Item	Num	ber:	9
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Name of Presenter: Tracey Preece

Meeting of the Primary Care Commissioning Committee

28 February 2017

Notional rent adjustments updated

Purpose of Report For Approval

Reason for Report

The purpose of this report is to detail and approve the impact of the most recent notional rent reviews for the following practices as informed by the NHS England Primary Care finance team:

Elvington Medical Practice Posterngate Surgery Old School Medical Practice Scott Road Medical Centre Haxby Group Practice Beech Tree Surgery Priory Medical Group

Strategic Priority Links

⊠ Primary Care/ Integrated Care

 \Box Urgent Care

Effective Organisation

□Mental Health/Vulnerable People

Local Authority Area

⊠CCG Footprint	East Riding of Yorkshire Council
□City of York Council	\Box North Yorkshire County Council

Impacts/ Key Risks	Covalent Risk Reference and Covalent Description
□Financial	•
□Legal	
⊠Primary Care	
□ Equalities	

Vale of York Clinical Commissioning Group



□ Planned Care/ Cancer Prescribing

	-
Financial	Sustainability

Recommendations

The Primary Care Commissioning Committee is asked to approve these adjustments.

Responsible Executive Director and Title	Report Author and Title
Tracey Preece	Michael Ash-McMahon
Chief Finance Officer	Deputy Chief Finance Officer

Annexes

Appendix A - Notional Rent Adjustments as at 09/01/17 Appendix B - Notional Rent Adjustments as at 06/02/17

Appendix A – Notional Rent Adjustments as at 09/01/17

				Valuation	New Value	Old/current	Annual	2016-17 additional	Legacy			
	Practice	Premises	Туре	date	p.a.	val p.a.	Increase	costs (inc arrears)	Arrears	Total		
GMS B8208	1 Elvington Medical	York Road, Elvington	Notional rent	06/12/2016	110,400.00	107,500.00	2,900.00	927.7	0	927.70	Covers from 06/12/2016 to 31/03/2017	
GMS B8208	1 Elvington Medical	Dunnington Pharmacy	Actual rent	01/09/2016	2,080.00	Note 1	2,080.00	1,213.33	0	1,213.33	Covers from 01/09/2016 to 31/03/2017	
PMS B8207	4 Posterngate Surgery	Porthome Road, Selby	Notional rent	29/03/2016	147,800.00	145,500.00	2,300.00	2,300.00	18.54	2,318.54	Covers from 29/03/2016 to 31/03/2017	Note 2
PMS B8207	4 Posterngate Surgery	Porthome Road, Selby (Post removal of abatement)	Notional rent	29/03/2017	150,350.00	147,800.00	2,550.00	20.56	-	20.56	Covers from 29/03/2017 to 31/03/2017	Note 2
GMS B8207	1 Old School Medical Practice	Horseman Lane, Copmanthorpe, York	Notional rent	04/11/2015	39,200.00	32,200.00	7,000.00	7,000.00	2858.31	9,858.31	Covers from 04/11/2015 to 31/03/2017	
GMS 88203	3 Pickering Medical Practice	Southgate, Pickering	Notional rent	06/05/2015	132,410.00	118,750.00	13,660.00	13,660.00	12338.13	25,998.13	Covers from 06/05/2015 to 31/03/2017	Note 3
Note	1 * Until Sept 16 the practice v	vere using 37 Common Road, Dunningham, York on a N	otional rent bas	sis of £1,166.6	67 per month	(£14,000 p.a.).	. From 1st se	pt they moved into spa	re area of t	he		
	Pharmacy in Dunnington at a	a annual cost of £2,080. The previous notional rent rein	nbursement was	s stopped fro	m Sept 16.							
Note	2 * £147,800 is an abated figur	e until 29/03/17. The valuation after 29/03/17 will be £	150,350 p.a.									
Note	3 This has undergone a length	negotiation process between the District Valuer (NHS	Fagent) and the	Practice's a	ent (GP Surv	evors). The D\	/ has noted ·	- Reason for large increa	nse is that a	ireas have l	been corrected	

Appendix B – Notional Rent Adjustments as at 06/02/17

				Valuation	New Value	Old/current	Annual	2016-17 additional	Legacy			
	Practice	Premises	Туре	date	p.a.	val p.a.	Increase	costs (inc arrears)	Arrears	Total		
MS 882097	Scott Road Medical Centre	Scott Road, Selby	Notional rent	08/04/2016	105 600 00	105,000.00	600.00	588.33	0	588 33	Covers from 08/04/2016 to 31/03/2017	
MS B82026		Old Forge Surgery, The Green, Ipper Poppleton, York			,	50,200.00	8,490.00	6,367.50	-		Covers from 01/07/2016 to 31/03/2017	Note 1
GMS B82041	Beech Tree Surgery	Doncaster Rd, Selby	Notional rent	18/12/2016	141,500.00	138,965.00	2,535.00	708.44	-	708.44	Covers from 18/12/16 to 31/03/17	Note 2
MS B82005	Priory Medical	Park View, 28 Millfield Ave, York	Notional rent	01/04/2014	40,000.00	39,500.00	500.00	500.00	1,000.00	1,500.00	Covers from 01/04/14 to 31/03/17	Note 3
Note 1	This premises had previous	ly been abated due to 3rd party occupency by the Out c	f Hours Service	occupying tw	o rooms ups	tairs. These ro	oms were va	acated on 1st July 16 he	nce the £58	,690 is the ι	inabated notional rent.	
	A formal application for the	additional rooms will need to be placed by the practice	e for these room	ns to be now	included for	reimbursemei	nt.					
	Please also note that the Di	strict Nurses (who occupy one of the large admin room	s upstairs) are v	acating the p	remises on 2	8th February.	The practice	e will be taking this offi	ce back into	o GMS use		
	for records storage once the	ey have gone so another application will need to be pla	ced for this to b	e included fo	or reimbursen	nent. The DV v	vill be forwa	arding a rental figure wi	th this rooi	n included.		
				oc) and I boli	eve wish apr	proval for reim	bursement	of the additional area. I	f the CCG a	gree the ab	ove New Value will increase from £141,	500 to £162,7
Note 2	The practice have now take	n occupancy of additional areas within the building (plu	is more car spac	es) and i ben	cre mon app							
		n occupancy of additional areas within the building (plu 21,200 p.a. (£162,700 less £141,500) and this will be on to										