

[REDACTED]

From:

Sent:

[REDACTED]
26 September 2018 18:03

To:

Cc:

Subject:

[REDACTED]
WH@Penarth - Albert Road Surgery

[REDACTED]

I just thought I would bring you up to speed re: Albert Road Surgery...

[REDACTED] met with the GP practice last week along with [REDACTED]. We thought it was primarily to bring them up to speed with where we are with the project. However, while they have indicated that they wish to be considered within the development of the WH@Penarth, in reality the situation is far less certain. There are [REDACTED] GP partners although [REDACTED] shortly and they are going through a second stab at recruitment [REDACTED].

[REDACTED] At the meeting they revealed that they are still exploring their options in terms of a merger with Redlands Road, whether they really wish to relocate to the Wellbeing Hub or remain where they are, or even if they hand back their list to the UHB. PCIC are to provide them with information re: financial implications for the practice to help them in their deliberations.

As you know Albert Road have been included in the Schedule of Accommodation, although we have had to reduce the scope to accommodate them. They have been made aware that we have reached a critical stage in the development and that we need to have a firmer commitment from them as we move into the design stage.

Cheers,

[REDACTED]

From: [REDACTED]

Sent: 12 October 2018 08:11

To: [REDACTED]

Subject: FW: Intention of Albert Rd to relocate to Penarth Leisure Centre

Hi All

We have received the confirmation below that Albert Rd do not want to relocate to the hub at Penarth. See below.

Regards

From: [REDACTED]

Sent: 11 October 2018 09:54

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Intention of Albert Rd to relocate to Penarth Leisure Centre

Thanks for that ...In view of those outcomes we do not wish to move to the hub

Yours sincerely

From: [REDACTED]

Sent: 10 October 2018 16:39

To: [REDACTED]

Cc: [REDACTED]

Subject: Intention of Albert Rd to relocate to Penarth Leisure Centre

Hi [REDACTED]

Following our telephone conversation earlier . Please could the practice provide a response to the LHB by close of play on Friday on your intention to relocate to Penarth Leisure centre or not when the Wellbeing hub is opened. (Expected by end Dec 2021.)

Following our meeting on the 19th of September you asked me to provide some further information on various items :-

1. The existing surgery has a notional rent of £ 31,000 effective from 4/11/2017
2. Notional rent applies only to owner occupied buildings. The retired GPs could lease the building to new partners. The rent would depend on whether the lease was on Tenant Internal Repairing or Fully Repairing

[REDACTED]

From: [REDACTED]
Sent: 08 October 2021 10:39
To: [REDACTED]
Cc:
Subject: FW: Albert Road Surgery
Importance: High

Hi All,
Please see below.

[REDACTED] can you link with [REDACTED] to work through the issues below as a priority and draft a response. We need to provide clarity on the rental issue raised and backdated payments/shortfall.
Can I have the position and email by 15/10/21

[REDACTED]

From: [REDACTED]
Sent: 08 October 2021 10:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Albert Road Surgery

Dear [REDACTED]
Thank you for your email and for the positive consideration. I can confirm receipt of the email and I will speak to [REDACTED] to start to work through the conditions within and write back to you within the timeframe.
I will be in touch in due course.
Best Wishes

[REDACTED]

From: [REDACTED]
Sent: 08 October 2021 09:50

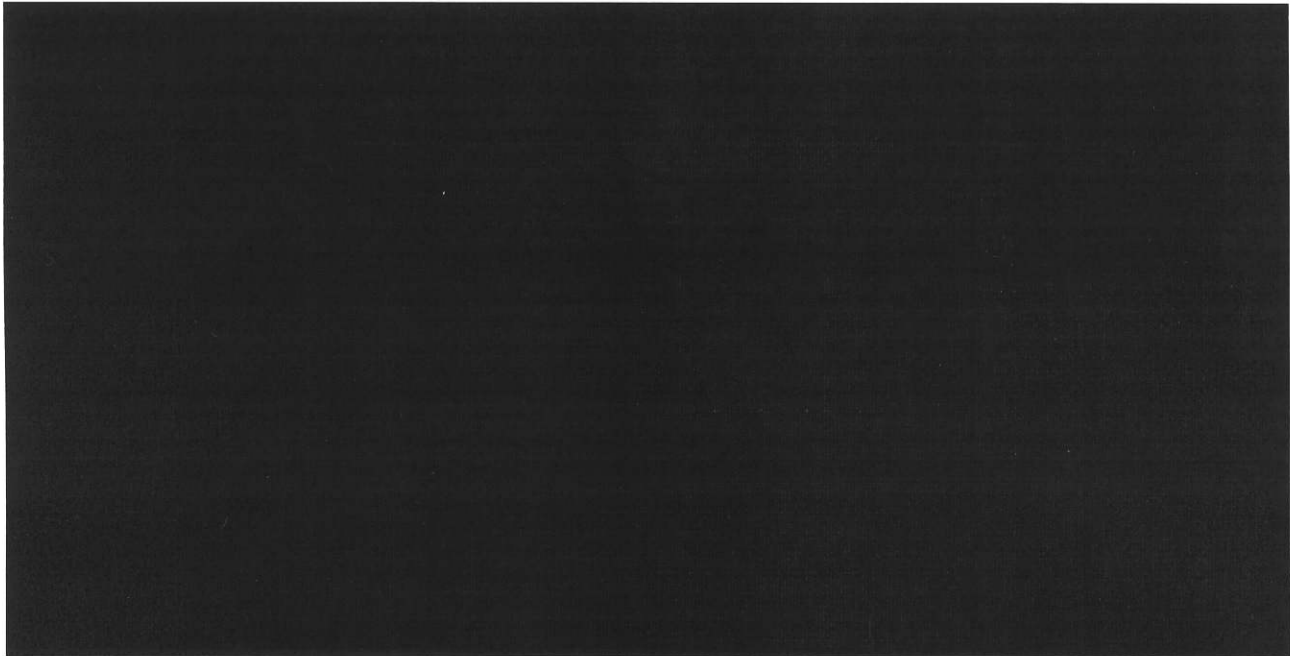
and Insuring terms. If the former then the rent would be £31,000. If the latter then this would be reduced by 5% giving £29,450.

3. Once GMS services cease being provided from the building, then the reimbursement stops. The building can then be sold, but only on the basis of an alternative use. This value can be up to 50% less than as a "going concern."
4. If that value is less than the outstanding mortgage (the original one to buy the property, not if remortgaged), then, if still being owner occupied, there is a grant available to make up the difference.
5. Private work can be carried out. It used to be limited to 10% of practice income without affecting reimbursement. The current approach depends on the number of rooms used and how long for. The rent reimbursement may be abated accordingly.
6. The occupation costs of the new building are approximately £60m2. 100% of exclusive space and a proportion of shared.

Let me know if you need anything further to aid with your decision.

[REDACTED] today and I hope that you found this to be useful. .

Regards



To:

Cc:

Subject: Re: Albert Road Surgery

Dear [REDACTED]

Thanks for your email reply.

After further lengthy discussion with my Owner Partners and the Vendor, we are willing to extend the notice to quit to allow [REDACTED]

[REDACTED] so that the vendor can take vacant possession on the 1st of April, 2022.

This offer is on the condition that the property will be vacated and clean by that date and that [REDACTED]

[REDACTED] will sign a letter confirming the new date to quit is acceptable, and also accept in writing that there will be no further extensions requested by [REDACTED] her team or by the Local Health Board . We would also like [REDACTED] to confirm [REDACTED] will pay us the rent of £31,000 per annum back dated from 1st July 2019 onwards [REDACTED] as this is the notional rent sum [REDACTED] receives from the Health Board. We have been receiving a small short fall in this amount in the quarterly payments.

Should [REDACTED] overstay this period then we would take action against [REDACTED] for any losses that may occur as a consequence of not quitting, which may include the value of the loss of sale and our current and future legal costs.

If you can all agree to these terms then we are willing to extend the notice to quit until the 1st of April 2022.

This extension will only be offered if we receive the confirmation duly signed within 2 weeks of receipt of this email, otherwise the agreement would no longer be offered.

Yours sincerely

From [REDACTED]

Sent: 05 October 2021 07:12

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Albert Road Surgery

Good Morning [REDACTED]

This is disappointing to hear given your email of 2nd September where you were amenable to a slight extension to the notice period of up to 3 months. Whilst we do not request the full 3 months, an extension to early April or at least to 1st April would be helpful to allow the practice to finalise their plans and vacate the property by this date. I am happy to have a separate conversation of my recollection of the meeting with [REDACTED] in September 2019.

Best wishes and we look forward to hearing from you.

[REDACTED]

From: [REDACTED]

Sent: 05 October 2021 06:39

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Albert Road Surgery

Good morning [REDACTED]

Thanks for your email.

Unfortunately we are not in a position to help with this. Our vendors has asked for vacant possession from the 1st of March 2022. They do not want to extend this as they have lots of work to do to change its purpose. We are concerned that we would lose the sale and be left with a building that would be a challenge to place in view of certain covenants on it. We would also point out that you gave us notice that there was no use for the building after the 31st of December 2021 and you would not be able to help with the mortgage after this date hence putting us in a position where we had to sell despite there being a large penalty to pay. You reiterated this at our meeting in Woodlands House in september 2019. There is no benefit for us to extend the "Notice to Quit Period."

So alas we feel that the 6 month notice to quit period was a fair amount of time for [REDACTED] to find a property .

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 04 October 2021 06:57

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Albert Road Surgery

Good Morning [REDACTED]

We are working closely with [REDACTED] on a solution to ensure the ongoing provision of GMS services to patients at Albert Road Surgery. As part of the solution it would be beneficial if [REDACTED] could agree a small extension to the notice period as detailed by [REDACTED]. You will be aware we have had previous email correspondence on this subject. If this could be agreed then the current rental rate will be paid for the period agreed. Ideally this would be mid to late April 2022 or if that is not an option to vacate by 01/04/2022.

I look forward to hearing from you

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 03 October 2021 17:38

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Albert Road Surgery

Hi [REDACTED]

Many thanks for your prompt reply which is very much appreciated.

I totally understand your rationale for your decision to sell the building but as [REDACTED] is still the contract holder, I believe that the uLHB have a contractual obligation to continue to make payments on the rent up and until [REDACTED] vacates the building which as it stands is the 1st March 2022. On this basis, I do not believe that [REDACTED] would be financial penalised if the notice period to quit is extended. However, I do respect your decision not to extend. As mentioned previously, the extension period would allow us the opportunity to fully explore our options but if your final decision is not to agree to an extension then we accept that despite the limitations it will place on our options.

Many thanks and kind regards

[REDACTED]

From: [REDACTED]

Sent: 03 October 2021 12:47

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Albert Road Surgery

Dear [REDACTED]

Thanks for your email of the 3rd October asking us to extend the date to vacate until the end of March or April 2022.

We would remind you that the Local Health Board advised us in a meeting at Woodlands House Cardiff in September of 2019, that they had no use for Albert Road Surgery after the 31st of December 2021 and they would not support the Mortgage repayments after that date hence incurring a penalty to us as the owner partners.

We have a firm offer to buy the practice with vacant possession as of the 1st of March 2022.

There is no financially beneficial reason for us to keep ownership of the building for longer than necessary. We would also point out that at no point leading to the run up to the end of December 2021, has the LHB intimated that they would require the building longer nor support us in the Mortgage after that point. Infact we have had very little information from the Health Board as to the progress of the Hub except to say it is still in process. As a consequence of this we have had to put the building on the market to sell. You were offered the building to buy but understandably this is considered not financially viable for [REDACTED]

In view of this it is not in our financial interest to extend the notice to quit and it remains the 1st fo March 2022.

Please confirm receipt of this email by return.

Yours sincerely

[REDACTED]

From: [REDACTED]

Sent: 03 October 2021 07:02

To: [REDACTED]

Cc: [REDACTED]

Subject: Albert Road Surgery

Dear All

As you can imagine, we have been having discussions with the Health Board relating to your notice to quit Albert Road on the 1st March 2022.

We are in the process of exploring several options with them which requires us to make a formal request for you to consider extending the notice to quit period to at least the end of March or, preferably to the end of April 2022. This extension will give us the opportunity to properly explore and consider these options.

The Practice would be obliged if you would consider this request and let us know as soon as you are able to do so.

Kind regards

[REDACTED]

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