

Notional Rent: Why Challenge?

In the last 3 years, GP Surveyors negotiated Notional Rent increases of £90,000 for some GP surgeries in the UK. What could your GP surgery do with these funds?

If this isn't motivation enough, here are 5 reasons why you should challenge your Notional Rent reimbursement:

1) Increase your income:

Challenging your Notional Rent will mean that you can rest in the knowledge that you are receiving optimum income. Any increase in funds can be ploughed back into improving your premises and the service that you provide to patients.

2) Boost your surgery's capital value:

An increase in Notional Rent reimbursement could also increase the capital value of your surgery i.e. the amount that your surgery could sell for on the open market.

3) The figures speak for themselves:

- Each year GP Surveyors undertake hundreds of Notional Rent reviews and in the last 3 years (2011-2013) we achieved total increases of over £8.5 million for our clients.
- In the last 3 years, our clients received average Notional Rent increases of 8% above NHS England's valuation - following GP Surveyors' negotiations.
- These figures amount to average Notional Rent increases of £3,736 which is £11,208 over the 3 year Notional Rent period.

4) GP Surgeries UK-wide are benefiting:

Beauchamp House Surgery in Essex received an increase of 22.7% following GP Surveyors' work:

"With the extra funding received, not only have we prevented a substantial drop in practice income but now can also afford to refurbish, repair and decorate our building!" Dr Simon P. Schultz

Downlands Medical Centre in East Sussex received a Notional Rent increase of 49.9%:

"The increase in funds means that we can plough investment back into our GP surgery building which otherwise we would have had to fund through earnings from the business. As part of this we plan to upgrade our entrance by installing automatic doors, update the building's electrics and solve issues we have with drainage."

Dr Steve Dickson

5) You're entitled!:

The Notional Rent valuation that you receive from the NHS England is purely an opinion of value.

Therefore, under the terms of your contract, you are entitled to seek a second opinion from an independent surveyor to ensure that this figure is correct.

Note: This information also applies if you are based in Scotland, Wales or Ireland however we would deal with the Health Board rather than NHS England.

