

Veale Wasbrough Vizards - Healthcare Specialists

Surgery development

The development of new surgery premises is something that most GPs will only do once in their careers (if at all). Most GP Practices who embark on a surgery development scheme do so without previous experience and sometimes end up "re-inventing the wheel" in the process.

Due to the way in which GPs are funded and the way in which their businesses are structured, this truly is a specialist area and our strong recommendation to any practice looking to undertake such a scheme is to appoint an experienced team of professionals to guide them through what can be a challenging process.

Our experience

The Real Estate team at VWV has been involved in some 80 surgery development schemes of varying size and complexity. We have a team of six experienced property lawyers within our surgery development team. That core team is supported by the wider Real Estate team which comprises some 12 partners and 50 lawyers and a huge depth of resource and experience.

We can call on specialist skills where needed, including construction lawyers, property litigation lawyers, planning specialists and tax specialists.

Our contacts

We enjoy good working relationships with other professionals and the main Banks dedicated to the primary care sector.

Within the wider primary care team, we can offer commercial and partnership expertise and can advise on the right structure for ownership and ensure that the partnership agreement includes the necessary provisions to cover the ownership and management of the property going forwards.

We understand notional rent and the importance of the role of the Primary Care Trust and the District Valuer. Our work with the key Banks lending into the sector means that we understand their requirements. This enables us to identify potential issues in advance.

Our approach

Our experience in developing surgeries and extensions of all shapes and sizes via the various different procurement methods available means that we can offer real value at the outset of any scheme and assist the partners in choosing the procurement method which suits them best. Our whole ethos is to be part of your team, guiding you through the development process from start to finish.

We offer an initial assessment of your scheme on a "no obligation" basis and recommend a meeting at an early stage of the process to ensure that you have a full understanding of the lawyer's role, what we can offer and how we fit within the team of professionals needed.

Contact

Ben Willis is head of the Healthcare team and a partner in the Real Estate team. He can be contacted at bwillis@vwv.co.uk or on 0117 314 5394.

"The firm can also boast niche property expertise, where Ben Willis is considered top of the field for healthcare property development schemes." **Chambers guide to the legal profession**