

Title of Meeting:	Primary Care Commissioning Committee (PCCC)	Agenda Item: 6.4b									
Date of Meeting:	27 January 2022	<table border="1"> <tr> <th colspan="2">Session (Tick)</th> </tr> <tr> <td>Public</td> <td>X</td> </tr> <tr> <td>Private</td> <td></td> </tr> <tr> <td>Development Session</td> <td></td> </tr> </table>		Session (Tick)		Public	X	Private		Development Session	
Session (Tick)											
Public	X										
Private											
Development Session											
Paper Title:	Dr Moss & Partners. Killinghall Medical Centre Rent Reimbursement Uplift										
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"> <tr> <th>Decision</th> <th>Discussion</th> <th>Assurance</th> <th>Information</th> </tr> <tr> <td>X</td> <td></td> <td></td> <td></td> </tr> </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.											
<p><u>Background</u></p> <p>Dr Moss and Partners GP Practice in Harrogate has a branch surgery known as Killinghall Medical Centre at 43 Ripon Rd, Killinghall. The practice has a list size of 19 980 patients. The main surgery is at 28-30 Kings Rd Harrogate. The practice also has a branch site at Jennyfields Health Centre in Harrogate.</p> <p>The rent for this branch has not been reviewed for 6 years. The lease for the premises has recently been renewed as the previous lease had expired. The new lease will run for a 3 year period until April 2024. This is a shorter lease than usual for a GP premises as the landlord wishes to have some flexibility to review the use of the building in three years' time. This is acceptable to the practice. A District Valuers (DV) report was completed as part of this new lease review.</p> <p><u>Considerations</u></p> <p>The DV submitted their report to NHSE on the 09 November 2021. The full report (Appendix 1) is attached.</p> <p>The DV has valued the rent at £26 000 per annum. The lease with the landlord is at £26 650. The CCG will reimburse rental value at the DV valuation. This is a £2,220.83 increase on the previous rent reimbursement.</p> <p><u>Recommendations</u></p> <p>PCCC is being asked to:</p> <ol style="list-style-type: none"> Approve the rent reimbursement uplift of £2 220.83 per annum from the date that the lease is signed. 											

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	NA
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	Cost pressure to the CCG equating to £2 220.83 per annum to be covered within recurrent allocation. This could rise over time in line with inflation, should the cost per metre square reimbursement be increased following future DV reviews.
Significant Risks to Consider	None
Outcome of Impact Assessments completed	N/A