

Primary Care Premises in Barnet (Brunswick Park and Finchley Memorial)

1 Brunswick Park

1.1 NHS England has now met with the two GP practices to discuss their concerns about relocation. As explained at the May meeting we agreed with the practices that we move forward two related but separate pieces of work:

1. To facilitate negotiation and agreement of a lease agreement between Dr Okonkwo and NHS Property Services (NHS PS) so that she can relocate back into the building;
2. To request that NHS PS provide options for how and under what terms they could sell the building to Dr Lakhani

1.2 Since then there has been correspondence between NHS PS and Dr Okonkwo and her lawyers about the lease. We are aware that there are 5 key outstanding issues that need to be resolved between the parties. These are not untypical of issues that arise during negotiations over GP leases and centre on:

- Alignment of the rent to the practice's entitlement to reimbursement
- Service charges for occupancy
- The ability for the practice to directly provide some of the facility management services
- Liabilities for capital improvements /repair and replacements
- Liabilities in relation to the building exterior.

1.3 NHS PS have asked to meet with the practice and their Advisors to resolve this issues and are waiting for confirmation of a suitable date to meet.

1.4 NHS PS has also confirmed that they are looking to identify if and how the building could be sold to Dr Lakhani within the parameters of their new operating model. They have explained that any option is likely to take time to agree and negotiate.

1.5 We are also reviewing future service need in the area to determine whether part of the centre can be utilised to provide or re-provide new and existing primary care services.

2 Finchley Memorial Hospital

2.1 NHS England (with Barnet CCG) is progressing the finalisation of the Section 96 agreement with the various parties. This will facilitate the agreement of leases for two GP practices by providing financial support for their occupancy. In the meantime NHS England are meeting the practices on 19 June and expect to discuss/agree the detailed plans for relocation.