



Ms Rose Conway Walsh TD
Dail Eireann,
Leinster House,
Kildare Street
Dublin 2

23rd May 2023

PQ 21139/23* To ask the Minister for Health the average capital cost of delivering a HSE-owned primary care centre; and if he will make a statement on the matter. -Rose Conway-Walsh

Dear Deputy Conway-Walsh,

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question, which you submitted to the Minister for Health for response.

The capital cost of delivering a Primary Care Centre (PCC) by the HSE can greatly depend on a number of variables, including:

- Whether the property is a refurbishment, new construction or a combination of these;
- The size of the proposed PCC;
- The number and type of services to be delivered;
- The cost of equipping eg dental services;
- Site-specific issues, such as the presence of underground services, access to the site, the proximity of nearby buildings etc
- Whether the site is stand alone or is part of a live healthcare campus that must be kept open;
- The availability of materials and labour at the time of construction;
- The number and value of tender responses received, which reflect the wider construction market;



Based on the total project cost of some recently completed (2021 onwards) PCCs, it is estimated that the costs for delivering same can vary from approx. €3,600 per m² to €7,000 per m² inclusive of VAT.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Paul de Freine', with a long horizontal flourish extending to the right.

Paul de Freine
National Director
Capital & Estates