



# When do practices require a Lease?

Many GP practices may not be aware that they require a lease.

GP Surveyors provides you with some insight into when leases are needed and the importance of them.

## What is a lease?

A lease regulates the arrangement between the landlord and the tenant. It is designed to clarify the responsibilities and obligations of both parties and provides legal protection and should assist in avoiding costly legal disputes.

A GP contractor needs a building to operate and provide contracted medical services. If they do not own a building, a lease should be put in place for a specified period of time (known as a term).



# Leases

GP Surveyors are the leading specialist firm of chartered surveyors helping surgeries throughout the UK.

## Why should you have a lease?

- It's the law (a term in excess of 3 years should be in writing)
- Protection (for both landlord and tenant)
- Clarifies rights and obligations of the parties to the lease (demise, insurance, repairs, assignation etc)
- Use (defines what property is to be used for and restricts unlawful practices)
- Termination (breach, forfeiture, insolvency etc)
- Avoids disputes

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## What is a lease?

A formal document to regulate the occupation of a building. In order for there to be a lease there must be 4 P's:

- Price (the rent)
- Parties (landlord and tenant)
- Period (time)
- Property (a building)

## When should you have a lease?

Whenever 100% of the owners are not 100% of the occupiers.

## What are the benefits of having a lease?

- Security
- Risk
- Regulates the arrangement
- Avoids costly disputes
- Future planning

**Note:** An NHS approved lease is a commitment from the NHS to fund the property by way of rental reimbursement in accordance with the lease terms.