



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed Lease for additional accommodation space at Primary Care Centre, Castle Square, Carrigtwohill, Co. Cork. PRG Ref: S/L/1220/2513

Submitted for meeting on: 8 February (EMT), 10 February (ARC), and 25 February (Board) 2022.

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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 by EMT and ARC, it is recommended that the HSE Board approve the proposal for the lease of additional accommodation in the existing Carrigtwohill Primary Care Centre from the current landlord Glencar Healthcare, Unit 1D, Liffey Trust Centre Upper, Sheriff Street Upper, Dublin 1.

The total cost of the additional lease is [REDACTED] (excl. VAT & excl. service charge) for a [REDACTED] period.

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; **X**
 - Developing a plan for building public trust and confidence in the HSE and the wider health service; **X**
 - 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.

As part of effective governance and control in line with the HSE Property Protocol this paper is presented to the EMT and thereafter ARC and the Board, for their consideration and approval as it remains a reserved function of the Board to approve property transactions proposed above €2m and those at nominal value.

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

Progressing Disabilities is a National Programme for children from 0 - 18 years. It aims to reconfigure existing children's disability multi-disciplinary resources and develop a Children's Disability Network Teams co-located with each Community Health Network. It is proposed that this additional space will accommodate the Children's Disability Network team in the Carrigtwohill, Cobh, Glanmire and Riverstown area.

Children's Disability Services for this Network area are currently provided out of porta cabins in Mahon, Cork City which are owned by the Brothers of Charity.

The proposed additional accommodation of 9,599 ft² for the Children’s Disability Network Team is intended to accommodate in the region of 24 WTE’s. This space is available as “shell and core” space within the existing Primary Care Centre.

The existing Primary Care Centre was approved by the HSE Board in 2009. This decision approved accommodation of 12,550ft² at a rental rate of [REDACTED] and the Primary Care Centre became operational in Q1 2021.

Subject to approval on the proposed additional space the overall size of the Carrigtwohill Primary Care Centre will be 22,149 sq.ft.

The rental rate and service charges for the proposed additional space is identical to the existing lease. It is expected that construction / fit out works for the additional accommodation will commence in Q4 2022. The development is expected to be completed in Q3 2023.

This Primary Care Centre development will represent the focal point for the provision of primary and community care services in Carrigtwohill and its surrounds. It will enable greater integration amongst teams and enhance service delivery.

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

- **Current status**
Awaiting Board Approval
- **Budget**
The rental rate and service charges are identical to the rates included in the existing Carrigtwohill Primary Care Centre lease. [REDACTED]
[REDACTED] The estimated future cost of equipping the additional accommodation in this primary care centre is €125k.
- **Resources**
No Resource implications.
- **Impact to delivery of services**
Will enhance delivery of Children’s disability services
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan
- **Sláintecare**
Aligned with Sláintecare on delivery of services.
- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**
Positive impact on Children’s disability services
- **Technological factors**
None
- **Legal factors**
The proposed Standard PCC Lease Terms will ensure that protections are in place for the HSE in relation to Landlord and Tenant legislation and all relevant insurances will provide the necessary indemnification to the HSE.

Sustainability

The proposed additional accommodation in Carrigtwohill Primary Care Centre 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 (NZEB) standard in accordance with the revised Building Regulations Part L*”

Value for Money

The selection of the proposed additional accommodation in Carrigtwohill Primary Care Centre is on the same rates as the existing Primary care Centre in Carrigtwohill which has been competitively sourced and, based on the lease terms agreed, provides the HSE value for money.

Conclusion

Approval is sought to proceed with the taking of the lease as outlined above. Earliest possible approval is requested in light of the poor quality of existing accommodation and needs of service development in the area.

Recommendation

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