



HSE Board Briefing Template

Subject: Proposed Lease of Primary Care Centre at Glanmire PCC, [REDACTED], Glanmire, Cork.
PRG ref: S/L/1222/2763

Submitted for meeting on: 21 March (EMT), 24 March (ARC), 31 March 2023 (Board).

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Why is this information being brought to the Boards attention?

Approval of the HSE Board members is required as the property transaction is valued above €2m

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

This transaction was approved at EMT and ARC, it is recommended that the HSE Board approve the proposal for the lease of a Primary Care Centre at Corner of [REDACTED], Glanmire, Cork from [REDACTED]

The total cost of the lease is [REDACTED] over the [REDACTED] term under standard PCC terms (CPI adjusted every 5 years).

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 healthservice;
- 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 the lease over the [REDACTED] excl. VAT & service charges. Approval of HSE Board is required as the property transaction is valued above €2m.

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

Currently Primary Care and Mental Health services for the local population (22,000 people Caherlag, Riverstown and rural Rathcooney EED – 2022 prelim census) are provided at a number of locations around Cork City (and formerly County) by both HSE staff and General Practitioners. There are specific challenges relating to where these services are provided which have been ongoing for a number of years: the current accommodation is dispersed and in many cases for staff falls short of current legislation and standards in respect of Access, Health

and Safety Standards, and Environmental and Occupational Health Standards. Also integrated health and social care and multi-disciplinary working is inhibited by the multiple locations from which Primary Care and Mental Health Services are provided. These issues are now reaching a critical point which must be addressed.

In 2012, a national review of primary care centre locations was carried out by the Primary Care Division of the HSE in conjunction with HSE Estates which identified the totality of primary care locations. Glanmire primary care centre is part of the 292 previously approved cohort of primary care centres which are operational, in progress and prioritised for action, as identified in the *Primary Care Centres Location and Approval Assessment* which was brought to EMT, ARC and the Board. No prior Board approval is in place for size or rate for a facility in Glanmire, only for the location. The location has become a priority in recent times and so the process for progressing a centre in Glanmire has been advanced to the point where Board approval is now required.

In keeping with the programme for the delivery of Primary Care Centres, the HSE published a request for submissions for PCC proposals for the Glanmire area. All submissions received were evaluated initially on a pass/fail basis with a number of these submissions subsequently qualifying for the priced offer stage (Stage 3). In total three valid priced offer submission was received for evaluation for Glanmire as a result. The submission was evaluated against the advised award criteria. The award criteria included various sub criteria namely cost, level of GP involvement, project delivery risks (site acquisition, planning/zoning, funding), building design proposal and suitability of site location. Marks were awarded for each sub criteria with the top ranked bidder being deemed to have submitted the most economically advantageous bid. The outcome of the process is set out in the table below.

| Name of Firm | Ranking |
|----------------------|---------|
| ████████████████████ | 1 |
| ████████████████████ | 2 |
| ████████████████████ | 3 |

The successful bidder who submitted the top ranked proposal was ████████████████████. Their rental rate (excluding VAT) is ████████ and the service charge cost is ████████. The preferred bidder did not offer a buy-out option in their submission.

This new primary care centre will be a 2-storey building which will have the ability to facilitate 49 WTEs that will deliver the following primary care services:

- I. Community Nursing & Home Support
- II. Occupational Therapy (including Paediatric)
- III. Physiotherapy (including Paediatric)
- IV. Bookable consulting rooms
- V. Speech and Language Therapy
- VI. Dietetics

The Primary Care Centre facility will represent the focal point for the provision of all primary, community and continuing care services in Glanmire. It will enable greater integration amongst teams and enhance service delivery for the future.

There will be three G.P. Practices accommodated in the Primary Care Centre.

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

- **Current status**
Awaiting Board Approval of this paper
- **Budget**
The proposed area for this Primary Care Centre is 21,201ft². As approval is required prior to the Primary Care Centre achieving planning (in order to enter into an agreement to lease with the developer) approval is sought for a design development allowance of 10% over the proposed area of the Primary Care Centre

i.e. 23,314 ft² to mitigate against planning risks and detail design requirements. The rent for this primary care centre is [REDACTED] with the service charge at [REDACTED] for a term of [REDACTED]. The total cost of rent for full term (incl 10% design development allowance) is [REDACTED]. Included in the Stage 3 letter to the qualifying bidders was an optional request to provide a buy-out option. The preferred bidder did not offer a buy-out option in their submission. The estimated future cost of equipping the primary care centre is [REDACTED].

- **Programme**

Subject to HSE board approval and receipt of planning permission the developer expects to be in a position to commence construction in 2024 with the building completed in 2026.

- **Resources**

An extensive recruitment campaign has been undertaken to staff the primary care centre with opportunities for existing HSE staff to transfer to the new service when completed.

- **Impact to delivery of services**

The facility, in design and in execution, will reinforce care values including individual dignity, privacy and safety. The overall environment will support the attainment of optimal therapeutic outcomes for those in receipt of primary care as well as specialist care and investigations for outpatient and day patient services. The location is at a prime transport node and is very accessible. It will re direct the delivery of care away from the acute settings and more towards the community in so far as possible.

- **Corporate Plan**

Aligned with HSE Corporate Plan & Service Plan.

- **Sláintecare**

In line with Sláintecare Report 2017 & Sláintecare Implementation Strategy 2018. The PCC will give significant benefits & synergies to the delivery of services in Glanmire and the surrounding areas.

- **Social factors** (e.g., impact on specific area such as the elderly, disabilities)

The facility will provide a warm, welcoming and community centred environment. It will support flexibility in service delivery and contribute to attainment and maintenance of best practice in all aspects of the care provided.

- **Technological factors**

Not applicable

- **Legal factors**

The HSE will enter into an Agreement for Lease, Lease and a Service Level Agreement.

Sustainability

The proposed Primary Care Centre in Glanmire will be delivered in line with the latest HSE Primary Care Centre Mechanical & Electrical Performance Specification document. This outlines that *“The Landlord / Developer shall provide a building that meets the performance specifications of the Nearly Zero – Energy Buildings (NZE) standard in accordance with the revised Building Regulations Part L”*

Value for Money

The procurement of the proposed Glanmire Primary Care Centre has been competitively sourced and, based on the lease terms agreed, provides the HSE value for money. Given the recent significant cost inflation, the rent and service charges rates proposed represent significant cost savings for the delivery of the PCC.

Conclusion

N/A

Recommendation

It is recommended that the HSE Board approve the transaction outlined above.