

Title of Meeting:	Primary Care Commissioning Committee (PCCC)		Agenda Item: 6.4									
Date of Meeting:	21 October 2021		<table border="1"> <thead> <tr> <th colspan="2">Session (Tick)</th> </tr> </thead> <tbody> <tr> <td>Public</td> <td>X</td> </tr> <tr> <td>Private</td> <td></td> </tr> <tr> <td>Development Session</td> <td></td> </tr> </tbody> </table>		Session (Tick)		Public	X	Private		Development Session	
Session (Tick)												
Public	X											
Private												
Development Session												
Paper Title:	Lawrence House Rent Review											
Responsible PCCC Member Lead Wendy Balmain Director of Strategy & Integration		Report Author and Job Title Andrew Dangerfield Head of Primary Care Transformation										
Purpose (this paper if for)	<table border="1"> <thead> <tr> <th>Decision</th> <th>Discussion</th> <th>Assurance</th> <th>Information</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Decision	Discussion	Assurance	Information	X						
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X												
Has the report (or variation of it) been presented to another Committee / Meeting? If yes, state the Committee / Meeting: No.												
Executive Summary <p>A previous paper in May 2021 approved a rent increase for Lawrence House in line with District Valuers report following a rent review and a capital investment from the landlord, Assura of £880 000.</p> <p>Further communications have been received from the District Valuer for back dated valuations. This recommends an increase backdated to November 2016, from £290 320 to £298 750 plus VAT. This is a 2.8% increase.</p> <p>This followed a landlord initiated rent review which was supported by the District Valuer. The paper to PCCC in May 2021 noted that there had not been a rent review since 2010.</p> <p>Under current rules claims can be back dated by up to 6 years. The CCG has accrued for the value of this rent increase, so is within current budgets.</p>												
Recommendations The Primary Care Commissioning Committee is asked to approve the rent review.												
Monitoring The delivery of primary care operational and strategic plans is monitored through relevant CCG committees, the CCG Transformation and Recovery Executive Group and in discussion with key delivery partners.												
Any statutory / regulatory / legal / NHS Constitution implications		No										
Management of Conflicts of Interest		No conflicts of interest have been identified prior to the meeting.										
Communication / Public & Patient Engagement		N/A										

Financial / resource implications	Within current budget
Significant Risks to Consider	None
Outcome of Impact Assessments completed	N/A

1. Recommendations

The PCCC is asked to approve this backdated rent increase for Lawrence House.