



**Oifig an Stiúirthóir Náisiúnta,
Caipéal agus Eastáit**

Ospidéal Sir Patrick Dun,
Sráid na Canálach Móire Íochtarach.
Baile Átha Cliath 2, D02 P667

**Office of the National Director
Capital & Estates**

Sir Patrick Dun's Hospital,
Lower Grand Canal Street,
Dublin 2, D02 P667

**www.hse.ie
@hselive**

t 01 642 4747
e ND.CapitalEstates@hse.ie

Ms Ivana Bacik, TD,
Dail Eireann,
Leinster House,
Kildare Street
Dublin 2

9th April 2024

PQ 13711/24*To ask the Minister for Health the number of planned primary care centre projects that the HSE intends to lease which are currently stalled, suspended or otherwise in abeyance due to the need to review leasing costs; and the date that the HSE intends to initiate that review for each, in tabular form. -Ivana Bacik

Dear Deputy Bacik,

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 Operational Lease Model for the delivery of Primary Care infrastructure is one of three HSE procurement approaches for the delivery of primary care centres, which have been successfully used to deliver 108 primary care centres to date. The other two approaches include centres delivered directly by HSE through exchequer funding via HSE's Capital Plan and centres delivered via the Public Private Partnership bundle (14 no.).

There are currently 10 Primary Care Centres yet to be delivered with Agreement for Leases in place with 6 of these in Construction.

- Dunfanaghy/Falcarragh
- Portumna
- Newcastlewest
- Kilbeggan
- Roscrea
- Ballybay



There are a further 5 centres being delivered separately through the HSE Capital Plan with 1 of these currently on site.

- Kilbarrack

In relation to the process involved with the Primary Care Operational Lease model, following an open competitive process, the HSE evaluates the submissions over a number criteria not solely on their rental and service rates. These selection criteria are clearly set out in the HSE documentation and include criteria such as financial cost, GP involvement, delivery risks, building design, and location suitability.

A number of selected preferred providers have raised concerns about the financial viability of some priced offers they previously submitted stating that they are no longer economically viable due to inflationary pressures, increasing interest rates and other economic factors. The HSE is engaging with selected preferred providers of proposed primary care centres which have not met their delivery timeframes to clarify their position. Where there continues to be a service requirement for a new primary care centre, the HSE will consider a range of different solutions in order to progress a primary care centre including advertising the location under the Primary Care Operational Lease mechanism.

All selected proposals are subject to the normal HSE approval processes and will be rigorously examined in relation to all aspects including whether it represents value for money to the HSE.

Yours sincerely

A handwritten signature in blue ink that reads "Brian O'Connell".

Brian O'Connell
Interim National Director
Capital & Estates