Attachment 18 d)

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| **Report to:** | NEL CCG Joint Co-Commissioning Committee  |
| **Presented by:** | Chris Clarke Senior Commissioning Manager NHS England  |
| **Date of Meeting:** | 16th February 2016 |
| **Subject:** | Premises Maintenance Funding  |
| **Status:** | [x]  OPEN [ ]  CLOSED |
|  | [x]  Complies with latest CCG Strategy for Primary Medical Services, if not, please give a brief reason why: |

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| **OBJECT OF REPORT:** |
| This report has been prepared to secure a view from the Joint Co-Commissioning Committee regarding the future of the local scheme set up to subsides practices and the maintenance of accommodation as per the terms of the lease agreements.  |

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| **STRATEGY:** |
| The proposal contained within the attached paper is consistent with the NEL primary care strategy in terms of working within high quality clinical environments. |

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| **IMPLICATIONS:**The scheme was set up in 2011 following local negotiations and included within the NEL PMS Contract agreement. The scheme recognised the significant financial commitment placed on local practices to maintain the (internal) accommodation including fixtures and fittings, in line with the obligations set out within the lease agreements. The principle being that practice would build up a reserve to cover costs for servicing, decoration and in time replacement of major items such as heating boilers and Lifts. An extract from the 2011 contract setting out the terms of the scheme is included below:  Premises Maintenance Funding10.1 The Contractor may apply for assistance with building maintenance to support any relocation to a new primary care centre/medical centre.10.2 The maximum financial assistance available is up to 5% of the total practice rental value for the building (excluding) VAT.10.3 Should building maintenance be required the Contractor must provide a forward planning schedule to identify all maintenance priorities and associated costs.10.4 The CTP may withhold financial assistance if a schedule is not received by any deadline set by the CPT.10.5 Failure by the Contractor to maintain the premises may result in the CPT withdrawing payment for rent and ratesFollowing the recent review of the PMS contracts and implementation of the CV and consolidated contract template, the scheme is no longer included in PMS. Therefore a decision needs to be made to either withdraw or continue the scheme.In addition an application has been received from the Clee Medical Practice for payment of the funding following the sale of the premises to a private landlord in 2012/13. **Scheme costs (indicative)**

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| **Premises** | **Rent £** | **Total payments for Maintenance funding £**  |
| **Pilgrim Immingham** | **338k** | **17k** |
| **Healing** |  **65k** |  **3.25k** |
| **Cromwell** | **403k** | **20.15k** |
| **Freshney Green** | **862k** | **43.1k** |
| **Birkwood**  | **300k** | **15k** |
| **Raj Med** | **122k** |  **6.1k** |
| **Stirling** | **218k** | **10.9k** |
| **Church View** | **195k** |  **9.75k** |
| **Weelsby View** | **457k** | **22.85k** |
| **Taylors Avenue** | **111k** |  **5.55k** |
| **Cleethorpes (Beacon)** | **325k** | **16.25k** |
| **Scartho** | **370k** | **18.5k** |
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| **Clee Med**  | **£173k** |  **8.56k** |
| **Total** |  | **356.96k** |

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| **RECOMMENDATIONS (R) AND ACTIONS (A) FOR AGREEMENT:**The Joint Co-Commissioning Committee is asked to consider whether to support and continue with a scheme in North East Lincolnshire and the options available for this to be managed ie as part of the local PMS or local quality initiative/scheme. The Joint Co-Commissioning Committee is also asked to decide whether to support an application from Clee Medical and agree to payments under a scheme for the future.  |

|  |  | **Yes/****No** | **Comments** |
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|  | Does the document take account of and meet the requirements of the following: |  |  |
| i) | Mental Capacity Act | N | n/a |
| ii) | CCG Equality Impact Assessment | N | n/a |
| iii) | Human Rights Act 1998 | N | n/a |
| iv) | Health and Safety at Work Act 1974 | N | n/a |
| v) | Freedom of Information Act 2000 / Data Protection Act 1998 | Y |  |
| iv) | Does the report have regard of the principles and values of the NHS Constitution?[www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH\_113613](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_113613) | Y |  |