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NURSING HOME REPORT

OVERVIEW



In our Nursing Home Report we take a look at some of the major projects at planning and contract stages, a comparative analysis of activity with 2018 and a breakdown of how many new bedrooms have been proposed and are under construction.

FOR MORE INFORMATION ON THE PROJECTS DISCUSSED VISIT WWW.CISIRELAND.COM.



Analysis

Investment in the care residential sector in the Republic of Ireland continues to be evident with the following comparisons made between the period of Jan-Oct 2018 and Jan- Oct 2019. The following projects comprise the creation of much needed new bed spaces and the extension and refurbishment of existing nursing home facilities across the country.

Plans Submitted

Looking at a comparative analysis for the periods under review, in Leinster there has been a 12.5% increase in the volume of projects being submitted for planning. In Munster there has been a 59% increase, Connaught has seen a 160% increase, however Ulster (ROI) has seen a 33% decrease in the volume of projects.

Plans Granted

Looking at the same time period for plans granted permission to proceed, the Leinster region has seen a 5% increase in the volume of projects which received planning approval when compared to the same period in 2018. In Munster there has been a 27% decrease in the volume of projects, Connaught there was a 9% decrease in the volume of projects, however in Ulster (ROI) CIS has seen no change in the volume of projects year on year.

On - Site

Activity on the ground has seen an overall drop off in the volume of projects and bed spaces under construction between the same periods in 2018 and 2019. In Leinster there has been a 36% decrease in projects commencing on site. However in Munster there has also been a 50% increase in projects commencing on site. In the Connaught region CIS has seen no change in the volume of projects commencing on site compared to 2018. In Ulster (ROI) there has been an 50% decrease in projects commencing compared to 2018.

The number of bedrooms under construction for the Jan – Oct period in 2018 represented a total of 1,140 bedrooms versus 335 bedrooms for the same time period in 2019.

In 2016, the government announced a capital investment programme that provided €535m for an enhanced programme to replace, upgrade and refurbish up to 90 centres across the country to ensure compliance with National Quality Standards up until 2021. The HSE has since indicated that it expects that not all Community Nursing Units (CNUs) will be completed by that time. The programme is to prioritise smaller refurbishment works early in the plan, with the aim of completing the larger builds a few years down the line.

The 2019 Capital Plan allocated €220m capital funding for the continued implementation of the CNU programme between 2019- 2021. HSE Community Nursing Units PPP Scheme, represents a capital value of €150m. A contract notice is expected to be published for this Public Private Partnership by year end. The CNUs identified will include accommodation between 50-130 beds per unit and some of the CNUs identified will include accommodation for therapy space, full production kitchens and a day centre.

The CNUs are expected to range in size from approximately 4,000 m² to 10,000 m² gross floor area. It is not envisaged that any healthcare or health care-related services will be provided by the PPP Company. The PPP Company will be selected to design, build, maintain and finance the Project with the provision of some facilities management services.

The PPP bundle includes the following locations:

Ardee, Co. Louth, Athlone, Co. Westmeath, Clonmel, Co. Tipperary, Killarney, Co. Kerry, Letterkenny, Co. Donegal, Merlin Park, Co. Galway, Midleton, Co. Cork, St. Finbarrs, Co. Cork, Thomastown, Co. Kilkenny

Plans Submitted 1st January - 8th November 2019



Location

Projects

Bedrooms

Leinster

36

1113

Munster

27

923

Connaught

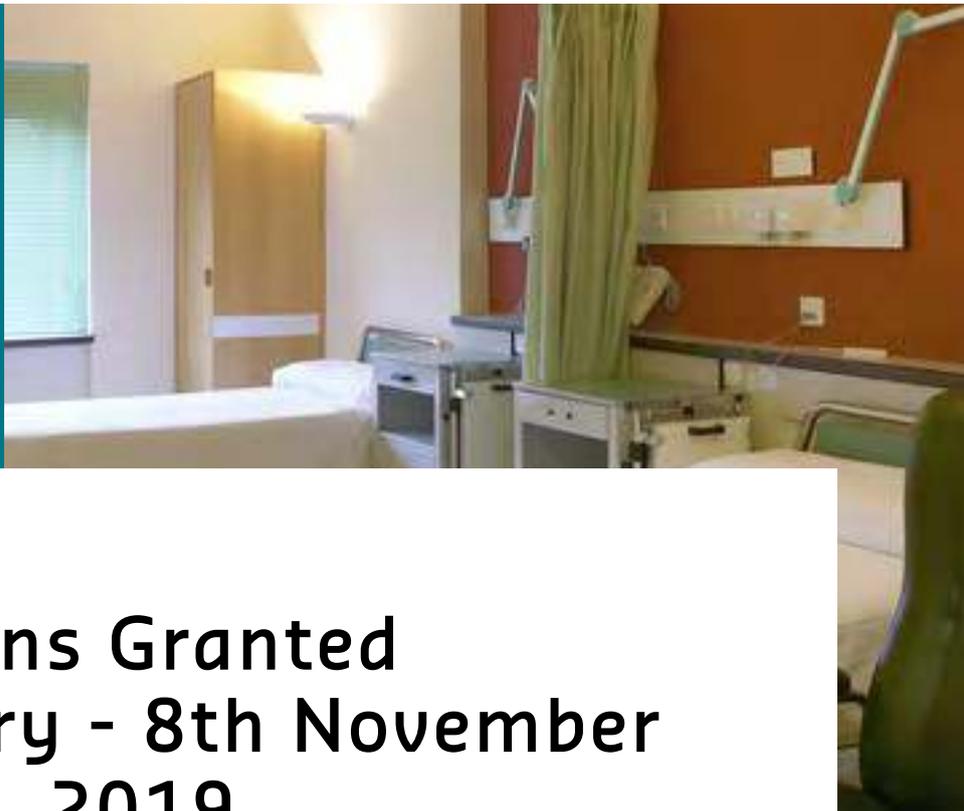
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396

Ulster(ROI)

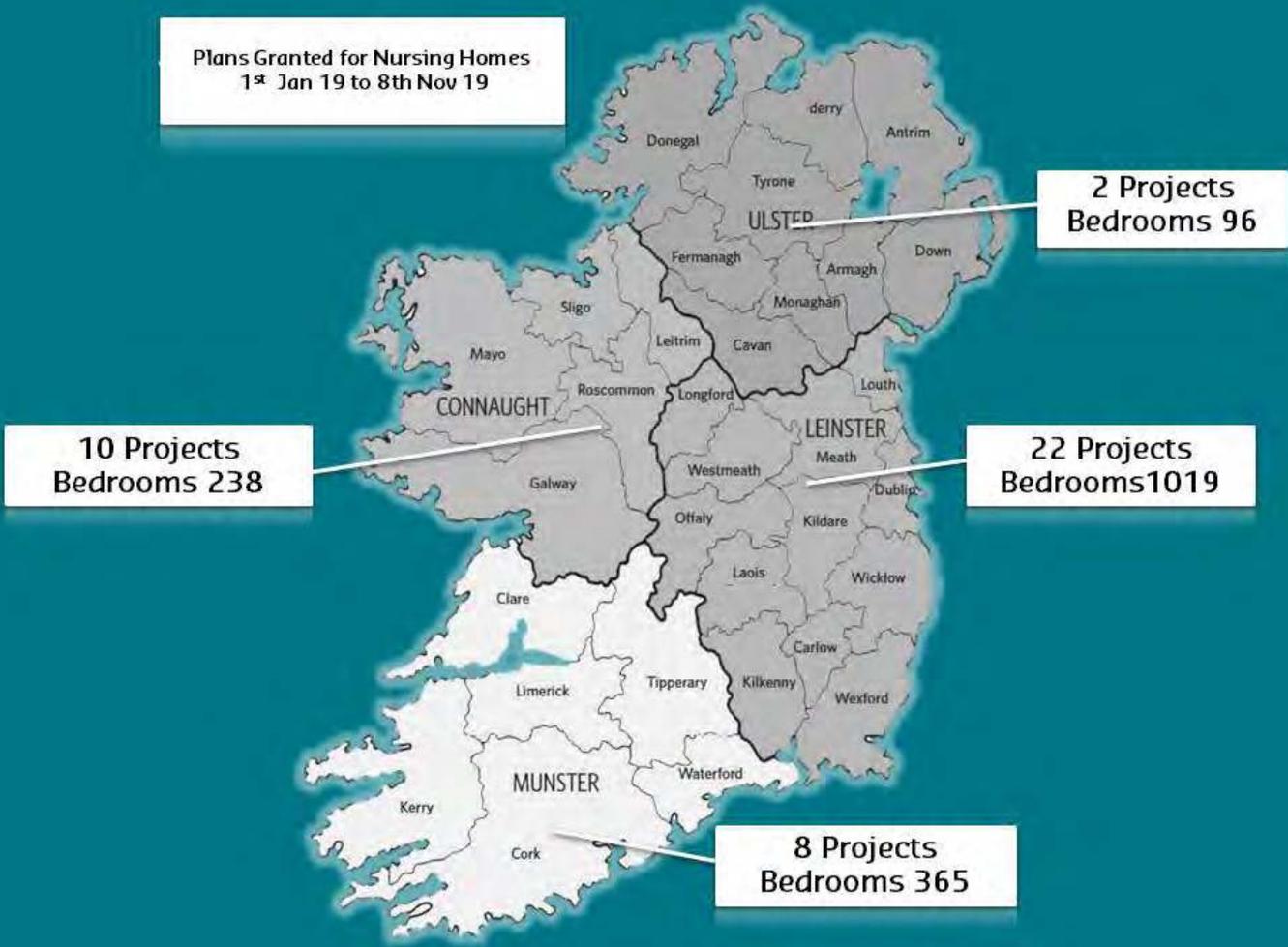
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Plans Granted 1st January - 8th November 2019

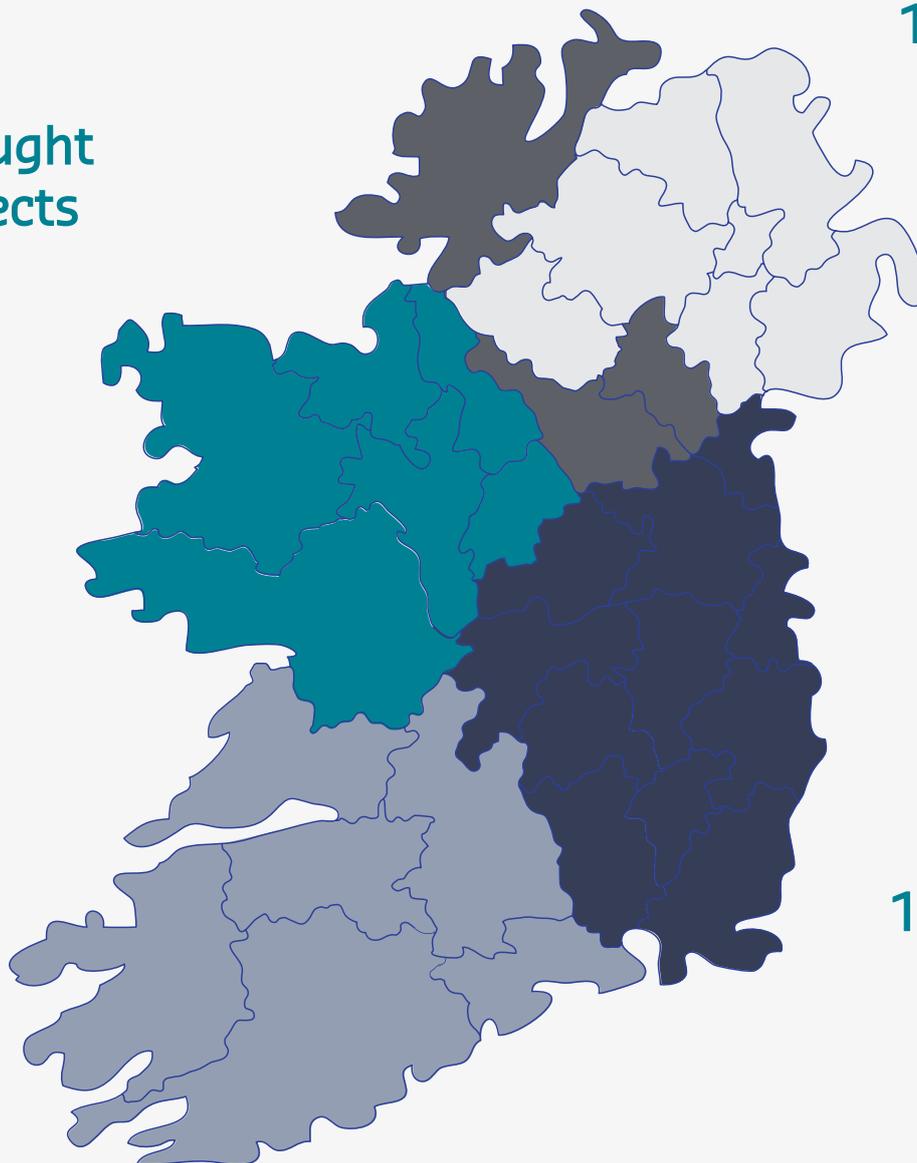
Plans Granted for Nursing Homes
1st Jan 19 to 8th Nov 19



*Information accurate as of 08.11.2019

**On Sites for Nursing Homes
from 1st January - 8th
November 2019**

**Connaught
2 Projects**

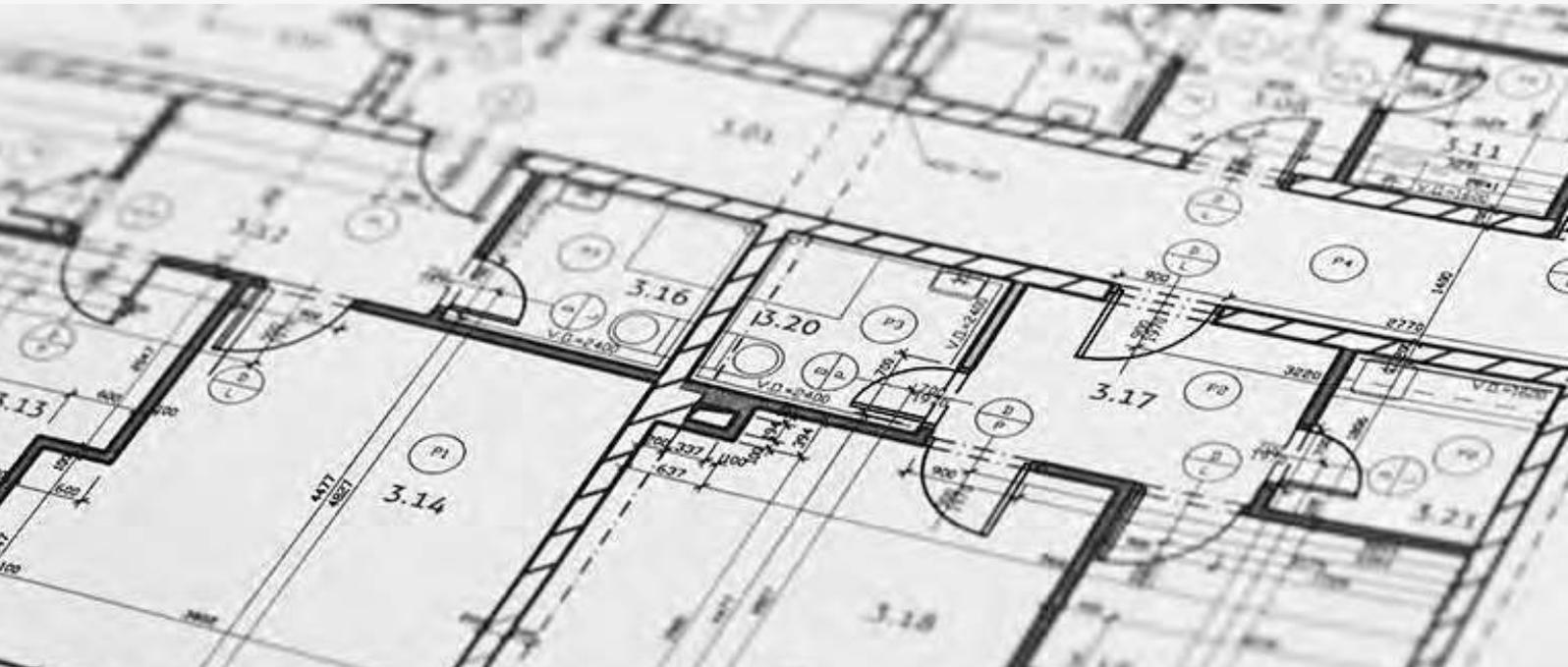


**Ulster(ROI)
2 Projects
13 Bedrooms**

**Leinster
7 Projects
100 Bedrooms**

**Munster
6 Projects
222 Bedrooms**

Plans Submitted



**€22.4m Housing Development/
Nursing Home Development,
Rowlestown, Co. Dublin**

A planning application was submitted to Fingal County Council on 17/10/2019 by Axis Construction Limited for the proposed development consists of a part three/part four storey nursing home building set around an internal courtyard comprising 90 no. nursing bedrooms with staff facilities including: showers, changing rooms and a breakroom, and 7 no. assisted living apartments (6 no. one bedroom with study and 1 no. two bedroom at lower ground floor level facing the broadmeadow river.

Project ID: 1072976
90 Beds

**€15.8m - Nursing Home/Housing
Development, Harpurs Lane, Knockmay,
Portlaoise, Co Laois**

A planning application was submitted to Laois County Council on 22/10/2019 by Fewer Harrington & Partners to construct a 90 bed 3 storey nursing home in two phases.

Phase one comprising of ground and first floor 60 bed in total development and phase two third floor development comprising of 30 beds. construct 52 no. dwellings comprising of apartments and houses as follows: 2 no. 2 1/2 storey maisonette apartment blocks containing 4 no. 1 bedroom apartments and 4 no. 2 bedroom apartments per block (16 no. in total); 36 no. two storey dwellings in 9 no. blocks, consisting of 2 no. semi-detached 2 bedroom dwellings, 18 no. mid-terrace 2 bedroom dwellings and 16 no. end of terrace 3 bedroom dwellings; together with proposed boundary treatments, landscaping, bins stores, bike shelter, car parking, signage, drainage connections, vehicular access from existing r941 road, and all associates site development works

Project ID:1072622
90 Beds

Plans Submitted



€13m Care Home Building, Brewery Lane, Back Lane, Market Square, Rathdrum, Co. Wicklow

A planning application was submitted to Wicklow County Council on 26/09/2019 by Pintarus Limited for the demolition of existing derelict structures, the construction of a part 2 storey and part 3 storey care home building consisting of 126 beds, external landscaped areas, a roof top landscape garden, 54 car parking spaces, 6 bicycle parking spaces, pedestrian entrance link to adjacent development, entrance roadway, boundary treatment and all other associated site works.

Project ID: 1069414
126 Beds

€8.2m Nursing Home, Oakpark Road, Killeen, Tralee, Co. Kerry

A planning application was submitted to Kerry County Council on 04/09/2019 by Tello Developments Limited to construct a two storey 72 bed nursing home, together with services block including plant room, electrical switch room, waste hold and oxygen store, associated car parking and all associated site development works.

Project ID: 1069414
126 Beds

€15m Nursing Home, Thomastown, adjoining St. Columba's Hospital, Co. Kilkenny

A planning application was submitted to Kilkenny County Council on 23/08/2019 by Health Service Executive for a development that will comprise of a two storey community nursing unit/ residential care building (c. 7669 sqm total gross floor area (gfa)) comprising 95 en-suite bedrooms (including 20 ensuite bedrooms for residents with dementia) with associated resident accommodation including dining rooms, kitchenettes, day rooms, resident areas with family overnight room, visitor's room, treatment room, a hairdressers salon etc.; internal courtyards and first floor terrace spaces; associated back of house areas including kitchen and laundry rooms, staff accommodation and ancillary offices; and the widening of the existing access road and construction of a new footpath.

Project ID: 1064522
95 Beds

Plans Granted



€21m Nursing Home
Boghall Rd, (Former Dell site),
Bray, Co. Wicklow

€10.3m Nursing Home Development,
Clark Road/Plunkett Road, Clonbrusk,
Athlone, Co. Westmeath

On the 24th October 2019 An Bord Pleanála upheld Wicklow County Council's decision to grant planning permission to Avonvard Limited for the construction of a first phase of development consisting of the following: a four storey nursing home building, accommodating 205 no. bedrooms, ancillary resident and staff facilities, and a plant area at roof level, with a total gfa of 10,440sqm, over a single level basement with a gfa of 2,228sqm, which includes plant, storage and car and cycle spaces. (An Bord Pleanála Ref. 304425)

The proposals includes internal courtyards and terrace areas, and adjacent landscaped amenity space. a four storey office building, including a ground floor café (gfa of 175sqm) and plant area at roof level, with a total gfa of 2,857sqm. internal access roads, and parking comprising 107 no. surface car parking spaces, 38 no. basement car parking spaces, 5 no. motorcycle spaces and 141 no. cycle spaces. vehicular access will be via the existing entrance from vevay road. an esb substation, all associated site and infrastructural works.

09/10/2019: A decision to grant planning permission was issued by Westmeath County Council on 04/10/2019 to Health Service Executive Head Office for the construction of a two-storey, part single-storey community nursing unit/residential care unit and day centre (ca 5,032sqm gross floor area) comprising 50 ensuite bedrooms with associated resident accommodation including dining rooms, kitchenettes, day rooms, activities rooms, resident areas with family overnight room, visitors room, treatment room, hairdresser room etc; internal courtyards and first floor balcony spaces; and associated back of house areas (including kitchen and laundry areas), staff accommodation and ancillary office space. permission is also sought for associated landscaping, site services, generator, waste compound (47sqm) and esb substation (25sqm) and all associated site and development works.

Project ID: 1015698
205 Beds

Project ID: 1062081
50 Beds

Plans Granted



**€6.1m Nursing Home,
Finglas Road, Tolka Valley
Road, Dublin 11**

**€7.3m Residential Care Centre,
Sean Purcell Road, Tuam,
Co. Galway**

23/09/2019: A decision to grant planning permission was issued by Dublin City Council on 18/09/2019 to CareChoice Finglas Limited for the proposed development will consist of the construction of an extension to the northern/side facade of this five-storey over basement nursing home facility (granted under reg. ref. 3065/14) as follows: construction of a four-storey extension to provide an additional 64 bedrooms and associated ancillary facilities and office/administration areas; landscaping boundary treatments including new retaining wall; 30 no. bicycle spaces to the rear of the building; utilisation of existing car parking; and all associated site and engineering works necessary to facilitate the development.

On the 30th October 2019 an appeal was lodged with An Bord Pleanála against Galway County Council's decision to grant planning permission to Health Service Executive - Western Area for the development at sean purcell road, tuam. The development will consist of: the construction of a new 50 bed residential care centre (gross floor area 3,843 m²) on a site of 1.27ha comprising of the following; (1) a 2 storey courtyard building with adjoining service and day-care wings comprising 50 no. ensuite bedrooms, together with all ancillary facilities, including reception area, day-care and therapy spaces, sitting, activity rooms and dining areas, family accommodation and associated amenities, offices and administration areas, a production kitchen, service areas, delivery areas, storage, external oxygen storage tank, utility connections, plant areas and roof mounted plant.

***Project ID: 1041727
64 Beds***

***Project ID: 1053220
50 Beds***

Plans Granted



€21m Nursing Home
Limetree Avenue, Portmarnock,
Co. Dublin

€4.6m Nursing Home Development
St Marys Hospital, Dublin Road,
Drogheda, Co. Louth

A decision to grant planning permission was issued by Fingal County Council on 04/11/2019 to Primemount FC Limited for the construction of a nursing care home specialising in alzheimer's care, rehabilitation, convalescence and palliative care. The building will be 3 storeys in height and approximately 9,742 sq.m. gross floor area (gfa). the development will include: an upgraded vehicular access off limetree avenue; 38 no. car parking spaces (including 4 no. disabled spaces); 20 no. covered bicycle parking stands; landscaped open space of approximately 3,874 sq.m.; the installation of a footpath and green verge along limetree avenue to the front of the site to continue east of the site across open space to the existing access to paddy hill's green space and portmarnock afc; and all associated works all over an application site area of 11,018 sq.m

A decision to grant planning permission was issued by Louth County Council on 29/10/2019 to Health Service Executive Head Office for a development to consist of: (i) construction of a single storey community nursing unit (cnu) (2,258sq.m gross internal floor area) with associated external signage.

The constituent elements of the new cnu comprise (a) 3 no. residential households consisting of 10 no. bedrooms per house. each bedroom is provided with accessible en-suite facilities. households also have assisted bathrooms, quiet rooms and support accommodation; (b) communal entrance area with reception and shared facilities; (c) large living / dining / kitchen areas located at centre of each household; (d) multi-purpose room; (e) dedicated staff hub with rest / meeting room, changing areas and associated toilets; (f) covered amulatory / walkway and landscaped courtyards. (ii) site development works include revisions to existing vehicular and pedestrian arrangements to provide 8 no. universally accessible parking spaces, 64 no. standard car parking spaces and drop off zones.

Project ID: 1067606
146 Beds

Project ID: 1035359
30 Beds

On-Site



€8.5m Nursing Home
St. Doolaghs Park, Balgriffin,
Co. Dublin

€6.7m Nursing Home Facility
Off Killeshin Road, Ballykillen, Graiguecullen
Co. Laois

Main works are now underway on the construction of new 2 storey over basement & car park - 97 bed Nursing home and associated services and connections to main drainage at St. Doolaghs House, Balgriffin, Co. Dublin

The modifications comprise an increase in the number of bedrooms from 52 to 97, with additional 1st floor, associated roof terrace utilising the footprint of the unfinished nursing home within the walled garden to form a 2-storey over basement building; to provide a total of 33 car parking spaces, bicycle lock-up, plant and service area in the lower ground floor complete with access & solar panels at roof level; maintaining existing arched entrance of walled garden; continued provision of the ground floor administration area with staff accommodation facilities, residents library in St. Doolagh's House; restoring the link incorporating the existing garden wall between the garden and St. Doolagh's house, including the provision of a new sunroom and hydrotherapy pool.

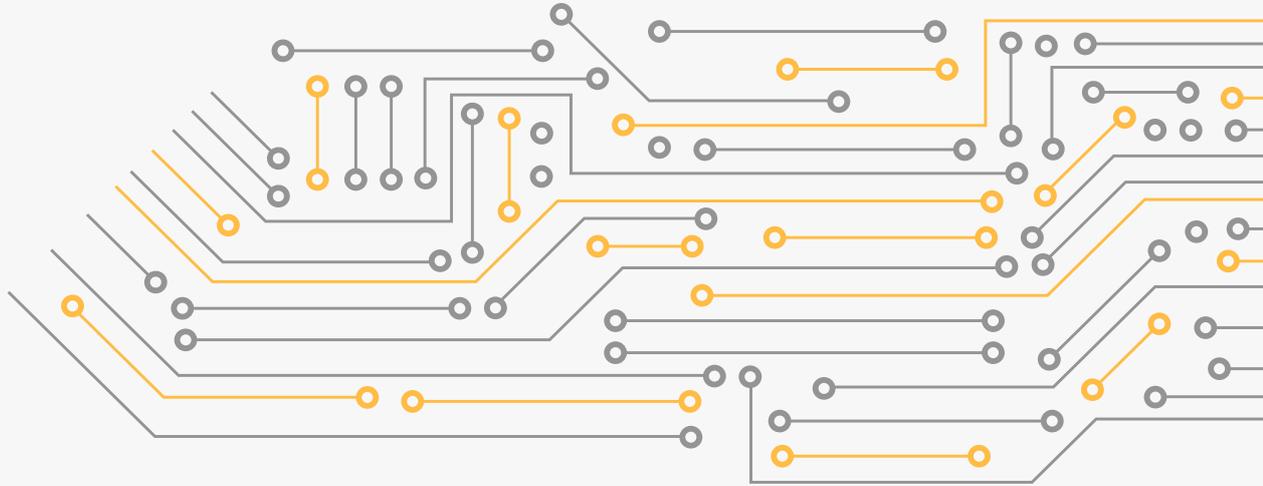
We understand works are underway on this development. We understand works are being carried out privately by the promoter.

The construction of a new 60 bed nursing home facility with access via the existing service road off the Killeshin Road and all ancillary site works.

Project ID: 856029
97 Beds

Project ID: 972131
60 Beds

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