

From: [MANGORO, Mike \(BOGNOR MEDICAL CENTRE\)](#)
To: [Mark Minchell](#)
Subject: St Juliana's Convent - Bognor Medical Practice Bid
Date: 06 June 2024 11:16:09
Attachments: [screenshot of account.docx](#)
[06-Jun-2024_09-39-23-Account-Statement-Transaction-History.pdf](#)
[IMG-20240315-WA0015.jpg](#)
[PMCS008580.pdf](#)

Hello Mark,

I'd be grateful if you could acknowledge receipt of our bid. Please see requested information below:

1. Purchaser

Bognor Medical Practice - Single Handed NHS GP surgery held by Dr Nadeem Akram, and based at Bognor Health Centre, West Street, Bognor Regis, PO21 1UT.

Please see passport photograph to identify Dr Akram as an attachment, a recent invoice for GP locum work from last month, and last CQC report to identify Dr Akram's ownership of the practice and its address as web link below:

<https://www.cqc.org.uk/location/1-600821765?referrer=widget3>

2. Purchase Price

£1,000,000 (One million pounds), which I believe is the asking price.

3. Approvals

This purchase is dependent on:

- Mortgage agreement from our current practice bankers (NatWest), and although indicative acceptance has been provided, their commitment can only be made as part of a full application which requires engagement with the estate agent/vendor. Both our bank manager and solicitor believe the purchase could be completed within 3 months of bid acceptance.
- The Integrated Care Board (local NHS governing body), with whom we have already spoken, and who feel the site would be suitable to host a GP Surgery. Strictly speaking, their input does not affect the bid itself, but they along with the CQC need to be satisfied after the purchase that our intended use is acceptable. Again, we already have strong indication that this is the case. The NHS ICB will ultimately pay a large portion of this mortgage.
- Arun District Council require us to change the building class. We have a very good relationship with ADC, and they have confirmed that they would be happy to assist the practice to relocate to a more modern and suitable long term location, as it forms part of an essential community service. Again, this does not affect the bid and completion of the purchase, but is a post-acquisition consideration for us, which we have been advised can be accommodated by ADC.

4. Funding

Confirmation of how the purchase will be funded. If cash, we will need to see proof and source of funds along with the offer, and an AIP if finance is required.

NatWest cannot provide an AIP on this type of commercial property loan, but we have attached bank statements showing funds available in the Bognor Medical Accounts for a deposit. That said, these funds may not be required as mortgage security, because NatWest are in position to offer a 100% mortgage. Again, confirmation of this can only be gained after a full application, which will take 2 weeks to complete following bid acceptance. After that, the legal process is estimated at taking 8 to 10 weeks.

5. Timescales

Please outline your proposed timetable for exchange and completion and details of the proposed deposit.

As above, a deposit may not be needed with the 100% mortgage, but evidence of funds has been attached. We estimate 3 months to complete after bid acceptance.

6. Due Diligence

Documents have been accessed.

7. Conditions

N/A

8. Solicitors

Mrs Jackie Scott Jackie Scott LTD 74, Felpham Road Bognor Regis Sussex PO22 7NZ,
01243 823090 jg@jackiescott.co.uk

9. Additional information

Dr Nadeem Akram has been a GP Partner at Bognor Medical Practice for around 15 years, and recalls treating the sisters at St Juliana's over the years, along with some of the previous partners like Dr Plumb, Dr Marnell, and Dr Callaway. After 5 years of searching for a suitable location to move the entire GP surgery to, we have found this to be an ideal place. Dr Akram knows the building and its history of careful and considerate medical assistance. We at the practice all feel that moving here will allow us to thrive as a community service, while actively acknowledging the history of the convent.

We ask that our bid is not considered on finances alone, but on our intentions and purpose.

10. Proposed Use

The Health Centre in Bognor Regis is an old 1960's building that has fallen into disrepair, and that the NHS has been struggling to maintain for a long time. Over the years it has lost almost all of

the tenants, with only the GP Surgery (Bognor Medical Practice) remaining.

For the last 6 years Arun District Council have been trying to find a new home for Bognor Medical Practice to move to, so that the Health Centre could be redeveloped as part of a town centre improvement initiative. The St Juliana's site seems a perfect fit, and by becoming a Medical Practice, the old convent can continue to serve the community in the same spirit of care and healing that it always has.

We have no intintion of changing the building, other than to provide easier public access, and to internally refit to current NHS and CQC standards.

We would like to keep the chapel area exactly as it is, and for it to be used as a quiet waiting room for patients.

There are almost ready-made consulting rooms, and spaces that can be easily converted in nurse treatment areas. The minor opertations we conduct, and physical treatment of patients are suited for the building, almost as it is.

Many of the neighbors may already be patients registered at Bognor Medical Practice, and would certainly see the benefit of having their local doctors working next door.

Patient access to upstairs may be challenging, so we have considered hosting the Community Nursing admin team upstairs, along with community pharmacy dispensing services for patients. We would also like to provide more patient centred care that is defficult to achieve in our space at the old Health Centre, like Physoithery, Podietry, Chiropady, and Optician services.

We as community doctors want to do more for our patients, but need to find the right location to do it in. The oppportunity to move to such a location is very rare, but we only have NHS money with which to fund it. That budget has been a large limiting factor for us in tha past, and those who have tried to help us with the challenge, such as ADC, and the mayor of Bognor (who himself is a strong advocate of helping the practice to find a better home), have had little success in finding something achievable.

But public services only have public sector budgets, and we are hoping ours is enough to secure this move in order to better help the local community.

Kind Regards,

Mike Mangoro
Managing Partner
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DDI: 01243 833851

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