



West Midlands
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Dear Colleague

After a number of approaches and concerns raised by both CCGs and LMCs, NHS England (West Midlands) have reviewed the process applied to the abatement of rent for GP Practices and will now adhere to the following process:

Clinical Services

NHS England (West Midlands) will not abate for any of the following clinical services which are supporting the provision of GMS services, provided they are NHS services (commissioned by the CCG) and the Provider does not already have a tariff included in the contract for infrastructure:

- Midwives
- Health Visitors
- District Nurses
- Phlebotomy
- Speech and language
- Audiology
- Retinopathy screening
- Community/Secondary Care Physiotherapy
- Drug and alcohol services/Counsellors
- Mental health services/Counsellors
- CCG Pharmacy Technicians

Please note this list is not exhaustive.

Rent will be reimbursed for these services, where only a reasonable service charge is being levied, and the Practice does not receive any rental income from the Provider. CCGs and Practices should be reminded that if any provider pays rent directly to the Practice for the use of a room, the Practice must declare this and the rent must be abated accordingly as per Direction 48 of the Premises Cost Directions 2013.

Any CCG commissioned clinical services provided to a Practices patient by a federation (or similar) will not be abated unless the contract includes an element of infrastructure.

Abatements will be applied for new services identified where costs for estate should be factored in by the CCG when commissioning the new service.

Non-Clinical Services

Where a room is used purely as an admin base, therefore no clinical service to patients, this will be excluded completely.

Rooms used by a Private provider will be excluded from rent completely, services such as:

- Physiotherapist
- Chiropody
- Optician
- Pharmacy
- Beautician
- Sports massage
- Laser treatment

Please note this list is not exhaustive.

Voluntary Sector

Where a service, in agreement with the CCG, is provided by the voluntary sector, and is beneficial to the Practices patients, then the rent will be reimbursed for these services, where only a reasonable service charge is being levied, and the Practice does not receive a rental income from the Provider.

Services provided by voluntary sector may be:

- CAB
- Age UK
- Sightsavers
- Scope
- Sense

Please note this list is not exhaustive.

Should other services be identified at the time of rent review, these will be raised with the relevant CCG by one of the Premises Officers and addressed on a case by case basis.

Please note that NHS England reimburses Practices on a 24/7 basis. Therefore, for the purpose of abatement we will breakdown room usage by 21 sessions per week, with three sessions - morning, afternoon and evening - seven days per week.

We understand that there are a small number of Practices already affected by the implementation of abatement to the rent reimbursement. The Premises Team will be reviewing these Practices, and arranging visits where necessary; to ensure that room usages and rent reimbursements are correct. Where applicable a repayment for the removal of appropriate abatements will be made to the Practice.

Should you have any questions, please do not hesitate to contact either myself or Peter Quinn, Premises Manager. peter.quinn@nhs.net

Yours faithfully



Kerry Biggs
Senior Contract Manager/Premises Lead