



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed Lease of Primary Care Centre at Swords PCC, Airside Business Park, Swords, Co Dublin PRG ref: E/L/0821/1878
Submitted for meeting on: 21 December (EMT) 2021, 20 January (ARC), and 28 January 2022 (HSE 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 a Swords PCC, Airside Business Park, Swords, Co Dublin from [REDACTED] [REDACTED] The cost of the lease is [REDACTED] (VAT Free) (excl. service charge) over a [REDACTED] period.
Please indicate which of the Board's objectives this relates to; <ul style="list-style-type: none">▪ 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. The cost of the lease over the [REDACTED] (VAT Free) (excl. service charge). 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. Swords, Co Dublin is among the largest and fastest-growing urban areas in the State as confirmed in the 2016 census. The current population of Swords is approximately 40,000; with Fingal County Council predicting a population of more than 100,000 by 2035. Fingal Development Plan envisages an extra 8,828 residential units

in the town by 2023.

Currently Primary Care, Mental Health and Disability services for the local population of Swords are delivered from four facilities namely:

1. Swords Health Centre
2. 100 Airside (Fujitsu) (Office Base only)
3. Castle Shopping Centre
4. Swords Plaza

This proposal is to proceed with an identified provider, to put in place a modern, purpose designed and built Primary Care Centre for the local population that will be easily accessible and to co-locate all Primary Care and General Practice services within one facility.

Swords Primary Care Centre has previous HSE Board approval in principle (11 September 2008/HSE/Board /11.09(23).2008) for 21,500 sq ft at a rate of €19.20.

In keeping with the programme for the delivery of Primary Care Centres, the HSE published a request for submissions for PCC proposals for the Swords 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 four valid priced offer submissions were received for evaluation for Swords. It should be noted that none of the submissions received included a buy-out option. These submissions were 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
[REDACTED]	2
[REDACTED]	3
[REDACTED]	4

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

[REDACTED] The rental rate is [REDACTED] per sq. ft. This rent is not subject to VAT. The service charge cost is [REDACTED] per sq. ft excl. VAT.

The delivery of the proposed Primary Care Centre will allow for the co-location of both existing and expanded primary care team services, co-location with intended Enhanced Community Care staff and their chronic disease clinics and also co-location with General Practitioners (GPs).

The new primary care centre is intended to accommodate three primary care teams initially which will develop into four teams serving a population of over 50,000 people in the greater Swords area along with other community services relating to the Swords area and also the wider community healthcare network area which has a population of 70,000 people. The Primary Care Centre is intended to accommodate in the region of 225 WTEs in respect of a range of services including:

- I. Three/Four Primary Care Teams

- II. Community Mental Health Team
- III. Mental Health Day Hospital
- IV. Child and Adolescence Mental Health Team (CAMHS)
- V. Progressing Disability Services Team (EIT& SAT)
- VI. Dental
- VII. Audiology
- VIII. Social Inclusion Hub
- IX. GP Accommodation
- X. Integrated Care Programme, Older Persons Team (ICPOP)
- XI. Integrated Care Programme, Chronic Disease Management Team (ICPCDM)
- XII. Community Healthcare Network Teams (CHN)

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 87,470 sq. ft. The rent for this primary care centre is [REDACTED] per sq. ft. with the service charge at €5 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 [REDACTED] VAT Free) (excl. service charge). Included in the Stage 3 letter to the qualifying bidders was an optional request to provide a buy-out option. The preferred bidder did not offer a buy-out option in their submission. It should be noted that none of the submissions received included a buy-out option. The estimated future cost of equipping the primary care centre is [REDACTED] which includes additional costs of [REDACTED] for the fit-out of five Dental Surgeries, a Dental X ray room & a Dental CSSD; [REDACTED] for six audiology booths & specialist equipment and [REDACTED] for ICPPOP and ICPCDM diagnostic equipment which will be provided for within the HSE Capital Plan.
- **Source of Funding**
The capital funding required for equipment will be provided in the HSE Capital Plan in 2025. Revenue funding for the rent, service charge and other operational costs for the PCC will be provided in future National Service Plans when the PCC becomes operational. This is currently anticipated to be Q1 2026.
- **Programme**
Subject to HSE Board approval for the transaction and subject to receipt of planning permission for the development the construction work will commence in Q3 2023. The development is expected to be completed in Q4 2025.
- **Resources**
Existing staff will transfer to the new PCC space when completed. Additional staff relating to the Enhanced Community Care programme are due to be recruited.
- **Impact to delivery of services**
See background
- **Corporate Plan**
Aligned with HSE Corporate Plan & Service Plan
- **Sláintecare**
In line with Sláintecare 2017 & Sláintecare Implementation Strategy
- **Social factors** (e.g., impact on specific area such as the elderly, disabilities)
Positive impact – see background
- **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 Swords 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 Swords 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 Swords.

Recommendation

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