



**Oifig an Stiúrthóir Náisiúnta,
Caipeatal 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

Mr Paul Kehoe, TD,
Dail Eireann,
Leinster House,
Kildare Street
Dublin 2

12th June 2024

PQ 20846/24*To ask the Minister for Health to provide data in respect of all HSE regions in Ireland (details supplied: List and locations of Primary Care Centres owned by the HSE; list and locations of Primary Care Centres owned by Private developers and leased to the HSE and Name of Developers Company; List and locations of Primary care centres currently being built by Private Developers for the HSE and name of Developers Company; List and locations of Primary Care Centres being built by Private Developers for the HSE and stalled at present (in dispute on costs) and name of developers company); and if he will make a statement on the matter. -Paul Kehoe

Dear Deputy Kehoe,

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

In response to this Parliamentary Question, please find enclosed a spreadsheet which provides the details requested.

A list Primary Care Centres owned by the HSE and centres delivered via Public Private Partnership are included on the first tab "*HSE Owned PCC & PPP*".

The second tab "*Operational Leased PCCs*" includes a list of Primary Care Centres delivered via the Operational Lease Model with the landlord company details as requested. Under GDPR the HSE are precluded from releasing individual names of landlords, therefore where a Primary Care Centre is owned by an individual, the name has been omitted from this table.



The third and final tab “*PCCs in Construction*” lists the Primary Care Centres currently in construction via the Operational Lease Model. The details of the landlord for these Primary Care Centres have not been included due to this information being commercially sensitive until the building is complete and handed over to the HSE and all contracts are executed.

There are currently 11 Primary Care Centres yet to be delivered with Agreement for Leases in place with 5 of these in Construction.

- Dunfanaghy/Falcarragh
- Birr
- Fethard
- Kilbeggan
- Nenagh

There are a further 3 Primary Care Centres where construction is complete and the equipping phase has commenced.

- Clondalkin Village (Boot Road)
- Newcastlewest
- Roscrea

There are a further 8 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. As this engagement is ongoing and commercially sensitive it is not possible to issue developer company details.



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