



# Haverthwaite Surgery

Dr Philip Edwards MBChB, RCGP

Wednesday 16<sup>th</sup> August 2023

## **AN OPEN LETTER FROM DR PHILIP EDWARDS AND SARAH EDWARDS, PARTNERS, HAVERTHWAITE SURGERY:**

Dear Patients,

### RE: Haverthwaite Surgery Eviction Notice

We are writing to offer clarity and detail on the circumstances currently affecting your surgery here at Haverthwaite.

For some time now it has become clear to NHS England that our surgery building is no longer up to the standard as outlined in the mandatory guidelines by the Department of Health for Estates and Facilities:

### [Facilities for Primary Care and Community Services](#)

We now have an increased patient population of just over 2,900, welcoming patients from a wide geographical area but essentially offering health care to those hard-to-reach rural areas of western Windermere, Coniston and beyond. Although we are busier than ever with our clinical rooms at capacity, we endeavour to meet our patients' needs and NHS England Access Targets with convenient appointment times and on-the-day emergency consultations - statistics reflected within the national GP Patient Survey 2023:

### [NHS GP Survey 2023 Results - Haverthwaite Surgery](#)

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015395 31619



[haverthwaitesurgery.co.uk](http://haverthwaitesurgery.co.uk)



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To protect our hardworking community surgery and continue with the provision of excellent primary care we have researched best solutions to future-proof our service given the current state of the building and its outdated facilities. Early last year we entered discussions with a third party to develop an existing building with additional land within Haverthwaite. Architects have designed plans in accordance with NHS England to create a state-of-the-art surgery which would not only be bright, airy and physically accessible to all, but also environmentally friendly and energy efficient. The property developer is a local resident. He is extremely passionate about the community and the all-important retention of necessary health services for our semi-rural patient population.

Many of you will be aware that very recently we coincidentally received an eviction notice from the owner of our current premises together with a proposed rental lease agreement containing a 65% increase to £55k per annum.

Such a rental increase would not be approved and funded by the Lancashire and South Cumbria ICB (Integrated Care Board) without substantial renovations to the existing building to bring it up to the standards as attached above. Owners of healthcare properties must maintain pre-requisite building standards to prosper from the favourable benefit of long term, above-market rental income.

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In the absence of an agreement between the ICB and our current landlord regarding the improvements required to negotiate a rent increase we continue with our original plan to move into a brand new third party-owned property.

Both options, however, require financial commitment from the ICB. As such, very shortly in September the ICB will arrange an open meeting in which to discuss our options and the financial viability of each. It is unlikely that a dispersal of our current patient population to over-stretched Ulverston practices will be raised, given the unquestionable need to retain a much-needed healthcare service central to this area.

We want to ensure that you, our patients, are kept abreast of this ongoing situation and where you can, we would welcome your involvement. Please do keep an eye on our [Facebook page](#), or here at [haverthwaitesurgery.co.uk](http://haverthwaitesurgery.co.uk) for any updates. We will also ensure that information is available within the surgery.

Thank you in advance for your understanding with this matter,

Yours sincerely

Dr Philip Edwards  
GP Partner

Sarah Edwards  
Managing Partner

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