



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed Lease for additional space at Primary Care Centre Kevin Barry St., Ballina, Co. Mayo. PRG ref: W/L/0719/2087

Submitted for meeting on: 21 December 2021 (EMT), 20 January (ARC), 28 January 2022 (Board)

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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 space at Ballina Primary Care Centre at Kevin Barry St., Ballina, Co. Mayo from the current landlord Glencar Healthcare, Unit D1, The Liffey Trust Centre, Upper Sherriff St., Dublin 1.

The total cost of the lease is [REDACTED] (excl. VAT) which includes both the existing leased space and the additional space for a future [REDACTED]-year duration.

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.

The cost of the revised new lease over the [REDACTED] year period is [REDACTED] (excl. VAT). Approval of HSE Board members is required as the property transaction is valued above €2m.

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

There is an existing Primary Care Centre in Ballina, Co Mayo in place under the operational lease model for a period of 25 years which became operable during 2011. The current size is approximately 11,108 sq ft and accommodates 30 staff including public health nursing, physiotherapy, occupational therapy, audiology and also child and adolescent mental health staff. Other primary care staff for the local area currently work out of accommodation on the site of St Joseph's District Hospital in Ballina.

The local service needs of; integrated healthcare, multi-disciplinary working and the development of community healthcare network services, with the resultant expansion of service delivery capacity, requires co-location of existing staff.

The accommodation space to be vacated on the site of St Joseph's District Hospital in Ballina will facilitate the local HSE children's disability team (early intervention & school age team) to be relocated from rented accommodation in the town. Additional service options are being considered for reuse of this building; Tusla are also seeking some additional accommodation space in St. Joseph's building if possible.

Ballina 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.

A proposal has been developed through engagement with the local service and the landlord to provide a three storey extension to the existing primary care centre and also to reconfigure some space for the HSE within the existing building. The proposal is, to replace the original lease arrangement which commenced in 2011 with a new legal agreement for a [REDACTED]

The revised overall size (including current space) is for 31,581 sq ft and the proposed initial rental rate is [REDACTED] per sq ft (excl. VAT). This rate is based on the original primary care lease rate of [REDACTED] uplifted in line with the CPI index (the percentage change in the CPI from June 2011 to June 2021 is 5.5%) and so is aligned with the current primary care rate.

The additional space would mean that the primary care centre would then accommodate in excess of 80 staff. The additional staff to be based there will include, speech & language therapy staff, psychology, dietetics, ophthalmology, dental services and administration along with community diagnostic services such as X-Ray and ultrasound and a number of bookable clinic rooms. These rooms would also facilitate the GP out of hours service (Westdoc) to operate from the premises. The enlarged primary care centre would deliver the following primary care services:

- I. Public Health Nursing
- II. Physiotherapy
- III. Speech and Language Therapy
- IV. Occupational Therapy
- V. Dietetics
- VI. Psychology Service
- VII. Child and Adolescent Mental Health
- VIII. Audiology
- IX. Community Nursing
- X. Schools Nursing
- XI. Palliative Care
- XII. X Ray & Ultrasound
- XIII. Physiotherapy
- XIV. Community Health Network Staff
- XV. Health and Wellbeing
- XVI. Social Work
- XVII. Podiatry
- XVIII. Ophthalmology
- XIX. Dental Services
- XX. Home Support
- XXI. Out of hours GP service (Westdoc)

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

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

- **Current status**

Awaiting Board Approval

- **Budget**

The rent for this primary care centre is [REDACTED] per sq ft with the service charge at [REDACTED] per sq ft for a term of [REDACTED] years with the option to extend for a further [REDACTED] years. The total cost of rent for full term is [REDACTED] (excl. VAT). The rent will be subject to future adjustment in line with CPI. The current lease pre-dated the inclusion of an optional request to provide a buyout option and so a buyout option is not available. The estimated future cost of equipping this primary care centre is [REDACTED]. In addition to the standard equipping rate allowance this estimate includes costs of [REDACTED] in respect of dental specialist equipment. It also includes an allowance of [REDACTED] for the installation of specialist diagnostic equipment (X-Ray, Ultrasound) for the proposed community diagnostics services.

- **Source of Funding**

The capital funding required for equipment will be provided in the HSE Capital Plan in 2023.

Revenue funding for the rent, service charge and other operational costs for the extension to the PCC will be provided in future National Service Plans when the PCC becomes operational. This is currently anticipated to be Q4 2023.

- **Programme**

Subject to HSE Board approval for the transaction the developer intends to commence construction in Q2 2022 with the construction completed in Q3 2023.

- **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 Ballina 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 Ballina Primary Care Centre, based on the lease terms agreed, provides the HSE value for money.

Conclusion

- Not applicable

Recommendation

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