

Estates Update for General Practice

Colleagues,

As part of our work on behalf of localities, a number of GP's from the Leeds GP Provider Forum have met with representatives from Commercial Health Partnerships and Commercial Ventures Leeds.

These are organisations that offer property solutions to the NHS and are financially supported by both Department of Health and commercial interests, and for example deal with LIFT schemes.

They have also been supporting the CCG's in developing their primary care estates strategy.

We knew little about what they could offer primary care in terms of property solutions and were surprised by the number of ways they can support the development of primary care estate. In essence, whatever the private sector can provide and more:

Sale and leaseback and freehold purchase

Premises redevelopment

Individual new build

Locality solutions - hubs/ super-surgeries.

Each of the above can be arranged so that the practice can retain a financial interest in the property if they wish.

Obviously the solution varies depending on the circumstances of an individual practice or group of practices.

In addition to this we understand that Leeds City Council can support estate development.

We know that a number of colleagues are facing a variety of issues regarding their premises, from 'terrace house' problems, to lack of space, to problems recruiting new partners because of problematical loans and leases.

We are keen to make practices aware of these options and prompt a discussion. What issues are GPs and practices facing? What might an ideal solution look like for you? Might the above be of use? If you think it a worthwhile for your practice or locality to have further discussions then let your locality lead know.

If we can get an initial idea of interest, it would make sense to approach further discussions around potential solutions as a unified city group.

We are writing to request that this is on the agenda at your next locality meeting, and your representatives can then feed back to the Leeds GP Provider Forum.

Thanks

Dr Guy Baker, Dr Ben Gatenby, Jim Barwick