



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

HSE Board Briefing Template

Subject: Proposed Lease of Enhanced Community Care Hub at Quarrypark, Enniscorthy, Co. Wexford. PRG ref: SE/L/0421/2548

Submitted for meeting on: 7 December 2021 (EMT), 13 December 2021 (ARC), 17 December 2021 (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 property transaction was previously approved at EMT and ARC, it is recommended the HSE Board approve the proposal for the lease of an Enhanced Community Care Hub adjacent to the approved Primary Care Centre at Quarrypark, Enniscorthy, Co. Wexford from [REDACTED]

The total cost of the lease is [REDACTED] (excl. VAT) over a [REDACTED] period.

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.

The cost of the lease over the [REDACTED] 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.

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. This is an expansion of the

services currently provided by the Primary Care Teams. Recruitment of staff for this Enhanced Community Care Service has already commenced.

The Standard National Brief and Schedule of Accommodation recommends the new ECC Hubs to be co-located with Primary Care Services. It is proposed therefore that the hub for County Wexford / Wexford General Hospital catchment areas would be developed alongside the new Primary Care Centre currently under construction at Enniscorthy. The Primary Care Centre was approved by the HSE Board September 2021 and is 34,500 sq ft at [REDACTED] sq ft and service charge of [REDACTED]

The new Hub will support South East Community Health Network Teams 8 (New Ross), 9 (Gorey) and 10 (Wexford) and 11 (Enniscorthy).

The development of the ECC Hub at Enniscorthy PCC is governed by the extension of the terms and conditions agreed with the developer for the primary care centre with the new development covering 3,925sqm (42,248 sq ft) over three floors to contain the following:

- Diagnostics – 3,185 sq ft
- ICPOP – 7,177 sq ft
- Chronic Disease – 16,355 sq ft
- Shared accommodation / circulation – 10,323 sq ft
- Community Health Network – 5,208 sq ft

The HSE set a maximum rental rate of [REDACTED] and service charge of [REDACTED] linked to the CPI.

Services to be provided from the ECC include:

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

The Enhanced Primary Care Hub will represent the focal point for the provision of all primary, community and continuing care services in Enniscorthy 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 this Enhanced Community Care Hub is 3,925sqm (42,248 sq ft). The rent for the adjacent 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 which are the same terms applicable to the ECC Hub development. The capital cost of equipping the facility is [REDACTED]

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 and receipt of planning permission the developer expects to be in a position to commence construction in Q3 2022 with the building completed towards the end of 2023.
- **Resources**
An extensive recruitment campaign has been undertaken to staff the Community Specialist and Network Teams with opportunities for existing H.S.E. 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 Hub development 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 Enhanced Community Care Hub, Enniscorthy 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 proposed Enniscorthy Enhanced Community Care Hub has been based on an extension of the terms agreed for the procurement of the adjacent Enniscorthy 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 for the delivery of the Hub.

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 Hub [REDACTED]

Recommendation

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