

London Improvement Grant Fund 2025/26

Examples of items that may be eligible or not eligible for a premises improvement grant

When submitting an application for a premises improvement grant, the contractor needs to identify whether the proposed works may be eligible for a grant in accordance with the NHS (General Medical Services – Premises Costs) Directions 2024 with which all funding must comply.

The applicant should review the list of items that may be eligible for funding in the table below.

This table contains two categories: items that are eligible for funding, identified in the column headed “E” and those that are not eligible for funding that are identified in the column headed “NE”. All items marked as “E” (eligible) will be subject to consideration, while items listed as “NE” (not eligible) **will not be considered** for funding.

If the application falls into the “eligible” category, whilst the contractor may apply for a grant, this does not give an automatic right for funding. The London Improvement Grant Team will make a decision using the criteria set out below, the investment prioritisation strategy, their budgetary targets and the level of funding available.

Improvements to practice premises in the form of building an extension to the premises (including the acquisition of any land necessary to build that extension), bringing into use rooms not previously used to support delivery of primary medical services or the enlargement of existing rooms; (part 2.8.a of NHS (GMS - Premises Costs) Directions 2024)			E	NE
Building an extension to existing premises, attached to the main building by at least a covered passage way			✓	
Bringing into NHS primary medical care use rooms of existing premises (not previously used for primary medical care purposes)			✓	
Enlargement of existing NHS primary medical care clinical rooms			✓	

improvement of physical access to and within practice premises; (Part 2.8.b of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Creation or extension of accessible statutory compliant parking	✓	
Creation of wheelchair and mobility scooter parking	✓	
Installation of wheelchair ramp	✓	
Installation of accessible statutory compliant handrail/s	✓	
Installation of automatic entrance doors	✓	
Installation of accessible statutory compliant reception desk	✓	
Installation of hearing loop (fixed unit only – not portable equipment)	✓	
Installation of accessible statutory compliant internal doors, corridors	✓	
Installation of accessible statutory compliant lift/s	✓	
Upgrade of existing lift/s to accessible lift/s (not repairs or maintenance)	✓	
Creation of accessible statutory compliant WC/s	✓	
Upgrade/refurbishment of existing non-accessible WC/s to accessible statutory compliant WC/s	✓	
Works to improve pedestrian/ vehicular access to premise for patient safety	✓	

Improving lighting, ventilation and heating installation (including replacement of other forms of heating by central heating) of contractor premises (part 2.8.c of NHS (GMS - Premises Costs) Directions 2024) Only where statutory requirements have changed since 2024 – or if part of new works.		
	E	NE
Creation of additional window/s, roof light/s	✓	
Replacement/repair of the existing lighting system, fixtures and fittings		✓
Replacement/repair of existing air conditioning		✓
Installation of change of air unit in a minor surgery room to meet statutory requirements	✓	
Installation of extractor fan/s	✓	
Installation of ceiling fan/s	✓	
Installation of central heating to replace other forms of heating	✓	
Replacement/ repair to an existing central heating system		✓
Extension of central heating system to an area previously not used for NHS primary medical care, i.e. extension to the premises.	✓	

The reasonable extension of telephone facilities within practice premises (but not the initial purchase or replacement of telephone systems); (Part 2.8.d of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Installation of a new telephone system		✓
Installation of telephone/data cabling		✓
Extension of existing telephone system/console (only if owned and if associated with new works)	✓	
ICT/ Digitisation costs other than telephone system		✓
Installation of electronic patient call display	✓	
Installation of audio patient call system	✓	

Provision of car parking required for patient and staff use, subject to the number of parking spaces being agreed by the NHS (part 2.8.e of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Creation of new parking spaces	✓	
Repair of existing parking spaces or area		✓

Fabric improvements to practice premises (such as security systems or work in respect of fire precaution) in order to comply with statutory requirements (part 2.8.f of NHS (GMS - Premises Costs) Directions 2024) Only where statutory requirements have changed since 2024 – or if part of new works.		
	E	NE
Maintenance and repair of premises		✓
Installation of regulatory compliant glazing if associated with new works/extension	✓	
Replacement/installation/upgrade of existing windows where deterioration has occurred		✓
Installation of intruder alarm system (if owned)	✓	
Extension to an existing intruder alarm system (only if associated with new works)	✓	
Upgrade/ replacement of an existing intruder alarm system		✓
Installation of "Redcare" provision		✓
Initial installation of panic button system	✓	
Upgrade/ replacement of existing panic button system		✓
Any work in relation to a CCTV system, whether existing or new		✓

Fabric improvements to practice premises (such as security systems or work in respect of fire precaution) in order to comply with statutory requirements (part 2.8.f of NHS (GMS - Premises Costs) Directions 2024) Only where statutory requirements have changed since 2024 – or if part of new works.		
	E	NE
Installation/ upgrade to fire alarm system – only if associated with new works	✓	
Installation/ upgrade of existing fire alarm system		✓
Compliance with fire regulations as recommended by a local fire officer (e.g. creation of fire exits, installations of fire proof internal doors) – report to be provided by Practice	✓	
Soundproofing works to provide patient confidentiality (i.e. replacement door/s)		✓
Installation of replacement doors other than soundproofing		✓
Medical equipment		✓
Furniture		✓
Signage internal or external		✓
Repairs/ decoration/ maintenance to the interior		✓
Repairs/ decoration/ maintenance to the exterior (e.g. repairs to roof, guttering, drainage)		✓
Dry rot/ wood worm treatment		✓
Damp proofing/ underpinning		✓
Landscaping – only if directly associated with new works, i.e. building extension	✓	

Refurbishment of a building not previously used for the provision of primary medical services but which is to be used as practice premises on a temporary basis; (part 2.8.g of NHS (GMS - Premises Costs) Directions 2024)		
Applications will be considered as above, however, with the view that the accommodation will only be temporary.		

Improvements which are necessary in connection with emergency planning (part 2.8.h of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
The provision of electronic storage facilities at a location remote from the practice's premises (excludes any ongoing contract or maintenance costs)	✓	
The installation of a connection for an emergency generator	✓	

Improvements which are necessary to meet infection control or decontamination requirements at practice premises (part 2.8.i of NHS (GMS - Premises Costs) Directions 2024) Only where statutory requirements have changed since 2024 – or if part of new works.		
	E	NE
Replacement of non-compliant wash hand basins.		✓
Installation of compliant clinical wash hand basins if part of new works (or if statutory requirements have changed since 2024).	✓	
Curtains/blinds		✓
Curtain rails, portable		✓
Curtain tracks/screens (around examination couch) fixed in situ		✓
Examination couches/lamps		✓
Replacement floor covering/skirting in clinical rooms to comply with changed statutory requirements	✓	
Floor covering/skirting in existing NHS primary medical care areas other than above		✓
Compliant floor covering/skirting in areas not previously used for NHS primary medical care	✓	
Compliant floor covering in areas used for treatment of patient as part of new works	✓	

The Installation of a water meter (part 2.8.j of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Installation of a water meter	✓	

In the case of premises of which the contractor is a tenant or is party to an agreement to become a tenant, fit-out works to those premises during or immediately after their construction; (part 2.8.k of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Installation of compliant specialist floor covering in areas used for the treatment of patients	✓	
Installation of clinical compliant wash hand basins	✓	
Fit out works to create spaces used to support delivery of primary medical services	✓	

Types of professional expenses that may be reimbursed (parts 15 and 31 of NHS (GMS - Premises Costs) Directions 2024)		
	E	NE
Reasonable surveyors', architects' and engineers' fees (up to a maximum 12% of the total build costs – excludes Leasehold premises)	✓	
Reasonable costs of engaging a project manager (up to a maximum 1% of total build costs – excludes any Practice staff)	✓	
Reasonable legal costs in connection with the purchase of a site (where applicable) and the construction or refurbishment work	✓	
Reasonable legal costs for agreeing a lease or agreement for lease	✓	
Stamp duty & land tax (SDLT) – as a consequence of acquiring land or of signing a lease to occupy new premises as part of relocating	✓	
Stamp duty & land tax (SDLT) – associated with a renewal of lease on existing premises		✓