



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed Lease of Primary Care Centre at St Mary's Road, Edenderry, Co. Offaly
PRG Ref: M/L/1221/1854

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 a Primary Care Centre at St Mary's Road, Edenderry, Co. Offaly from [REDACTED]

The total cost of the lease [REDACTED]

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;
- 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.

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.

Currently the Primary Care services for the local population of approximately 8,000 people are delivered from the Health Centre in Edenderry and in a section of Ofalia House Community Nursing Unit Edenderry. GP services are provided from a number of GP Practices in Edenderry. There are specific challenges relating to where these services are provided which have been ongoing for a number of years; the current accommodation for staff falls short of current legislation and standards in respect of Access, Health & Safety Standards and Environmental & Occupational Health Standards. There is no space for expansion of services in the current health centre. The

Disability Service are establishing a network centre in Edenderry which will be accommodated in the new Primary Care Centre.

Integrated Health Care and multi-disciplinary working is inhibited by the current design and configuration of the Health Centre and the CNU location from which primary care is provided. These issues are now reaching a critical point which must be addressed.

In 2012, a national review of primary care centre locations was carried out by the Primary Care Division of the HSE in conjunction with HSE Estates which identified the totality of primary care locations required. Edenderry Primary Care Centre is part of the 292 previously approved cohort of primary care centres which are operational, in progress and prioritised for action, as identified in the *Primary Care Centres Location and Approval Assessment* which was recently brought to EMT, ARC and the Board. No prior Board approval is in place for size or rate for a facility in Edenderry. The location has become a priority in recent times and so the process for progressing a centre in Edenderry has been advanced to the point where Board approval is now required.

In keeping with the programme for the delivery of Primary Care Centres, the HSE published a request for submissions for PCC proposals for the Edenderry area. All submissions received were evaluated initially on a pass/fail basis with a number of these submissions subsequently qualifying for the priced offer stage (Stage 3). Included in the Stage 3 letter to the qualifying bidders was an optional request to provide a buy-out option. In total one valid priced offer submission was received for evaluation for Edenderry. [REDACTED]. The submission was evaluated against the advised award criteria. The award criteria included various sub criteria namely cost, level of GP involvement, project delivery risks (site acquisition, planning/zoning, funding), building design proposal and suitability of site location. Marks were awarded for each sub criteria with the top ranked bidder being deemed to have submitted the most economically advantageous bid. The outcome of the process is set out in the table below.

Name of Firm	Ranking
[REDACTED]	1

The successful bidder who submitted the top ranked proposal is [REDACTED]

This new primary care centre will be a 2-storey building of some 28,500 sq. ft. which will facilitate 75 HSE WTEs that will deliver the following primary care services:

- I. Community Nursing
- II. Area Medical Officer
- III. Dental Services
- IV. Occupational Therapy
- V. Physiotherapy
- VI. Social Work
- VII. Psychology Service
- VIII. Speech and Language Therapy
- IX. Dietetics
- X. Bookable Rooms for sessional Mental health Services etc
- XI. Disability Services Network

The availability of bookable rooms will facilitate usage by other Therapies. The Community Alcohol and Drug Addiction Services are integrated through Mental Health & Primary Care services and space within this proposed primary care building will provide the accommodation required for this team.

The Primary Care Centre facility will represent the focal point for the provision of all primary, community disability and continuing care services in Edenderry. It will enable greater integration amongst teams and enhance service delivery for the future and facilitate a consolidation of primary care services.

There will be a 4 GP practice accommodated in the primary care centre.

It is expected that, subject to receipt of planning permission for the development, construction work will commence in Q4 2022. The development is expected to be completed in Q1 2024.

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

- **Current status**
Awaiting Board Approval.
- **Budget**
The proposed area for this primary care centre is 28,531 sq. ft. The rent for this Primary Care Centre is [REDACTED]
The estimated future cost of equipping the primary care centre is €470k which includes additional costs of €100k for the fit-out of a Dental Surgery & a Dental Central Sterile Services Department.
- **Resources**
Existing staff will transfer to the new PCC space when completed.
- **Impact to delivery of services**
The facility, in design and in execution, will reinforce care values including individual dignity, privacy and safety. The overall environment will support the attainment of optimal therapeutic outcomes for those in receipt of primary care as well as specialist care and investigations for outpatient and day patient services.
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan.
- **Sláintecare**
In line with Sláintecare Report 2017 & Sláintecare Implementation Strategy 2018.
- **Social factors** (e.g., impact on specific area such as the elderly, disabilities).
The facility will provide a warm, welcoming and child centred environment. It will support flexibility in service delivery and contribute to attainment and maintenance of best practice in all aspects of the care provided.
- **Technological factors**
Not applicable.
- **Legal factors**
The HSE will enter into an Agreement for Lease (AFL), Lease and a Service Level Agreement (SLA).

Sustainability

The proposed Primary Care Centre in Edenderry 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 procurement of the proposed Edenderry Primary Care Centre 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 the needs of service development in Edenderry.

Recommendation

It is recommended that the HSE Board approves the transaction outlined above.