

Primary Care Premises and Improvement Welsh Practice Management Conference 10th October 2023

Ceri Jones MRICS NWSSP-SES

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NWSSP Specialist Estates Services (SES)

- Who are we?
- Our roles

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Life Support

- BBC Sounds - Life Support Series
- Two practice managers compare the differences in working practices over the last 30 years.
- Opening hours / rising demand for services/stresses
- MDT working
- Regulation changes/targets
- Training pressures
- Administrative burden – increasing staff numbers
- IT support requirements
- Record storage

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Key Documents relating to Property Matters

- GMS Contract – new Regs 2023
- NHS (General Medical Services – Premises Costs) (Wales) Directions 2015 – ‘The Directions’
- WHBN36 (2017) General Medical Practice Premises in Wales
- Partnership Agreement

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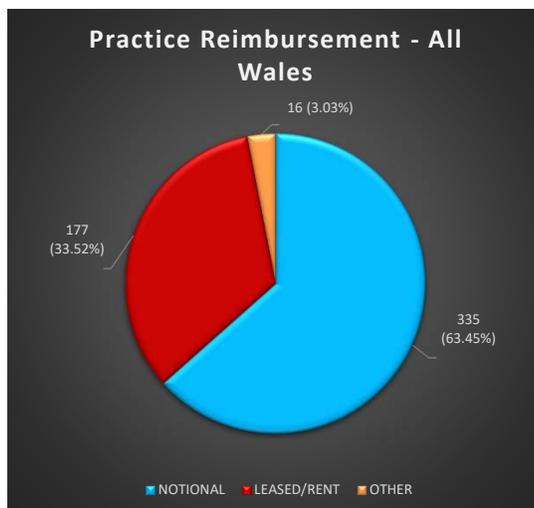
GMS Reimbursed costs

- GP contractors are entitled to reimbursement of certain recurring premises costs
- 1. Rent (including any VAT)
- 2. Business and Water Rates
- 3. Trade waste collection/Clinical Waste
- 4. Other specific costs subject to application

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The Estate in Wales – how is property held*



Notional 59%

Leased 39%

Other 2%

*Figures as at 2022

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Premises Condition and Compliance

- GMS Contract – premises and contractor obligations
- Minimum premises standards – the Directions
- Statutory compliance – the Directions
- Improvement Grants are available for some works

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Space pressures considerations?

- Scan and store services
- Reconfiguration/Re purposing use
- IT space savings – tele-consult
- Maximising branch surgeries
- Design/space planners
- Extension

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Improvement Grants for practice premises

- Premises Cost Directions 2015 – rules apply.
- Funded jointly by the Grant and the Practice.
- Level of grant usually 66% Health Board vs 34% GP.
- The minimum total cost eligible is £3,000 and there is no upper limit.
- Examples: automatic doors, clinical flooring, Equality Act works, additional clinical/admin space (extensions)
- Can attract a higher rent/abated.
- Conditions attached, to keep in NHS use (clawback).

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GMS Leasing Arrangements

- A lease protects both parties
- Clear obligations for landlord and tenant
- Repair
- Insurance
- Rent/reviews
- Assignments/sublettings

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Partnership Agreements and Property

- Partnership Agreements should also cover property matters.
- Regular review and updating required.
- Updating leases and freehold title documents essential.
- How will changes be documented / new partners / retiring partners.
- Property owning / non property owning - what are the details?
- Specialist legal advice.

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Independent Advice

- Always seek specialist advice
- Be informed
- Property can be a great business investment
- Legal
- Accountancy/ taxation
- Property
- Statutory compliance

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