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To: Seema Nagpaul <seema@vermas.co.uk>; LMC <lmc@forrestburlinson.co.uk>; Leeds LMC <mail@leedslmc.org>; Office Wakefield LMC <lmc@wakefieldlmc.co.uk>; HUMBERSIDE, Lmc Group (HUMBER NHS FOUNDATION TRUST) <humber.lmcgroup@nhs.net>

Subject: CMR1 forms - room reimbursements

Good morning

Having become aware that the new CMR1 form asks practices to list each room's use, and states that only GMS use of the room will be reimbursed, YORLMC sought the advice of the District Valuer Office for the North East which covers the whole of the North East from Lincolnshire to Northumberland. The DV has advised that if a room is being used for NHS work and only a service charge (not rent) is being paid, they would generally include this in the CMR valuation.

The following message has been sent to YORLMC constituent practices and you are welcome to adapt it for use locally if that is helpful.

YORLMC is aware that the new CMR1 form asks practices to list each room's use, and states that only GMS use of the room will be reimbursed. This has caused concern amongst some practices that allow other healthcare services, such as midwives and physios, to use their rooms. YORLMC has sought the advice of the District Valuer Office for the North East, as per the email below, who have advised that if a room is being used for NHS work and only a service charge (not rent) is being paid, they would generally include this in the CMR valuation. If you do experience any problems with non GMS room usage being reimbursed please do let me know.

Further to our recent conversation, I can confirm that when looking at the notional/reimbursement rent payable for a property we consider the following when we are deducing the CMR payable;

In cases where there are rooms occupied by a separate NHS provider, we would need to know what (if any) charge they pay for using the room. If the occupying party pays a service charge for heating, lighting, cleaning etc then we would generally include this space within the CMR valuation. The reason is that the practice is not making any profit from this transaction, just covering their running costs.

In cases where the room is sub-let and the occupying party is paying a rent then we would exclude this space from the CMR valuation. The reason is that otherwise, the practice would receive two lots of rent for this space, one from the service provider and one from NHS England.

In undertaking the valuation we would also have regard to the previous valuation undertaken and try and be consistent with this in terms of the space that we include (ensuring there have been no material changes to how the building is used since we undertook the previous review).

Finally, I would advise that if you think the space should be reimbursed that you list this in full on the CMR1 accommodation form.

I should also emphasise that the final decision on what is reimbursable lies with NHS England. If they believe that the space should not be reimbursed then they can ask to exclude it. Other issues may include whether they think the service being provided is something that they are happy to reimburse and/or whether the room or rooms are being used sufficiently by the NHS provider to justify reimbursement.

I hope that helps. As mentioned before, I have copied Matthew into this e-mail so hopefully he should be able to confirm or advise accordingly.

I trust this is satisfactory.

Kind regards

Alison Mobbs MRICS | Senior Surveyor – DVS – Property Services arm of the VOA | Valuation Office Agency