



Mr Pádraig Rice, TD,
Dáil Éireann,
Leinster House,
Kildare Street
Dublin 2

15th April 2025

PQ 15773/25* To ask the Minister for Health the total number of primary care centres in the State, by regional health area and integrated healthcare area (details supplied), in tabular form; the number planned for delivery; the number in HSE owned properties; and the number under lease agreement. - Pádraig Rice

PQ 15774/25* To ask the Minister for Health the rate of yearly rent on each primary care centre under a lease agreement, and the length of each lease agreement, by primary care centre, in tabular form. -Pádraig Rice
Additional Information: If this data can only be provided by CHO and LHO that's fine.

Dear Deputy Rice,

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.

I propose to respond to both Parliamentary Questions in this one response.

Please find enclosed a spreadsheet which provides the total number of HSE Primary Care Centres currently operational by Regional Health Area and Community Healthcare Organisation, the number of HSE owned and the number delivered via the HSE Operational Lease Model as requested.

In summary, the operational primary care centres delivered by the HSE under Regional Health Area are contained in the Table 1 below.

Regional Health Area		Number of Operational Primary Care Centres
A	Dublin & North East	35
B	Dublin & Midlands	36
C	Dublin & South East	28
D	South West	27
E	Mid West	15
F	West & North West	39
Total		180

In summary, the operational primary care centres delivered by the HSE under each mechanism are contained in Table 2 below.

No Primary Care Centres Operational as per Q1 2025	Delivery Mechanism
28	HSE Own
112	Operational Lease / Lease Purchase /Sale Lease Back / Lease
14	Public Private Partnership (PPP)
26	Services were already delivered at these locations prior to the commencement of the Primary Care Centre Programme
180	Total

There are approximately 80 proposed locations where the HSE are planning on developing primary care centres. Capital & Estates continue to work with Primary Care Services in developing additional Primary Care Centres to deliver health care needs as envisaged now and into the future.

Under the HSE Operational Lease Model, the cost of building the Primary Care Centre is borne by the private operator and the HSE agrees to pay a quarterly rent and service charge to the private operator for a 25 year lease period to provide and maintain the Primary Care Centre which is laid out and finished to the requirements of the HSE. This arrangement is conditional on GP's also operating from the Primary Care Centre, the onus is on the private operator to ensure the presence of GP's.

The lease cost of a Primary Care Centre (PCC) depends on a number of variables, including:

- The date of the lease
- The location of the proposed PCC
- The size of the proposed PCC
- The number and type of services to be delivered from the PCC
- General market conditions

There are currently a number of tender processes ongoing for Primary Care Centres at present, with locations currently being advertised on the E-Tenders Procurement Platform, therefore the rate of yearly rent for each Primary Care Centre is deemed commercially sensitive information at present.

Please see the Primary Care Lease Costs in Table 3 below from when the first Primary Care Centre was delivered through the HSE Operational Lease Cost Model and brought into operation in 2009.

Year	Number of Operational Primary Care Centres	PCC Lease Costs January – December (inclusive of VAT)
2009	2	€968,825
2010	10	€2,269,783
2011	21	€6,648,145
2012	31	€9,864,226
2013	38	€12,915,968
2014	43	€15,713,453
2015	46	€17,154,737
2016	54	€20,452,671
2017	60	€23,039,812
2018	64	€28,010,954
2019	67	€31,897,261
2020	76	€37,583,173
2021	85	€44,052,062
2022	100	€56,168,065
2023	106	€64,063,286
2024	110	€73,155,663

Yours sincerely

Micheál Conneely
Interim National Director
Capital & Estates

PQ 15773/25 & 15774/25 - Operational Primary Care Centres & Delivery Mechanism - Q1 2025

CHO	Regional Health Area	Region	Primary Care Centre Location	Delivery Mechanism	Operational Date
CHO 1	A	Dublin & North East	Virginia	Service already being delivered	2003
CHO 9	A	Dublin & North East	Ballymun	Lease Purchase	2006
CHO 6	C	Dublin & South East	Balally/ Milltown	Lease	2009
CHO 2	F	West & North West	Inis Oirr	HSE Own	2009
CHO 2	F	West & North West	Strokestown	HSE Own	2010
CHO 1	A	Dublin & North East	Baillieborough	HSE Own	2012
CHO 1	A	Dublin & North East	Cootehill	HSE Own	2012
CHO 8	A	Dublin & North East	Carlingford	HSE Own	2012
CHO 8	A	Dublin & North East	Dunshaughlin	HSE Own	2012
CHO 2	F	West & North West	Achill	Service already being delivered	<2008
CHO 2	F	West & North West	Aran Islands	Service already being delivered	<2008
CHO 9	A	Dublin & North East	Oldtown	Service already being delivered	<2008
CHO 8	B	Dublin & Midlands	Moneygall/Shinrone	Service already being delivered	<2008
CHO 3	E	Mid West	Ballylanders	Service already being delivered	<2008
CHO 3	E	Mid West	Limerick City (Ballynanty)	Service already being delivered	<2008
CHO 2	F	West & North West	Charlestown	Service already being delivered	<2008
CHO 8	A	Dublin & North East	Ardee	Service already being delivered	<2008
CHO 9	A	Dublin & North East	Rush	Service already being delivered	<2008
CHO 3	E	Mid West	Nenagh	Service already being delivered	<2008
CHO 3	E	Mid West	Hospital	Service already being delivered	<2008
CHO 1	F	West & North West	West Sligo	Service already being delivered	<2008
CHO 4	D	South West	Rosscarbery	Service already being delivered	<2008
CHO 1	F	West & North West	Sligo Town	Service already being delivered	<2008
CHO 3	E	Mid West	Limerick City (Westbury Co Clare)	Service already being delivered	<2008
CHO 4	D	South West	West Kerry (Dingle)	Service already being delivered	<2008
CHO 8	A	Dublin & North East	Dunboyne	Service already being delivered	<2008
CHO 8	B	Dublin & Midlands	Clara	Service already being delivered	<2008
CHO 2	F	West & North West	Ballinasloe	Service already being delivered	<2008
CHO 4	D	South West	Dunmanway Drimoleague.	Service already being delivered	<2008
CHO 2	F	West & North West	Moycullen	Service already being delivered	<2008
CHO 5	C	Dublin & South East	Cashel	Service already being delivered	<2008
CHO 8	B	Dublin & Midlands	Daingean	Service already being delivered	<2008
CHO 4	D	South West	Skibbereen	Service already being delivered	<2008
CHO 1	F	West & North West	Fanad / Rosguill	Service already being delivered	>2008
CHO 7	B	Dublin & Midlands	Dublin South City - Irishtown	HSE Own	2008 Q4
CHO 7	B	Dublin & Midlands	Dublin South City - Marks Lane / Pearse Street	HSE Own	2009 Q1
CHO 1	F	West & North West	Letterkenny	Operational Lease	2009 Q1
CHO 8	B	Dublin & Midlands	Kinnegad	Operational Lease	2010 Q1
CHO 6	C	Dublin & South East	Ballyogan/Leopardstown	Operational Lease	2010 Q1
CHO 5	C	Dublin & South East	Waterford City 1 (West)	Operational Lease	2010 Q2
CHO 4	D	South West	Mallow	Operational Lease	2010 Q3
CHO 5	C	Dublin & South East	Gorey (Avenue)	Operational Lease	2010 Q4
CHO 4	D	South West	Mitchelstown	Operational Lease	2010 Q4
CHO 6	C	Dublin & South East	Newtownmountkennedy	Operational Lease	2010 Q4
CHO 8	A	Dublin & North East	Trim	Operational Lease	2010 Q4
CHO 5	C	Dublin & South East	Carlow Town and South carlow (Bagnelstown, Loughlinbridge and Myshall)	Operational Lease	2011 Q1
CHO 8	B	Dublin & Midlands	Mountmellick/Clonaslee	Operational Lease	2011 Q1
CHO 2	F	West & North West	Roscommon	Operational Lease	2011 Q1
CHO 7	B	Dublin & Midlands	Naas	Operational Lease	2011 Q1
CHO 2	F	West & North West	Ballina	Operational Lease	2011 Q2
CHO 2	F	West & North West	Galway City East/Ballybaan	Operational Lease	2011 Q2
CHO 5	C	Dublin & South East	Kilkenny 1 (Ayrfield)	Operational Lease	2011 Q3
CHO 5	C	Dublin & South East	Callan	Operational Lease	2011 Q3
CHO 8	B	Dublin & Midlands	Portarlinton	Operational Lease	2011 Q3
CHO 7	B	Dublin & Midlands	Inchicore	HSE Own	2011 Q4
CHO 4	D	South West	Cork City (Blackrock/Mahon)	Operational Lease	2011 Q4
CHO 5	C	Dublin & South East	Tramore	Operational Lease	2011 Q4
CHO 3	E	Mid West	Limerick City (Abbey St Mary's - King's Island)	Operational Lease	2012 Q1
CHO 1	A	Dublin & North East	Cavan Town	Operational Lease	2012 Q1

CHO 4	D	South West	Macroom	Operational Lease	2012 Q1
CHO 2	F	West & North West	Castlereagh	Operational Lease	2012 Q3
CHO 7	B	Dublin & Midlands	Ballyfermot / Cherry Orchard	HSE Own	2012 Q3
CHO 1	F	West & North West	Glenies	HSE Own	2012 Q3
CHO 5	C	Dublin & South East	Gorey (Conal House)	Operational Lease	2012 Q3
CHO 1	A	Dublin & North East	Kingscourt	Operational Lease	2012 Q3
CHO 4	D	South West	Kenmare/Sneem	Operational Lease	2012 Q3
CHO 7	B	Dublin & Midlands	James Street (Pimlico, Liberties)	Operational Lease	2012 Q4
CHO 7	B	Dublin & Midlands	Churchtown	Operational Lease	2012 Q4
CHO 2	F	West & North West	Monksland - South Roscommon	Operational Lease	2012 Q4
CHO 8	A	Dublin & North East	Ashbourne	Operational Lease	2013 Q1
CHO 7	B	Dublin & Midlands	Newbridge	Operational Lease	2013 Q2
CHO 8	B	Dublin & Midlands	Longford	Operational Lease	2013 Q2
CHO 1	A	Dublin & North East	Cavan Town No 2	Operational Lease	2013 Q2
CHO 2	F	West & North West	Athenry	Operational Lease	2013 Q3
CHO 9	A	Dublin & North East	Blanchardstown - Blakestown / Mountview	Operational Lease	2013 Q4
CHO 8	A	Dublin & North East	Enfield	HSE Own	2013 Q4
CHO 4	D	South West	Mizen/ Schull	Operational Lease	2013 Q4
CHO 8	B	Dublin & Midlands	Athlone	Operational Lease	2014 Q1
CHO 1	F	West & North West	North Leitrim/West Cavan (Manorhamilton)	HSE Own	2014 Q1
CHO 4	D	South West	Kinsale	Operational Lease	2014 Q2
CHO 7	B	Dublin & Midlands	Bride Street/Liberties (Meath Hospital)	Operational Lease	2014 Q2
CHO 2	F	West & North West	Loughrea	HSE Own	2014 Q2
CHO 8	A	Dublin & North East	Summerhill, Co Meath	Operational Lease	2014 Q2
CHO 7	B	Dublin & Midlands	Clane/Kilmeague	Operational Lease	2014 Q3
CHO 1	F	West & North West	South Leitrim (Ballinamore)	HSE Own	2015 Q1
CHO 7	B	Dublin & Midlands	Rathangan	Operational Lease	2015 Q2
CHO 6	C	Dublin & South East	Wicklow	Operational Lease	2015 Q2
CHO 9	A	Dublin & North East	Ashtown / Navan Road & Cabra West	Operational Lease	2015 Q2
CHO 1	F	West & North West	Ballyshannon	HSE Own	2015 Q4
CHO 8	A	Dublin & North East	Kells	Operational Lease	2016 Q1
CHO 4	D	South West	Charleville	Operational Lease	2016 Q1
CHO 2	F	West & North West	Castlebar	Operational Lease	2016 Q3
CHO 7	B	Dublin & Midlands	Springfield (Tallaght)	Operational Lease	2016 Q4
CHO 9	A	Dublin & North East	Corduff	HSE Own	2016 Q4
CHO 5	C	Dublin & South East	Tipperary Town	Operational Lease	2016 Q4
CHO 6	C	Dublin & South East	South Wicklow/Carnew	Operational Lease	2016 Q4
CHO 7	B	Dublin & Midlands	Kildare Town	Operational Lease	2016 Q4
CHO 2	F	West & North West	Mountbellew	Operational Lease	2016 Q4
CHO 8	B	Dublin & Midlands	Mullingar	Operational Lease	2017 Q2
CHO 7	B	Dublin & Midlands	Blessington	Operational Lease	2017 Q2
CHO 4	D	South West	North Kerry 1 (Ballyheigue)	HSE Own	2017 Q2
CHO 7	B	Dublin & Midlands	Celbridge	Operational Lease	2017 Q3
CHO 3	E	Mid West	Borrisokane	HSE Own	2017 Q3
CHO 9	A	Dublin & North East	Balbriggan	Operational Lease	2017 Q4
CHO 2	F	West & North West	Tuam	PPP	2017 Q4
CHO 4	D	South West	Carrigaline/Passage West	Operational Lease	2017 Q4
CHO 9	A	Dublin & North East	Portmarnock	Operational Lease	2017 Q4
CHO 2	F	West & North West	Ballinrobe	PPP	2018 Q1
CHO 3	E	Mid West	Limerick City (Ballinacurra, Weston)	PPP	2018 Q1
CHO 2	F	West & North West	Claremorris	PPP	2018 Q1
CHO 7	B	Dublin & Midlands	Kilcock	PPP	2018 Q1
CHO 2	F	West & North West	Boyle	PPP	2018 Q1
CHO 9	A	Dublin & North East	Grangegorman	HSE Own	2018 Q2
CHO 7	B	Dublin & Midlands	Cashel Road/Walkinstown (Crumlin)	Operational Lease	2018 Q2
CHO 1	F	West & North West	East Sligo (Ballymote)	PPP	2018 Q2
CHO 5	C	Dublin & South East	Wexford Town	PPP	2018 Q2
CHO 2	F	West & North West	Westport	PPP	2018 Q2
CHO 5	C	Dublin & South East	Carrick on Suir	PPP	2018 Q2
CHO 8	A	Dublin & North East	Drogheda North	Operational Lease	2018 Q2

CHO 7	B	Dublin & Midlands	Kilnamanagh/Tymon (Junction House)	Operational Lease	2018 Q2
CHO 9	A	Dublin & North East	Coolock (Coolock South Combined with Coolock North Darndale)	PPP	2018 Q2
CHO 5	C	Dublin & South East	Dungarvan	PPP	2018 Q3
CHO 5	C	Dublin & South East	Waterford City (East)	PPP	2018 Q3
CHO 4	D	South West	Knocknaheeny Fairhill Gurranebraher City centre (Cork City North West)	HSE Own	2018 Q4
CHO 8	B	Dublin & Midlands	Tullamore	Operational Lease	2018 Q4
CHO 9	A	Dublin & North East	NE Inner City (Summerhill)	PPP	2019 Q1
CHO 4	D	South West	Carrigtowhill	Operational Lease	2019 Q3
CHO 6	C	Dublin & South East	Shankill	Operational Lease	2019 Q4
CHO 3	E	Mid West	Limerick City (Castletroy)	Operational Lease	2019 Q4
CHO 7	B	Dublin & Midlands	Rialto/The Coombe	Operational Lease	2020 Q2
CHO 6	C	Dublin & South East	Bray	Operational Lease	2020 Q2
CHO 4	D	South West	Tralee	Operational Lease	2020 Q2
CHO 7	B	Dublin & Midlands	Clondalkin Village/Moorefield/Monastery (Steeple House)	Operational Lease	2020 Q3
CHO 7	B	Dublin & Midlands	Athy/Castledermot	Operational Lease	2020 Q3
CHO 3	E	Mid West	Kilmallock	Operational Lease	2020 Q3
CHO 9	A	Dublin & North East	Edenmore (East of Coolock)	Operational Lease	2020 Q4
CHO 4	D	South West	Clonakilty	Operational Lease	2020 Q4
CHO 5	C	Dublin & South East	Cahir	Operational Lease	2020 Q4
CHO 4	D	South West	North Kerry / Listowel	Operational Lease	2021 Q1
CHO 4	D	South West	Newmarket	Operational Lease	2021 Q1
CHO 7	B	Dublin & Midlands	Baltinglass/Dunlavin	Operational Lease	2021 Q1
CHO 8	B	Dublin & Midlands	Banagher/Kilcormac	Operational Lease	2021 Q1
CHO 1	F	West & North West	Carrick-on-Shannon/Drumshanbo	Operational Lease	2021 Q2
CHO 3	E	Mid West	Croom	Operational Lease	2021 Q2
CHO 5	C	Dublin & South East	Kilkenny City 3 (East)	Operational Lease	2021 Q3
CHO 4	D	South West	Bantry	Operational Lease	2021 Q4
CHO 6	C	Dublin & South East	Rathdrum	Operational Lease	2021 Q4
CHO 1	A	Dublin & North East	Carrickmacross	Operational Lease	2022 Q1
CHO 7	B	Dublin & Midlands	Knocklyon/Rathfarnham (Ballyboden)	Safe/Lease Back	2022 Q1
CHO 1	F	West & North West	Sligo Town 2	HSE Own	2022 Q1
CHO 1	F	West & North West	Donegal Town	Operational Lease	2022 Q1
CHO 4	D	South West	Bandon	Operational Lease	2022 Q1
CHO 1	F	West & North West	North Sligo (Drumcliffe)	HSE Own	2022 Q2
CHO 1	F	West & North West	Newtowncunningham (Lagan Valley PCT)	HSE Own	2022 Q3
CHO 1	F	West & North West	Buncrana (Buncrana PCT)	Operational Lease	2022 Q3
CHO 5	C	Dublin & South East	Enniscorthy	Operational Lease	2022 Q3
CHO 4	D	South West	Beara (Castletownbearhaven)	Operational Lease	2022 Q3
CHO 5	C	Dublin & South East	Thomastown/Ballyhale	Operational Lease	2022 Q3
CHO 5	C	Dublin & South East	Waterford City 3/ South Kilkenny (Ferrybank)	Operational Lease	2022 Q3
CHO 3	E	Mid West	Thurles	Operational Lease	2022 Q3
CHO 3	E	Mid West	Ennis 1 (Station Road)	Operational Lease	2022 Q4
CHO 4	D	South West	Fermoy	Operational Lease	2022 Q4
CHO 4	D	South West	Castleisland	Operational Lease	2022 Q4
CHO 4	D	South West	Ballincollig	Operational Lease	2022 Q4
CHO 2	F	West & North West	Moycullen	Operational Lease	2022 Q4
CHO 6	C	Dublin & South East	Arklow	Operational Lease	2023 Q1
CHO 1	F	West & North West	North Sligo (Grange)	HSE Own	2023 Q1
CHO 1	A	Dublin & North East	Monaghan	HSE Own	2023 Q3
CHO 1	A	Dublin & North East	Killashandra	Operational Lease	2023 Q3
CHO 8	A	Dublin & North East	Laytown / Bettystown	Operational Lease	2023 Q3
CHO 8	A	Dublin & North East	Castlebellingham	HSE Own	2023 Q3
CHO 1	A	Dublin & North East	Clones	Operational Lease	2023 Q3
CHO 6	C	Dublin & South East	Glasthule/Sallynoggin (Dun Laoghaire)	Operational Lease	2023 Q4
CHO 4	D	South West	Cobh	Operational Lease	2023 Q4
CHO 7	B	Dublin & Midlands	Clondalkin Village/Moorefield/Monastery (Boot Road)	Operational Lease	2024 Q2
CHO 8	B	Dublin & Midlands	Kilbeggan	Operational Lease	2024 Q3
CHO 9	A	Dublin & North East	Kilbarrack	HSE Own	2024 Q3
CHO 1	F	West & North West	Dunfanaghy / Falcarragh	Operational Lease	2024 Q4
CHO 3	E	Mid West	Newcastlewest	Operational Lease	2024 Q4
CHO 3	E	Mid West	Roscrea	Operational Lease	2025 Q1