

Creating a more efficient NHS estate

With strategic property management

NHS Property Services (NHSPS) has a national team of expert Property Managers working across our estate, offering a strong support system for our customers to make informed decisions on and get the most out of their properties.

Part of this team's work focusses on Lease Events, meaning the proactive management of NHS leases to deliver best value for the NHS. For example, using lease renewals, rent reviews or break options as opportunities to deliver cost efficiencies and improve occupancies for the NHS. This is achieved by managing and executing head lease and sub lease events including renewals, rent reviews, lease terminations and break options, delivering cost efficiencies and maintaining occupancies for the NHS.

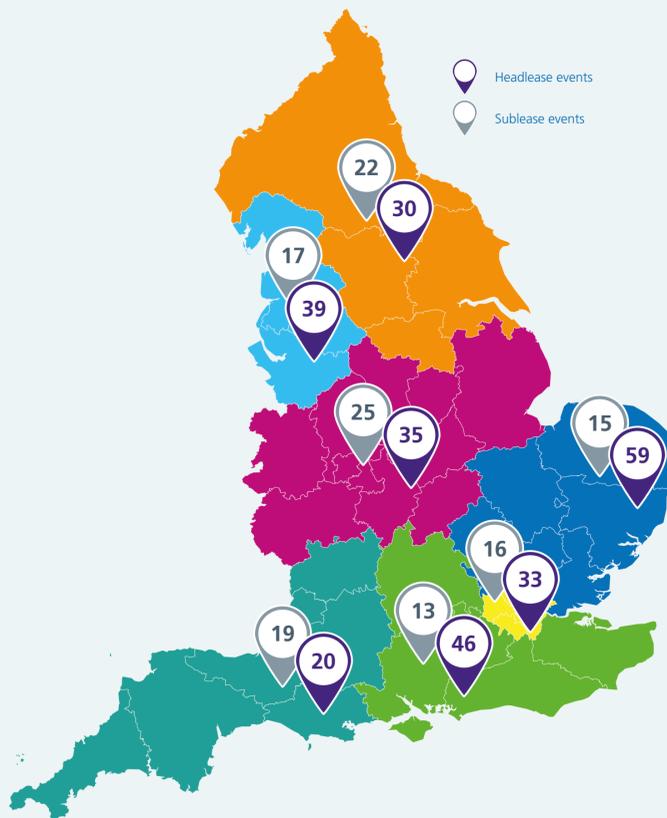
In 2020/21, their work on NHS leases delivered:

A total of £18.97 million+ in savings for the NHS, that could be spent on:



They achieved this by using lease events...

- 389** lease events
- 83** lease expiries
- 200** rent reviews
- 77** breaks
- 29** new sub-leases



...To negotiate savings and better lease terms:



What do we mean by...

We know some property terms can be a bit confusing! Here's some quick definitions:

- Head lease:** where NHSPS does not own a site/building/area, but we will lease it from the landlord – holding the head lease and then sub-leasing space to tenants.
- Sub lease:** where NHSPS holds a head lease with a landlord, we will sub lease the space the 'sub-tenants' (e.g. GPs).
Lease event: something that could trigger a change to a lease, like the rent changing or the lease expiring.
- Break option:** an option built into a lease for either the landlord or tenant to 'break' and terminate the contract, serving the agreed notice as stated within the lease.
- Rent review:** reviewing the rent owed, this could increase or decrease.
- Lease expiry:** when the agreed/contracted term of a lease comes to an end.
- Re-gearing leases:** negotiating more favourable terms with landlords.
- Lease incentives:** incentives a landlord could offer to a prospective tenant to encourage the deal, such as granting a rent-free period.
- Lease disposals:** terminating leases that are no longer needed or suitable for our customers.

Want to learn more?

Learn more about our wider Property Management team at:
✉ www.property.nhs.uk/propertymanagement

Or get in touch via our Customer Support Centre:
✉ www.property.nhs.uk/contact-us/