

Mr Colm Brophy, TD Dail Eireann, Leinster House, Kildare Street Dublin 2

29th November 2024

PQ 45889/24*To ask the Minister for Health the number and location of primary care centres for the years 2011 to 2024; the number proposed; the delivery date of each; and if he will make a statement on the matter. -Colm Brophy

Dear Deputy Brophy,

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 "Operational PCCs" (Appendix 1) tab lists the location of the 132 operational Primary Care Centres built in the years 2011 to date.

The second tab "PCCs in Construction" (Appendix 2) includes the details of 3 Primary Care Centres where construction is complete and the centre is at equipping/commissioning stage prior to becoming operational.

Capital & Estates continue to work with Primary Care Services in developing additional Primary Care Centres to support delivery of health care needs into the future. A further 108 Primary Care Centres are being planned for development or are under review with the service, the majority of which are being delivered via the HSE's Primary Care Centre Operational Lease mechanism.

The delivery of a primary care centre is dependent on a number of factors such as availability and suitability of site location with good accessibility, level of GP involvement, service level agreement, commercial rates for rent and service charge, planning permission status on proposal and perceived deliverability of the proposal. It is anticipated that new submissions will reflect current market conditions and will address any affordability concerns. All selected proposals are subject to the normal HSE approval processes and will be rigorously examined in relation to all aspects including whether it represents value for money to the HSE.

Yours sincerely

Bren Homell

Brian O'Connell, Interim National Director Capital & Estates

PQ 45889/24 - Appendix 1 Operational Primary Care Centres - Q3 2024

Organisation	Primary Care Centre Location	DeliveryNechanism	Operational Dat
040.5	Carlow Town and South carlow (Bagnelstown, Loughlintridge and Myshall) Mountmelick/Clonadiee	Operational Lease Operational Lease	2011 Q1 2011 Q1
040.2	Roscommon	Operational Lease Operational Lease	2011 Q1 2011 Q1
040.2	Ralina	Operational Lease	2011 Q2
0H0.2 0H0.5	Galway City EastBallybaan Kilkeony 1 (Aprilaid)	Operational Lease Operational Lease	2011 Q2 2011 Q3
CHO S	Calan	Operational Lease	2011 Q3
0H0 8 0H0 7	Pertarlington Inchicore	Operational Lease	2011 Q3 2011 Q4
0H0.4 0H0.5	Cork City (BlackrockMahon) Tranore	Operational Lease Operational Lease	2011 Q4 2011 Q4
040.3	Linerick City (Robey St Mary's - King's Island)	Operational Lease	2012 Q1
040.1	Casan Town Macroom	Operational Lease Operational Lease	2012 Q1 2012 Q1
CHO 2	Castierea	Operational Lease	2012-Q3
CHD 7 CHD 1	Bailyfernet / Cheny Orchand Glienties	HSE Own	2012 Q3 2012 Q3
CHO 5 CHO 1	Garey(Canal House) Kingscourt	Operational Lease Operational Lease	2012 Q3
CHD 4	Keenaredisseen	Operational Lease	2012 Q3
0407	James Street (Pimico, Liberties) Churchtown	Operational Lease Operational Lease	2012 Q4 2012 Q4
CHO 2 CHO 8	Monkeland - South Roscommon Ashbourne	Operational Lease Operational Lease	2012 Q4 2013 Q1
0407	Newbridge	Operational Lease	2013 Q2
040.8	Longford Caxan Town No 2	Operational Lease	2013 Q2 2013 Q2
CHO 2	Atheory	Operational Lease	2013-Q3
040.9	Blanchardstown - Blakestown / Mountview Enfield	Operational Lease	2013-Q4 2013-Q4
040.4	Mban/Schull	Operational Lease	2013 Q4 2014 Q1
CHO 8 CHO 1	Athlone North LeibimWest Cavan (Manorhamilton)	Operational Lease HSE Own	2014 Q1
040.4	Kinsale Bride StreetLiberlies (Meath Hospital)	Operational Lease Operational Lease	2014 Q2 2014 Q2
040.2	Loughna	HSE Own	2014 Q2
040.8	Summerhil, Co Meath Clane/Klimeague	Operational Lease Operational Lease	2014 Q2 2014 Q3
040 1	South Leitrim (Ballinamore) Rathangan	HSE Own Operational Lease	2015-Q1 2015-Q2
040.6	Kathungan Wicklow	Operational Lease	2015-02
040.9	Ashtown / Naxon Road & Cabra West Ballyshannon	Operational Lease	2015-Q2 2015-Q4
CHO 8	Kels	Operational Lease	2016 Q1
040.4	Charleville Castlebar	Operational Lease Operational Lease	2016-Q1 2016-Q3
0407	Springfield (Tallaght) Cordetf	Operational Lease	2016 Q4 2016 Q4
CHOS	TipperaryTewn	Operational Lease	2016-Q4
040.6	South WoklowCarnew Kildare Town	Operational Lease Operational Lease	2016 Q4 2016 Q4
040.2	Mounthellew Mullingar	Operational Lease	2016-Q4
0407	Blessington	Operational Lease Operational Lease	2017 Q2 2017 Q2
CH0.4 CH0.7	North Kerny 1 (Ballybeigue) Ceibridge	HSE Own Operational Lease	2017 Q2 2017 Q3
040.3	Rorrisskare	HSE Own	2017 Q3
040.9	Babriggan Tuam	Operational Lease	2017 Q4 2017 Q4
CHO 4	Carrigaline/Passage West	Operational Lease	2017 Q4 2017 Q4
040.9	Potnanock Balinobe	Operational Lease	2018 Q1
CHO 2	Linerick City (Ballinacura, Weston) Claremonts	ppp ppp	2018-Q1 2018-Q1
CHO 7	Klicock	ppp	2018 Q1
040.2	Boyle Grangegarman	PPP HSE Own	2018 Q1 2018 Q2
0407	Cashel Road Walkinstown (Crumin) East Stigo (Balymote)	Operational Lease	2018 Q2 2018 Q2
CHOS	Wexford Town	PPP	2018 Q2
CHO 2 CHO 5	Westport Carrick on Suir	ppp	2018 Q2 2018 Q2
CHD 8 CHD 7	Droghada North Klinamangh/Tymon (Junction House)	Operational Lease	2018 Q2 2018 Q2
0407	Kinanangertynon (Juliction House) Coelock	Operational Lease	2018 Q2
040.5	Dungarvan Waterford City (East)	ppp	2018 Q3
040.4	Knocknaheeny Fairhill Gurranebraher City centre (Cork City North West)	HSE Own	2018 Q4
040.8	Tullanore NE inner City(Summerhill)	Operational Lease PPP	2018 Q4
040.4	Carrigtowtill Shankil	Operational Lease Operational Lease	2019-Q3 2019-Q4
040.3	Linerick City (Castletroy)	Operational Lease	2019 Q4
CHD 7 CHD 6	Riato/The Coombe Bray	Operational Lease Operational Lease	2020 Q2 2020 Q2
CHO 4	Traiee	Operational Lease	2020 Q2
0H07 0H07	Clandakin VilageMacrefieldMonastery (Steeple House) AthyCastledemot	Operational Lease Operational Lease	2020 Q3 2020 Q3
040.3	Klimalisck Edenmore (East of Coolock)	Operational Lease	2020 Q3 2020 Q4
040.4	Cionakity	Operational Lease	2020-04
040.5	Cabir North Keny / Listowel	Operational Lease Operational Lease	2020 Q4 2021 Q1
		1	2021 Q1
CHD 4	Newmarket	Operational Lease	
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Primary Care Centres - Construction Complete and Centre is being equipped - Q3 2024

Community Healthcare Organisation	Primary Care Centre Location	Delivery Mechanism	Current Status	Opening Date Expected
CHO 1	Dunfanaghy / Falcarragh	Operational Lease	Equipping	2024 Q4
CHO 3	Newcastlewest	Operational Lease	Equipping	2024 Q4
CHO 3	Roscrea	Operational Lease	Equipping	2024 Q4