICES OF MOTION

1. The following motion was proposed by Deputy Callely and seconded by Cllr. O'Connor:-

"That the Eastern Health Board review our Board's policy with regard to the availability of dental services/screening to children in their **local health centre**".

Following a discussion to which Deputy Callely, Cllr. O'Callaghan, Deputy Shortall, Deputy Byrne, Senator Doyle, Deputy Briscoe, Cllr. Tipping, Cllr. Reilly and Cllr. Coffey contributed and to which the Chief Executive Officer, the Programme Manager, Community Care, and Dr. Keane, Dental Services Adviser, replied it was agreed to note the motion and to consider a report on the operation of the dental service at a future meeting of the Community Care Programme Committee.

2. The notice of motion in the names of Cllrs. O'Connor and Tipping regarding the Tallaght Homeless Advice Unit was, at their request, deferred to the July meeting of our Board.

3. The following motion was proposed by Cllr. O'Connor and seconded by Cllr. Tipping:-

"That the Chief Executive Officer detail action he is taking to deal effectively with the waiting lists for orthodontic treatment in the Tallaght and general Dublin south west area".

Following a discussion to which Cllr. O'Connor, Cllr. Tipping, Deputy Callely and Senator Doyle contributed Mr. Fitzpatrick, Programme Manager, Community Care, informed the members regarding actions taken to reduce the waiting lists for orthodontic treatment throughout our Board's area. Additional funding had been

made available for the development of the service in 1995 and advertisements had been placed with a view to recruiting two Consultants Orthodontists - one for the northside and one for the southside. It b also planned to increase the number of specialists orthodontists to eight (seven by the end of 1995). It was expected that an additional 4,000 patients would be taken into treatment this year, with priority being given to those with category 1 status.

The motion was noted.

4. The following motion was proposed by Cllr. Ridge and seconded by Cllr. Tipping:-

That this Board agrees to investigate the possibility of joint police/social worker training in dealing with children who are victims of sexual abuse (similar to English pilot programme)."

Cllr. Ridge referred to the Bexley project in London in which members of the police and social workers are trained together to deal with cases of suspected child abuse and stated that, from recent reports, it seemed that the project had been very successful

The Chief Executive Officer referred to the Department of Health/Garda Síochána recently agreed procedure to be followed in the notification of suspected cases of child abuse between health boards and the Gardai and suggested that, as services in this regard are continuing to evolve, a progress report on developments could be brought forward for consideration in six months time.

The motion was noted.

5. The following motion was proposed by Cllr. Mitchell and seconded by Cllr. Ridge:-

That the Chief Executive Officer report to the Board as to why, in his opinion, only 15% i.e. 786 persons of the total number of persons in receipt of the Carer's Allowance live in the Eastern Health Board area and would be considered a figure extraordinary in view of the fact that we cater for over 30% of the population".

Cllr. Mheale referred to Department of Social Welfare letter dated 12th May, 1995 which indicated that, while the figures for Counties Kildare and Wicklow are on a par with the national trend, the statistics for Dublin, given its population, are striking in that 17% of the Carers are providing care for those under 66 years of age and 7.5% are providing care for those over 66 years of age. According to the 1991 Census of National Population 28.97% of people aged 66 years and over reside in our Board's area.

The Chief Executive Officer stated that further research would be undertaken in this matter in association with the Department of Social Welfare following which a report would be presented at a future meeting of the Community Care Programme Committee.

6. The following motion was proposed by Senator J. Doyle, seconded by Mrs. B. Bonar, and agreed:-

That the Eastern Health Board extend the car parking facilities at the Health Centre, Old County Road, Crumlin in order to provide car parking facilities for staff who normally park on the public road which is a source of annoyance to local residents".

79/1995
CORRESPONDENCE

Items of correspondence as referred to in the Chief Executive Officer's Report were noted. The meeting concluded at 830 p.m.

CORRECT: K J. HICKEY,
 CHIEF EXECUTIVE OFFICER

CHAIRMAN

19th May, 1995

To/ Each Member of the
Eastern Health Board

Disposal of Property at St Clare's Home, Griffith Avenue Extension, Dublin

The required statutory notice is enclosed regarding the proposed disposal of 37 acres approx. of land, together with the existing house used as St. Clare's Home, to Dublin City University for the sum of £4.3m.

I also enclose copy of a report to me from Mr. Philip Doyle, Estate Management Officer, on this matter.

It is important to draw attention to the following points:-

- [i] In line with Board policy we have been examining the most advantageous manner of disposing of property at St. Clare's Home surplus to our future needs. The retention of a site of three acres approx. will meet future needs for a 50 bed community unit for the elderly with room for possible expansion if necessary. This site immediately adjoins the 40 bed Clarehaven Welfare Home and the special housing for the elderly provided by the local authority. The development of an integrated community based response to the various needs of the elderly will be facilitated by the retention of this particular site.

- [ii] Our plans for the development of modern community units for the elderly have always involved the replacement of St. Clare's Home. We will retain its use for five years after the sale to Dublin City University. This will allow time for the development of the nine community units for the elderly as proposed in the Four Year Action Plan relating to services for the elderly as adopted by our Board at the special meeting on 18th May, 1995. In view of the particular needs of North Dublin five of these community units will be located at various locations in that area.

- [iii] The capital produced from the sale of the St. Clare's property will enable us to accelerate our programme of providing modern facilities for the elderly at various locations. The terms of the proposed disposal to Dublin City University will achieve now for the total of 37 acres approx. and the St. Clare's Home building, a price equivalent to what might be achieved by its sale for ultimate housing development.
- [iv] Our Board through the proposed disposal to Dublin City University would make a significant contribution to the development needs of another public service institution which is still in the growth stage as a very important regional, indeed national, education resource. The previous commitment by our Board, when it was agreed in principle to facilitate a local education project with a site for a new primary school, will also be met.
- [v] The use of the lands by Dublin City University as playing pitches will not only benefit their students but the area generally. The maintenance of a 'green belt' in this area into the future is an added benefit from this transaction. This use of the lands is also most desirable adjacent to existing and proposed facilities for the elderly, St. Michael's House Mental Handicap facilities and Scoil Chiarain Special School for the handicapped.

The proposed disposal to Dublin City University has been considered favourably by the Budget Working Group subject to the Board first being satisfied with plans to develop services for the elderly. These plans were approved at the special Board meeting on 18th May, 1995. I am, therefore, recommending that our Board should now approve of the disposal of the St. Clare's property to Dublin Qty University on the terms as set out herein and in the statutory notice enclosed.

The terms of this disposal will also, of course, be subject to the approval of the Minister for Health.

K. J. Hickey,
Chief Executive Officer.

EASTERN HEALTH BOARD

Report No. 23/1995

Disposal of Property at St. Clare's Home, Griffith Avenue Extension, Dublin

Notice is hereby given pursuant to Section 83 of die Local Government Act, 1946, that it is proposed to dispose of the property described below which is no longer required for the purpose of the powers and duties of our Board.

Statutory Information

- 1. Land (c. 37 acres) at St. Clare's Home, Griffith Avenue Extension (Please see attached map)**
- 2. The said property was transferred to our Board by the Dublin Health Authority**
- 3. It is proposed to dispose of the property to Dublin City University**
- 4. The consideration in respect of the disposal is £43m**
- 5. The proposed disposal is subject to the condition that our Board will retain possession of the House for its present use as St Clare's Home for five years.**

At a meeting of our Board to be held after the expiration of ten clear days from the date of the sending of *this* Notice, our Board may resolve as follows:-

- [a] That the disposal shall be carried out in accordance with the terms specified in the resolution;**
- [b] That the disposal shall not be carried out**

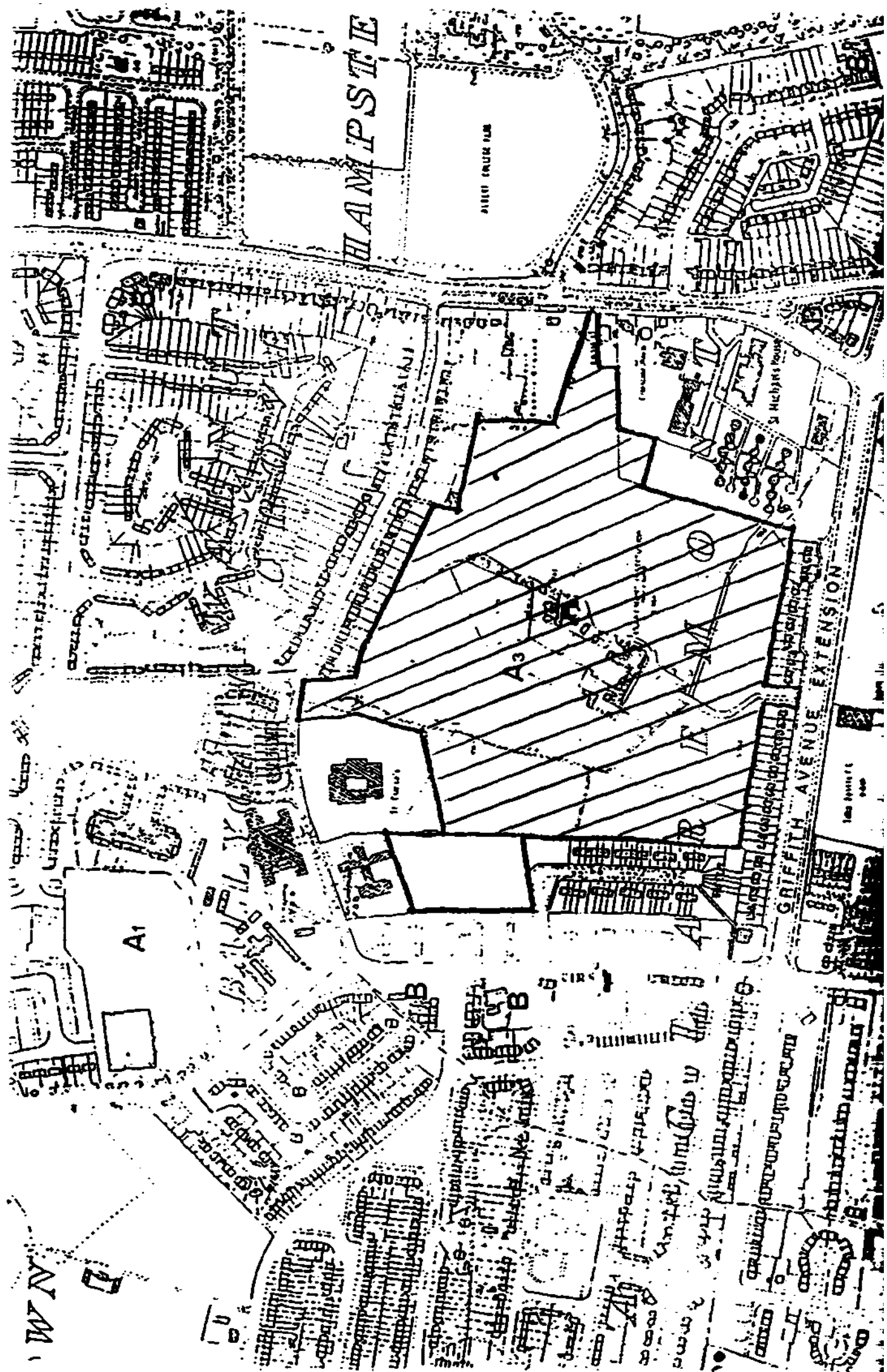
If our Board resolves that the disposal shall be carried out in accordance with the terms specified in the resolution, the disposal may, with die consent of the Minister for Health, be carried out in accordance with those terms.

If our Board resolves that the disposal shall not be carried out, then the disposal shall not be carried out

If our Board does not pass a resolution, the disposal may, with the consent of the Minister, be carried out.

**K. J. Hickey,
Chief Executive Officer.**

19th May, 1995



EASTERN
HEALTH BOARD

ESTATE CEMENT SECTION
DR STEEVENS' HOSPITAL
DUBLIN 8
Tel 679 0700 Fax 679 0790

21st March 1995

Mr. K J. Hickey, Chief
Executive Officer.

RE: LANDS AT ST. CLARE'S HOME

I refer to previous correspondence and discussions regarding the site above and particularly the letter of offer from Dublin City University dated February 28th last

It is important, in considering this offer, to outline briefly the background and current position in relation to these lands.

Our Board owns approximately 40 acres with three vehicular access points at Griffith Avenue Extension, Ballygall Road, St Canice's Road and a pedestrian access at Ballymun Avenue. St Clare's Home is accessed through Griffith Avenue Extension.

The land is zoned A3 which implies not only residential development but with substantial open space being a requirement in any proposed housing development

My enquiries with the Planning Office have indicated that a mixed user such as institutional, housing, playing fields/open space might be an acceptable mix in any proposals. However, the Drainage Section of Dublin Corporation have also indicated that there is a severe foul sewer and drainage deficiency in the area and planning approval for any development would be unlikely in the near future.

Future drainage schemes may alleviate the problem but I am not in a position to indicate when these schemes might come about.

All the indicators at this stage are that a low density housing scheme may be allowed in the future and, given the topography of the land, I would think that there would be very little development allowed from the Griffith Avenue Extension entrance. As you know, we also sought the advice of an independent planning consultant who confirmed these views.

All of these factors have a major influence on valuation, the extent of which relies heavily on location, density and services.

I have also, of course, researched the developers market and, whilst there are many restrictions on the site, I believe there are developers who would purchase and hold until a reasonable planning could be achieved. In these circumstances, I believe we would achieve up to £90,000/£ 100,000 per acre on average for the entire site. I say average because a small site off Griffith Avenue would be more valuable than a site off St Canice's Road but the overall package would I think equate to the above.

In relation to a small portion of the site, I had sought the advice of the Valuation Office last year who placed a formal valuation of £60,000/70,000 per acre on that portion. Further discussions with them on the entire site confirmed their views on the difficulties as outlined by the Planning Authorities and the consequent effect on the overall value.

It is against this background that I would wish to advise you on the Dublin City University offer.

In effect, they wish to acquire approximately 37 acres including the existing house on c. 4 acres for a total of £4.3m. We would retain a further 3 acres adjoining Clarehaven Welfare Home and alongside the existing social housing for the elderly on Ballygall Road. Our Board would also retain possession of SL Clare's Home and the access avenue from Griffith Avenue Extension for a period of 5 years pending the planned development of community units for the elderly at various locations including the north side.

The site we will retain would easily accommodate a new modern 50 bed unit with scope for future expansion if desired and is ideally located to create a linking village environment with the existing housing and welfare home.

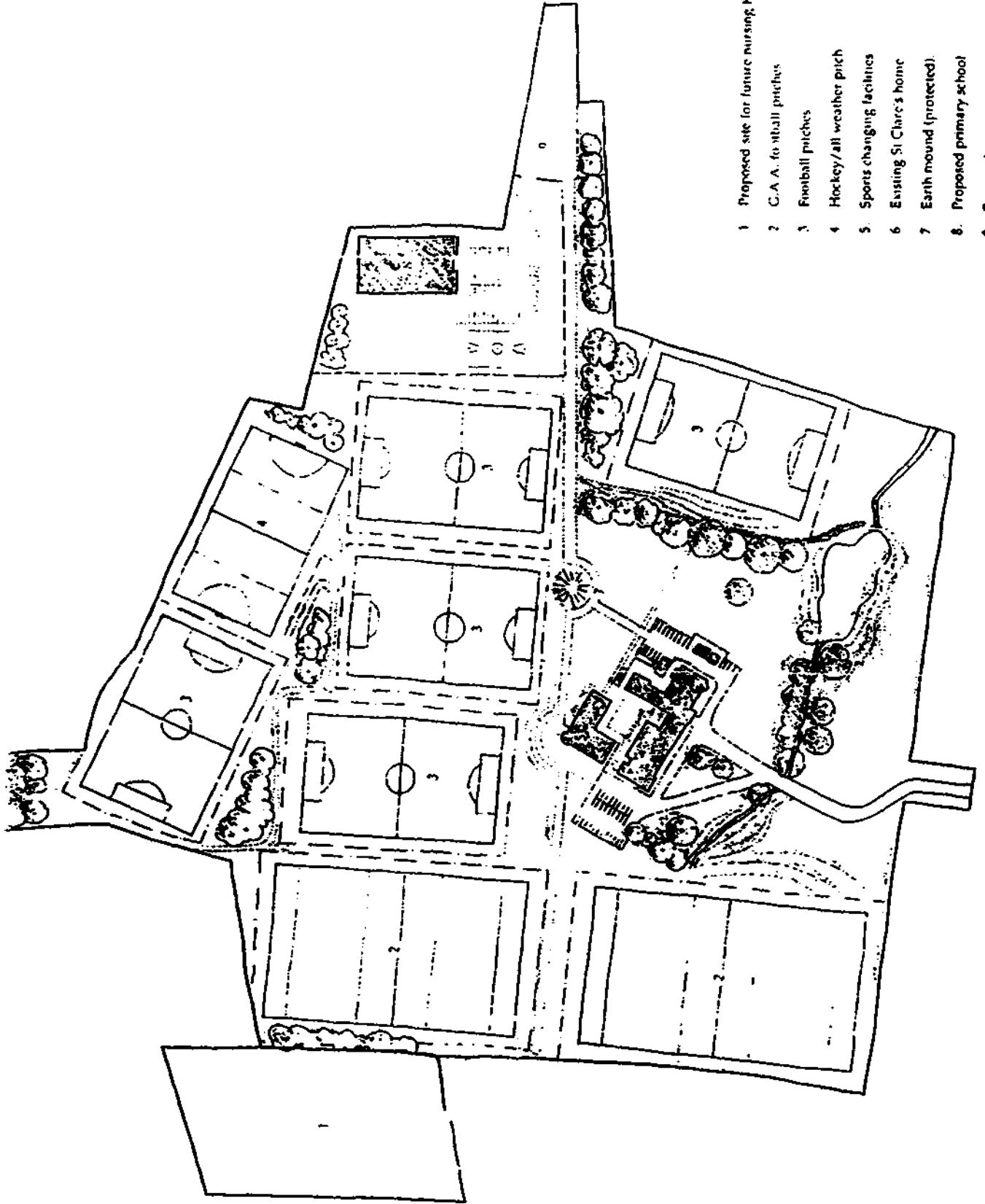
The plans submitted by Dublin City University are impressive from our Board's viewpoint, in that a whole area of green belt and sports facilities for young people will be maintained alongside our new development which, in my opinion, is very desirable adjoining facilities for the elderly. The proposed purchasers, Dublin City University, have also undertaken to honour our Board's previous commitment to provide a site for the North Dublin School Project at an agreed location on the lands to be acquired.

In the final analysis the offer of £4.3m which has been submitted at £3.7m for the land and £0.6m for the house equates to over £116,000 on average per acre and represents very good value for our Board in today's market

Taking account of all the relevant factors I would strongly recommend that we proceed with this offer at the earliest time.

PHILIP DOYLE
Estate Management Officer

End. Copy Proposed Site Layout from DCU.



- 1 Proposed site for future nursing home
- 2 G.A. for allball pitches
- 3 Football pitches
- 4 Hockey/all weather pitch
- 5 Sports changing facilities
- 6 Existing St Clare's home
- 7 Earth mound (protected).
- 8 Proposed primary school
- 9 Proposed new entrance to school and playing fields