

Subject: Health Centre Service Charges for Occupation of Premises by General Medical Practitioners and Community Pharmacists	Circular: HSC(F) 12-2026 Date of Issue: 21 July 2026
For Action by: - The Director of Finance of each HSC Trust & DoH ALB For Information to: - HSC Chief Executives Summary of Contents: The purpose of this circular is to inform Chief Executives: - - of the Service Charges, which apply to GPs and Community Pharmacists, occupying Consultancy Suites and Accommodation in Health Centres; and - of the Public Liability Insurance charges for 2026/27. Enquiries: Any enquiries about the contents of this Circular should be addressed to: Finance Policy and Accountability Unit Room D3 Castle Buildings Stormont BELFAST BT4 3SQ E Mail: fpau@health-ni.gov.uk	Related documents Superseded Documents: HSC (F) 14-2025 Implementation: 1 April 2026

REVIEW OF CHARGES FOR SERVICES

Purpose

1. This circular sets out the revised service charges for GPs and Pharmacists occupying Trust owned premises for the year 2026/27.

Background

2. In 2013, a review of service charges was undertaken, and it was agreed to increase the charges for 2014/15 and thereafter annually in line with CPI, with a full review every 3 years. The last full review date was for the 2023/24 year therefore a full review has taken place for 2026/27. The service charge covers cleaning, heat, light and power, maintenance and phone, and also includes a 10% management charge.
3. The 'all items' CPI annual rate as at 01 April 2026 was 2.8% and this has been applied to the phone charges in 2026/27.

New Charges 2026-2027

4. The new charge per square metre for these services, with effect from 1 April 2026, are detailed below:-

per sqm	2026-27 (£)	2025-26 (£)
Cleaning	41.56	36.45
H/L/P	28.43	25.47
Maintenance *	22.62	20.68
Phone *	5.68	5.52
Total including phone	98.29	88.13
Less phone	(5.68)	(5.52)
Total excl phone	92.61	82.61

- Details of what is included within maintenance charges is set out at Annex A
- The charge for phone can be removed if direct billing on these costs is being applied.

Applicability

5. If actual costs are available, Trusts may choose to charge on an actual costs basis, rather than applying the circular.

Public Liability Insurance

6. This charge per practitioner will be increased each year by the Consumer Price Index. The charge for 2026/27 will increase from £27.97 per practitioner to £28.75 per practitioner.

Going Forward

7. Trusts should now ensure that the new charges at paragraph 4 above are applied with effect from 1 April 2026.

Enquiries

8. Should you have any queries please contact Finance Policy and Accountability Unit by e-mail to fpau@health-ni.gov.uk

Kathy Needham
Finance Policy & Accountability Unit

Maintenance covers work on the following, if applicable:

Passenger Lifts
Emergency Lighting
Fire Alarm
First Aid Fire Fighting
Intruder Alarm
Close Circuit TV
Staff Call System
Patient / Nurse Call system
Door Intercom
Electric Door System
Telephone System
Boiler LPHW/Heat pump system renewables
BMS
Water Storage Tanks
Hot Water Calorifier/ plant room heating system
Thermostatic Mixing Values
Ventilation Heating System
Fire Door System
Gas Detection System
Lighting Control System
Lighting System
Grounds Maintenance
UPS system
Deaf Loop System
Foul/Grey Water
Hot & Cold Water systems Legionella
Medical Gas system
Electrical System
Portable Appliance Testing
Fire Dampers
Pressurisation Units
Pressure system
Generator
Breakdown Planned Preventative Maintenance
Stat inspections/checks/legionella/asbestos pres system
PT Del support input admin backup/overheads
Five yearly redecoration of internal walls

It should be noted that expenditure will not necessarily be incurred on all of these items in a particular year or particular premises.