



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

## HSE Board Briefing Template

**Subject:** Proposed Lease of additional accommodation space adjacent to the new Primary Care Centre, Kilkenny City East, New Park, Kilkenny City, Co. Kilkenny.

**Submitted for meeting on:** 11 January (EMT), 20 January (ARC), 28 January 2022 (Board)

**Name & title of author:** Dean Sullivan, Chief Strategy Officer

**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 space for the Enhanced Community Care specialist team as part of the Primary Care Centre recently developed at Kilkenny City East, New Park, Kilkenny from Westcourt Health Care Limited, Unit 2, Purcellsinch Business Park, Kilkenny.

The total cost of the lease for the additional space is [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; **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. ☐

**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.**

The Enhanced Community Care Strategy was introduced in 2020 as part of the National Service Plan 2020 to redesign acute hospital care pathways to support older people and those with chronic diseases. The Strategy aims to increase community capacity, reorganise care to focus on older people and chronic diseases and to

enhance community networks to move care provision away from acute settings. Recruitment of staff for this Enhanced Community Care Service has already commenced.

The Standard National Brief and Schedule of Accommodation recommends the new ECC specialist teams be accommodated in, or adjacent to, Primary Care Centres. It is proposed therefore that the ECC team accommodation for County Kilkenny / St Luke's General Hospital Carlow/Kilkenny catchment areas would be developed alongside the new Primary Care Centre recently completed at New Park, Kilkenny. The Primary Care Centre was approved in June 2020 and is 44,417 sq ft at [REDACTED]

The new ECC specialist team will support South East Community Health Network Teams.

The proposed accommodation for the ECC team at Kilkenny City East, New Park is governed by the extension of the terms and conditions agreed with the developer for the primary care centre, with the new development covering 42,625 sq ft potentially over three floors, similar to the adjacent PCC, to contain the following services as per the standard ECC Schedule of Accommodation:

- Diagnostics
- ICPOP
- Chronic Disease
- Shared accommodation / circulation
- Community Health Network

The HSE set a maximum rental rate of [REDACTED]

Services to be provided from the ECC team include:

- I. Cardiology Clinics,
- II. Diabetes Clinics,
- III. Respiratory Clinics,
- IV. Disability Network Teams,
- V. Older Persons Services,
- VI. Suite of Bookable Rooms.

The additional space will accommodate the ICPOP team, ICPCD team and 3 CHN teams. The WTE's allocation for these teams is 96.

This Primary Care Centre development will represent the focal point for the provision of all primary, community and continuing care services in Kilkenny and its surrounds. 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 proposed area for the Enhanced Community Care specialist team is 42,625 sq ft. The rent for the adjacent Primary Care Centre is [REDACTED] which are the same terms applicable to the ECC accommodation development. [REDACTED]

- **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 Q1 2024.

- **Programme**

Subject to HSE Board approval for the transaction the developer intends to commence construction in Q3 2022 with the construction completed in Q1 2024.

- **Resources**

An extensive recruitment campaign has been undertaken to staff the ECC teams with opportunities for existing HSE staff to transfer to the new service 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. It will redirect the delivery of care away from the acute settings and more towards the community in so far as possible.

- **Corporate Plan**

Aligned with HSE Corporate Plan & Service Plan.

- **Sláintecare**

In line with Sláintecare Report 2017 & Sláintecare Implementation Strategy 2018. The proposed ECC accommodation is co-located with the PCC and this will give significant benefits & synergies to the delivery of services in Enniscorthy and the wider Wexford area.

- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**

The facility will provide a warm, welcoming and patient 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 accommodation will be delivered in line with the latest standards applicable to HSE Primary Care Centres, specifically those of the 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 additional space has been based on an extension of the terms agreed for the procurement of the adjacent Kilkenny City East, New Park Primary Care Centre development which was competitively sourced and, given that the same lease terms are agreed, provides the HSE value for money. Given the significant cost inflation since the original Primary Care Centre lease was awarded, the rent and service charge rates proposed represent significant cost savings.

## **Conclusion**

Approval is sought to proceed with the taking of the lease as outlined above. Earliest possible approval is requested in light of the urgency of implementing the HSE’s own Corporate and Service Plan and the economies that can be achieved by the HSE both in time and in cost by approving the delivery of the ECC specialist team accommodation by the same developer that is currently constructing the adjacent Primary Care Centre.

<b>Recommendation</b>
It is recommended that the HSE Board approve the transaction outlined above.

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