



HSE Board Briefing Template

Subject:

Acquisition of a site from Wicklow County Council for the development of Greystones Primary Care Centre.
PRG ref. E/L/0422/2059.

Submitted for meeting on: 14 June (EMT), 16 June (ARC) 29 June 2022 (Board)

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

Why is this information being brought to the Board's attention?

As the value of this transaction is above €2m the transaction requires HSE Board approval.

Is there an action by the Board required, if so please provide detail?

This transaction was approved at EMT and ARC, it is recommended that the HSE Board approve the proposal for the purchase of a site at Mill Road, Greystones, Co. Wicklow from Wicklow County Council for the development of a Primary Care Centre on the site.

The total cost of the site purchase is €2m (excl. VAT).

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.

Currently, primary care services are provided at the health centre in Greystones and at various locations by General Practitioners. There are specific challenges relating to the delivery of services which has been widely known for a number of years. Current accommodation falls short of legislation and standards in respect of access, environmental and occupational health and safety standards.

Integrated health care and multi-disciplinary working is inhibited by the current design and configuration of the health centre and the multiple locations from which primary care is provided.

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 Capital and Estates which identified primary care locations. Greystones Primary

Care Centre (PCC) is one of the 292 previously approved primary care centres which are operational, in progress or prioritised for initiation.

Greystones PCC was proposed to be developed under the HSE Operational Lease programme. The location was included in the national primary care centre advertisement in 2007, seeking expressions of interest from those developing PCCs. It was also re-advertised in 2014. Despite various discussions with interested parties, there has been no successful outcome to securing a site to develop a PCC in this area.

In an effort to expedite matters, the HSE engaged with Wicklow County Council in respect of their development of a 12 acre site on the southern end of Greystones, which is close to the Dart Station. In order to progress the PCC expeditiously, it was agreed that the proposed PCC site be separated from the overall development and progressed by the HSE. On this basis, a valuation of the 1.33 acre portion of the site was carried out. This valued the site at €2m excluding VAT.

It is proposed that the project will be developed as a 'sale and leaseback with buyout' arrangement, in the same manner as other PCCs which have recently become operational. This will require further approval in due course, since this paper pertains only to the site acquisition.



The formal disposal notice was approved by the members of Wicklow County Council at the April 2022 meeting.

The proposed PCC will accommodate two primary care teams, dental services, adult mental health services, child and adolescent mental health services and an older person's day centre. In addition, Community Health Network expansion requirements under the ECC programme will be catered for. Network services will run from this PCC to support the wider network area.

The source of funding is the 2022 Capital Plan.

Pending approval, the site acquisition is expected to complete in 2022.

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

- **Current status**
Awaiting Board approval.
- **Budget**
HSE funding is the capital allocation 2022 and 2023 as required.
- **Resources**
There are no other resource requirements. Funding to develop PCC will be subject to separate proposal and approval in due course

- **Impact to delivery of services**

This proposal to purchase a site to facilitate the construction of a PCC at Greystones will assist in modernising the delivery of primary care services in the locality and improve the patient experience of the service.

- **Corporate Plan**

This proposal is aligned to the HSE Corporate Plan and Service Plan.

- **Sláintecare**

This proposal is aligned to the Sláintecare Report 2017 and Implementation Strategy.

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

This proposal is the first stage in the process of providing a modern and safe service for service users and staff delivering care.

- **Technological factors**

Not applicable

- **Legal factors**

HSE interests will be appropriately managed through the legal and contractual process of procuring the site.

Sustainability

Not applicable since the proposal relates to the transaction to procure the site only.

Value for Money

This proposal represents value for money based on valuation completed by the Valuation Office of the State Property Valuation Body.

Conclusion

Not applicable

Recommendation

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