

Valuations of Primary Care Premises by District Valuation Services

IMPACT OF CORONAVIRUS

DVS / NHS ENGLAND & NHS IMPROVEMENT REVISED SITE INSPECTION POLICY

Following recent Government advice regarding the COVID 19 outbreak, inspections of Primary Care Premises by DVS valuers are suspended until further notice.

NHS England & NHS Improvement central primary care estates team and DVS have agreed that valuations of premises will still take place, but by way of desktop reviews, without a further inspection of the premises taking place.

Please note:

1. The desktop review policy applies only to those premises which have been previously inspected by DVS. Since DVS has excellent records for the overwhelming majority of GP Premises having inspected many times in the past for CMR assessment purposes, it follows that the majority of CMR reviews can still be carried out in the way outlined.
2. Where DVS is already supporting CMR cases and has already been formally instructed and the valuer has issued the DVO Terms of Engagement letters and carried out an inspection of the premises - these assessments will be concluded and reported in the usual way.
3. For all other cases, DVS must be informed of any improvements and/or alterations carried out to the Premises since the previous review of Current Market Rent. Whilst this should be recorded as a matter of course on the CMR1 form [sections 4 & 9 refer], any further relevant information including architects plans, fuller descriptions of the improvements and/or alterations, together with photographs must also be provided to the DVS valuer to ensure the fullest information is available to assist the valuation process.
4. Where no alternations or improvements to the Premises are notified to DVS, the DVS valuer will value on the basis that no changes to the premises have taken place since the previous valuation was carried out.
5. Where DVS has not previously inspected the premises and conducting a valuation is not therefore feasible, the CCG / NHS England local team will be informed on a case by case basis. Such cases are likely to be very few in number.
6. The “No Inspection” policy applies to all cases including CMR reviews, cases referred for negotiation, cases falling under the Local Dispute Resolution Protocol and cases subject to NHS Resolution referral.

DVS valuers will be in touch with the instructing CCG or local NHS England team to confirm arrangement of the way forward on a case by case basis.

18th March 2020