

CASE STUDY



Lease Regularisation Exercise

Client:

- NHS Property Services

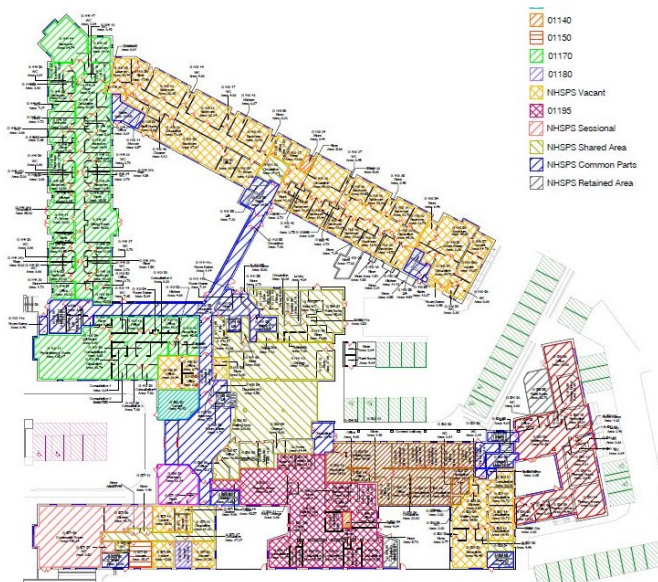
WHAT'S THE STORY?

NHS Property Services owns and manages a £3billion portfolio of more than 3,500 properties across the UK, these being mainly health centres, GP surgeries, hospitals and offices. With more than half of these occupations not formally documented, NHS PS has undertaken a programme of lease regularisation to verify and agree the space attributable to each customer, helping to clarify the rights and responsibilities of owners and occupiers.

By using this information to formalise new leases, NHS PS is able to reach agreement with customers on space used, ensuring clarity on rental costs for both landlord and tenant. The process will also ensure that any vacant space can be identified and subsequently let or sold, providing income to the NHS.

What did we do?

Plowman Craven was commissioned to provide drawing plan preparations showing floor areas and the current state of occupation in accordance with RICS 6th Code of Measuring Practice and Guidance Note 60, which covers the Valuation of Medical Centre & Surgery Premises.



AT A GLANCE:

- Measured Building Surveys and scaled 2D floor plans
- NIA calculations (in accordance with RICS GN 60)
- NIA of all occupant demises and shared/common space
- Gross Internal & External Area (GIA & GEA) calculations
- Site area plans including car parking spaces.

To help NHS property managers better understand the RICS Guidance and its relationship with their own occupancy area classification guidelines, we created a detailed project guidelines document at the outset and also delivered a presentation to stakeholders to clarify the project requirements. The work itself took place in multiple phases over three years and involved 2,500 properties.

Why Plowman Craven?

Our experienced and flexible property team was able to:

- Work closely with NHS management and regional teams to help agree processes, procedures & workflows to meet deadlines
- Help the NHS technical team set up a digital property management system for secure transfer & management of documents
- Collaborate with other stakeholders to ensure an efficient working relationship and the smooth transfer of information and data
- Establish reporting and communication structures to improved & clarify programme reporting and change management

[Link to the web-based version](#)

About Plowman Craven

Plowman Craven provides integrated measurement and consultancy services to the property and infrastructure markets, pioneering the use of technical innovation to deliver proven expertise and trusted results throughout the project lifecycle.

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