



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



Brian O'Connell,
Interim National Director
Capital & Estates

PQ 45889/24 - Appendix 2

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