



SLC Property

Healthcare

Managing healthcare property assets across care networks involves navigating complex challenges and coordinating with diverse stakeholders. With limited resources, maintaining the highest standards of service is essential to achieve the best outcomes and care levels. In this highly regulated and demanding world, you need to work with people who are committed to meeting your needs and helping you to deliver organisational transformation.

Why you need us

We provide a comprehensive range of property services to support your Primary Care premises, including GP surgeries, medical centres, dentists and pharmacies as well as Secondary Care providers and Care Homes. We can advise on all property matters including notional rent appeals (CMR), rent reviews and lease renewals, as well as Market Valuations for partnership or secured lending purposes. We help with sale and leaseback opportunities and associated NHS approvals, disposals and acquisitions, extensions, refurbishment, building condition surveys, planning and property management. We can provide the right services to enable you to make informed decisions about the future of your premises.

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How we can help you

Property Management - We provide comprehensive management of your lease agreements, building a detailed property register and reviewing all third-party occupations to maximise income. Our services include preparing rental valuations, managing rent reviews and lease renewals, conducting negotiations, and identifying new commercial opportunities. We ensure accurate recording of lease agreements for clear occupancy and income budgeting, while working closely with your Finance Department to manage rent invoicing, arrears, and service charge recovery. For lettings where our client is a tenant, we focus on minimising rents and other outgoings to optimise financial efficiency.

Acquisitions & Disposals - We find new premises suitable for your specific healthcare needs, we will negotiate the best possible price and work with solicitors to prepare and complete the necessary transfer documentation. For surplus property, we are experienced in selling land/premises including with the benefit of planning permission for change of use, thus maximising the resale value.

Planning Consents - We provide expert guidance and hands-on support to secure and implement consents for your projects. Our tailored strategies ensure seamless approval, addressing key elements such as phased delivery and the submission of targeted planning and listed building applications.

Land/Property Valuation - Our experienced team of surveyors can value all kinds of healthcare property, which can help you decide on the next steps for buying or selling assets. We undertake land and property valuations in accordance with the RICS 'Red Book'.

Stakeholder Management - Our stakeholder experts will develop and implement a bespoke strategy for engagement with both project partners and the public. We tailor our approach to navigate national and local political landscapes, cultural nuances, and statutory requirements, ensuring your project aligns with planning policies and achieves meaningful stakeholder collaboration.

Our recent experience

NHS - Delivering complex accommodation and relocation projects for healthcare services, including relocating phlebotomy, minor surgery, diagnostic, therapy and postnatal services into community settings. Site finding and facilitating the transition of cancer support staff and other administrative functions to free up clinical space in hospitals. The acquisition of residential accommodation for medical staff who have been recruited from the international overseas programme. During Covid our work also included the acquisition of temporary accommodation for community testing and vaccination locations and a hub for the delivery, preparation and distribution of the Pfizer vaccine.

Private Healthcare Client - Providing planning services to an operator, which is an independent provider of satellite dialysis services in the UK, with a network including 25 operational dialysis units with established partnerships with local NHS Trusts treating around 2000 patients.

Get in touch

Contact us to find out how we can help your project.

✉ enquiries@slcproperty.co.uk

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