



Mr Thomas Gould, TD
Dail Eireann,
Leinster House,
Kildare Street
Dublin 2

29th November 2024

PQ 45716/24* To ask the Minister for Health the number of primary care centres operated under a leasing arrangement, by count; and the annual cost of these leases, in tabular form. -Thomas Gould

Dear Deputy Gould,

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question, which you submitted to the Minister for Health for response.

By way of background, in 2001 the Department of Health published its strategy for the development of primary care services, "Primary Care - A new Direction", a key objective of which was the establishment of 'locally accessible Primary Care Centres that allow many of the services being delivered to be made available on a single site, providing a single point of access for the user and encouraging closer coordination between providers'.

It was not feasible to develop the planned network of Primary Care Centres within the required timeline, due to the availability of existing sites and the need to accelerate the development of Primary Care Centres solely through the HSE capital planning process. It was therefore necessary to develop alternative delivery mechanisms alongside the HSE Capital Plan. The HSE deliver Primary Care Centres via 3 different mechanisms;

- Operational Lease Model
- HSE Direct Build
- PPP Initiative



The majority of Primary Care Centres have been delivered through the Primary Care Operational Lease model. Under the Primary Care Operational Lease model the HSE agrees to pay a quarterly rent and service charge to a landlord for a 25 year lease period (with an option to extend for 5 years) for the provision of a Primary Care Centre to meet the identified needs of the HSE. This arrangement is conditional on GP's also operating from the Primary Care Centre, the onus is on the developer to ensure the presence of GP's.

The details of the number of primary care centres delivered by the HSE Operational Lease Model and the annual cost is captured in the table below.

Number of Primary Care Centres Delivered via HSE Operational Lease Model	Approximate Annual Rent Cost for Leases (Excl VAT)
107 Primary Care Centres	€40,454,527.57

Yours sincerely



Brian O'Connell,
Interim National Director
Capital & Estates