

## EXECUTIVE SUMMARY

## REPORT TO THE BOARD OF DIRECTORS

HELD ON 18 JUNE 2014

<b>Subject</b>	A lease and a licence for alterations with Blatchford's who provide prosthetic and orthotic services to the Trust from the M&SRC building at the Northern General Hospital
<b>Supporting TEG Member</b>	Professor Hilary Chapman, Chief Nurse
<b>Author</b>	Sarah Hardy, Land & Property Manager
<b>Status<sup>1</sup></b>	A*

## PURPOSE OF THE REPORT

To obtain Board approval and the seal for a lease and licence for alterations for space within the M&SRC Building at the Northern General Hospital with Blatchford's who have won the Prosthetic & Orthotic tender

## KEY POINTS

- Blatchford's have provided the prosthetic and orthotic services to the Trust from the M&SRC building for many years. Despite previous efforts by Estates, there has never been a lease in place with the company for the space they occupy within the building.
- The directorate wanted to introduce a manage service thus enabling the vat to be reclaimed and put tenders out for the prosthetic an orthotic service and also the wheelchair and special seating service. Blatchford's won the tender for the prosthetic and orthotic service.
- The directorate have previously been advised that a lease must be put in place with a third party occupier to protect the Trust's interests, and Estates worked with our lawyer to prepare a lease to send out in the tender pack in September 2013.
- The lease will be for a period of 7 years with possible one year extensions to a maximum period of 10 years. If the service contract finishes after 7 years, then the lease will also end.
- Blatchford's will have internal repairing and maintenance obligations for the space they occupy and the Trust as landlord will continue to be responsible for the fabric of the building e.g. roof, external walls and windows.
- The rent will be reviewed on a 3 yearly basis.
- Estates have had the space re-valued by our external surveyor and the valuation has come in at £46,000 pa. Blatchford's will also be charged a service charge to cover utilities, business rates, cleaning, security, insurance and the cost of repairing the roof and fitting new upvc windows in their area.
- A schedule of condition will also be put in place.
- Initially the reception desk and waiting area were not to be handed over to Blatchford's but Trust vat advisors Ernst & Young have advised that this will benefit the vat recovery process so these areas will now also be included in the lease.
- The licence for alterations is required as Blatchford's intend to re-configure some of the clinical space.
- The directorate want the service to start on July 1<sup>st</sup> 2014 hence the need to get the lease and licence for alterations sealed and signed at the Board meeting on June 18<sup>th</sup>.

IMPLICATIONS<sup>2</sup>

AIM OF THE STHFT CORPORATE STRATEGY 2012-2017		TICK AS APPROPRIATE
1	Deliver the Best Clinical Outcomes	
2	Provide Patient Centred Services	✓
3	Employ Caring and Cared for Staff	
4	Spend Public Money Wisely	✓
5	Deliver Excellent Research, Education & Innovation	

## RECOMMENDATIONS

That the Board approve the granting of space to Blatchford's in the M&SRC Building at NGH and seal and sign the lease and licence for alterations.

## APPROVAL PROCESS

Meeting	Date	Approved Y/N
TEG	30 Apr 2014	Y

<sup>1</sup> Status: A = Approval  
A\* = Approval & Requiring Board Approval  
D = Debate  
N = Note

<sup>2</sup> Against the five aims of the STHFT Corporate Strategy 2012-2017