

[REDACTED]

Date 26/04/2018
Our Ref: RD/am FOI Ref 5649
Direct Line [REDACTED]
Email High-UHB.FOIRequestsHighland@nhs.net

Dear [REDACTED],

**Freedom of Information Act Request Ref 5649
Adult Social Care**

With reference to your request for information dated March 29th 2018 regarding the above, please find below your questions and our responses:-

1. **The total number of care homes in Scotland currently owned by the Board at today's date (29 March);**
2. **Please provide a notes of the following details in relation to each care home in Scotland currently owned by the Board:**
 - a) **Name of each care home (if applicable);**
 - b) **Full postal address of each care home;**
 - c) **Confirmation as to whether the Board operates each care home or whether any care homes are operated by a third party for and on behalf of the Board, and if the latter, the full name and postal address of any such third party(ies); and;**
 - d) **The total period of ownership by the Board of each care home, such period of time to be specified in years and months.**
3. **The total costs incurred by, and for and on behalf of, the Board (such costs to be calculated from the beginning of ownership by the Board of each care home to today's date (March 29)), associated with the following (such total costs to be broken-down and provided to us on a per care home basis);**
 - a) **Purchasing each of the care homes identified in numbers 1 and 2 above;**
 - b) **Constructing and / or building (if applicable) each of the care homes identified in numbers 1 and 2 above;**
 - c) **Redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 1 and above; and**
 - d) **Purchasing land or assumed value of land owned by the Board and on which each care home identified in numbers 1 and 2 above is situated.**
4. **The total amount(s) borrowed by the Board under any loan(s) and / or other financial borrowing(s) in connection with any costs specified in number 3 above (such total amount(s) to be broken down and provided to us on a per care home basis).**



Chair: [REDACTED]
Chief Executive: [REDACTED]

5. The total number of care homes in Scotland currently owned by the Board in relation to which the Board intends to, and / or has plans to, dispose ownership in the upcoming financial year (from 1 April 2018). For each of the aforesaid care homes please provide a note of the following details:
 - a) Name of each care home (if applicable);
 - b) Full postal address of each care home; and
 - c) The full name and address of the person and / or entity intending to purchase or otherwise gain ownership and / or title of each care home
6. The total number of care homes in Scotland currently held under lease and / or other tenancy right by the Board at today's date (29 March)
7. Please provide a notes of the following details in relation to each care home in Scotland currently held under lease and / or other tenancy right by the Board:
 - a) Name of each care home (if applicable);
 - b) Full postal address of each care home; and
 - c) Confirmation as to whether the Board operates each care home or whether any care homes are operated by a third party for and on behalf of the Board, and if the latter, the full name and postal address of any such third party(ies); and
 - d) The landlord of each care home, and where the Board is a sub-tenant, any head-tenant(s) of each care home.
8. The total costs incurred by, and for and on behalf of, the Board (such costs to be calculated from the beginnings of the lease and / or other tenancy by the Board of each care home to today's date (29 March)), associated with the following (such total costs to be broken-down and provided to us on a per care home basis):
 - a) Constructing and / or building (if applicable) each of the care homes identified in numbers 6 and 7 above;
 - b) Redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 6 7 above.
 - c) Purchasing and or assumed value of land owned by the Board (if applicable) and on which each care home indentified in number 6 and 7 above is situated.
9. The total amount(s) borrowed by the Board under any loan(s) and / or other financial borrowing(s) in connection with nay costs specified un number 8 above (such total amount(s) to be broken down and provided to us on a per care home basis), including details of the any outstanding amount(s) borrowed (such total amount(s) to be broken-down and provided on a per care home basis).
10. The total number of care homes in Scotland currently held under lease and / or other tenancy right by the Board which the Board intends to, and / or has plans to, cease (whether by natural expiry or early termination) the lease and / or other tenancy right, in the upcoming financial year (from 1 April 2016). For each of the aforesaid care homes please provide a note of the following details:

- a) Name of each care home (if applicable); and
 - b) Full postal address of each care home.
11. The total number of care homes in Scotland currently operated by the Board at today's date (29 March).
12. Please provide a note of the following details in relation to each care home in Scotland currently operated by the Board;
- a) Name of each care home (if applicable);
 - b) Full postal address of each care home; and
 - c) The total period of operation by the Board for each care, such period of time to be specified in years and months.
13. The total costs incurred by, and, for on behalf of, the Board (such costs to be calculated from the beginning of operation by the Board of each care home to today's date (29 March)), associated with the following (such total costs to be broken down and provided to us on a per care home basis):
- a) Constructing and / or building (if applicable) each of the care homes identified in numbers 11 and 12 above;
 - b) Redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 11 and 12 above;
- And
- c) Purchasing land or assumed value of land owned by the Board (if applicable) and on which each care home identified in numbers 11 and 12 above is situated.
14. The total amount(s) borrowed by the Board under any loan(s) and / or other financial borrowing(s) in connection with any costs specified in numbers 13 above (such total amount to be broken-down and provided to us on a per care home basis), including details of the any outstanding amount(s) borrowed (such total amount to be broken down and provided o us on a per care home basis).
15. The total number of care homes in Scotland currently operated by the Board at today's date (29 March) which the Board intends to, and / or has plans to, transfer or cease operation in the upcoming financial year (from 1 April 2018). For each of the aforesaid care homes please provide a note of the following details:
- a) Name of each care home (if applicable);
 - b) Full postal address of each care home; and
 - c) Where applicable, the full name and address of the person and / or entity intending to assume operation each care home.
16. The total weekly costs and expenses per resident for each care home identified in numbers 1, 2, 6, 7, 11 and 12 above (such total costs to be broken down and provided to us on a per care home basis), as incurred by and for and on behalf of the Board, associated with maintaining and operating each care home identified in numbers 1, 2, 6, 7, 11 and 12 above, incusing but not limited to:

- a) Any central administration costs; and
- b) Any building, property and land maintenance costs.

17. The average yearly salary (prior to deduction of any tax contributions, national insurance contributions, student loan repayment, or any other payroll deductions) and average yearly pension contribution, average yearly sick pay, average yearly annual leave entitlement for:

- a) Each manager at each care home identified in number 1, 2, 6, 7, 11 and 12 above (if there is more than one manager, please provide these details);
- b) Each assistant manager at each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (if there is more than one assistant manager please provide these details); and
- c) Each deputy manager at each care home identified in numbers 1, 2, 6, 7, 11 and 12 above (if there is more than one deputy manager please provide these details),

If the care homes differentiate at a managerial level between clinical and non-clinical then please provide such details.

18. Please provide details of any care homes in Scotland that the Board currently has plans to buy and / or develop/build in the future, including:

- a) The location of each of the aforesaid care home; and
- b) The total expenditure and budgeted costs for the Board of each of the aforesaid care homes (such total costs to be broken-down and provided to us on a per care home basis).

NHSH has operated 15 care homes for older people, since 1 April 2012, when the Board entered into an Agency agreement with the Highland Council to provide adult social care services on their behalf. All of the homes are owned by the Council and occupied by NHSH, for no financial consideration, however the weekly cost per bed includes a notional asset rent figure to make it comparable to other authorities.

The 2017/18 details for each care home are shown in the attached excel file.

The managers at each of the homes are paid at Agenda for Change Band 7 (£31,696 to £41,787) and their deputies are AfC Band 5 (£22,128 to £28,746).

There has been no agreement made to cease operating any of the care homes in 2018/19 although Dail Mhor is currently closed to residential care as a result of essential remedial work being required to the building.

Please see the attached spreadsheet.

I hope this information is helpful. If you are unhappy with my response, I am very happy to discuss this with you further. Alternatively you have the right to ask for an internal review by making a formal request in writing to the Freedom of Information Officer, NHS Highland, Assynt House, Beechwood Park, Inverness, IV2 3BW or via email at High-UHB.FOIRRequestsHighland@nhs.net. Your request should explain why you wish a review to be carried out and should be made within forty working days of receiving this letter.

If you remain dissatisfied following the investigation of your review, then you have the right to appeal to the Scottish Information Commissioner within 6 months of the date of receiving the review response. Contact details are as follows:

Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
KY16 9DS

Telephone: 01334 464610
Fax: 01334 464611
e-mail: www.itspublicknowledge.info/Appeal

Yours sincerely


Freedom of Information Administrator

On behalf of


Board Secretary