

FREEDOM OF INFORMATION

Ref: NAC/20645/2017

Q1. The total number of care homes in Scotland currently owned by the Council at today's date (15 February).

Response - The total number of care homes owned by the Council is two.

Q2. Please provide a note of the following details in relation to each care home in Scotland currently owned by the Council:

- a. name of each care home (if applicable);

Response – Montrose House and Anam Cara

- b. full postal address of each care home;

Response – Montrose House

Glencloy Road

Brodict

Isle of Arran

KA27 8HF

Anam Cara

Stoneyholm Road

Kilbirnie

KA25 7JE

- c. confirmation as to whether the Council operates each care home or whether any care homes are operated by a third party for and on behalf of the Council, and if the latter, the full name and postal address of any such third party(ies); and

Response – The Council operate both Montrose House and Anam Cara.

- d. the total period of ownership by the Council of each care home, such period of time to be specified in years and months.

Response –

Montrose House - The Council has been in ownership of the land / care home for 5 years and 4 months. The site was acquired in October 2012 with the official opening of the care home being 03 October 2014.

Anam Cara - Conversion of former Link Residential Unit to respite care unit for Alzheimer Sufferers from January 2009.

3. The total costs incurred by, and for and on behalf of, the Council (such costs to be calculated from the beginning of ownership by the Council of each care home to today's date (15 February)), 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;

Response - The site for Montrose House was acquired by the Council for £500,000.

Anam Cara was converted from a Link Residential Unit already in ownership as stated above.

- b. constructing and / or building (if applicable) each of the care homes identified in numbers 1 and 2 above;

Response - Montrose House construction costs - £4,575,426.

Anam Cara construction costs - £4,414,000.

- c. redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 1 and 2 above; and

Response - The Council have not redeveloped or renovated Montrose House or Anam Cara since construction.

- d. purchasing land or assumed value of land owned by the Council and on which each care home identified in numbers 1 and 2 above is situated.

Response - The site for Montrose House was acquired by the Council for £500,000 in October 2012.

Anam Cara assumed land value at 2015 was £92,988.

4. The total amount(s) borrowed by the Council 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), including details of the any outstanding amount(s) borrowed (such total amount(s) to be broken-down and provided to us on a per care home basis).

Response – The Council do not borrow for each individual project, the borrowing requirement is based on the total Capital Financing Requirement. This is financed by both internal and external borrowing.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

5. The total number of care homes in Scotland currently owned by the Council in relation to which the Council 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.

Response – The Council have no plans to dispose of the care homes in its ownership.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

6. The total number of care homes in Scotland currently held under lease and/ or other tenancy right by the Council at today's date (15 February).

Response – The Council do not lease or have any other tenancy rights with regard to the aforesaid care homes.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

7. Please provide a note of the following details in relation to each care home in Scotland currently held under lease and / or other tenancy right by the Council:

- a. name of each care home (if applicable);
- b. full postal address of each care home;
- c. confirmation as to whether the Council operates each care home or whether any care homes are operated by a third party for and on behalf of the Council, 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 Council is a sub-tenant, any head-tenant(s) of each care home.

Response – See Question 6 above.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

8. The total costs incurred by, and for and on behalf of, the Council (such costs to be calculated from the beginning of the lease and / or other tenancy by the Council of each care home to today's date (15 February)), 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 and 7 above.
- c. purchasing land or assumed value of land owned by the Council (if applicable) and on which each care home identified in numbers 6 and 7 above is situated.

Response – See Question 6 above.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

9. The total amount(s) borrowed by the Council under any loan(s) and / or other financial borrowing(s) in connection with any costs specified in 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).

Response – See Question 6 above.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

10. The total number of care homes in Scotland currently held under lease and/ or other tenancy right by the Council which the Council 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 2018). 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.

Response – See Question 6 above.

The Council therefore gives notice under Section 17 of the Freedom of Information (Scotland) Act 2002 that this information is not held.

11. The total number of care homes in Scotland currently operated by the Council at today's date (15 February).

Response – As at 15th February 2018 the Council operate 2 care homes.

12. Please provide a note of the following details in relation to each care home in Scotland currently operated by the Council:

- 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 Council for each care home, such period of time to be specified in years and months.

[Response – Please refer to Question 2 above.](#)

13. The total costs incurred by, and, for and on behalf of, the Council (such costs to be calculated from the beginning of operation by the Council of each care home to today's date (15 February)), 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 Council (if applicable) and on which each care home identified in numbers 11 and 12 above is situated.

[Response – Please refer to Question 3 above.](#)

14. The total amount(s) borrowed by the Council under any loan(s) and / or other financial borrowing(s) in connection with any costs specified in number 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 to us on a per care home basis).

[Response – Please refer to Question 4 above.](#)

15. The total number of care homes in Scotland currently operated by the Council at today's date (15 February) which the Council 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.

[Response – As at 15 February 2018 the Council have no plans to transfer or cease operation of its two care homes](#)

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 Council, associated with maintaining and operating each care home identified in numbers 1, 2, 6, 7, 11, and 12 above, including but not limited to:

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

Response –

Total **Weekly** costs and expenses per resident for each care home are highlighted in blue below. The **yearly** costs associated with maintaining and operating each care home are listed below.

| Subjective Summary | Montrose House | Anam Cara |
|--------------------------------|-------------------|-----------------|
| 1 Employee Costs | £1,151,087 | £786,651 |
| 2 Property Costs | £77,285 | £7,175 |
| 3 Supplies & Services | £275,973 | £77,403 |
| 4 Transport & Plant | £45,046 | £169 |
| 5 Admin Costs | £10,872 | £3,052 |
| 6 Other Agencies | £1,365 | £0 |
| 8 Other Expend | £742 | £843 |
| Gross Expenditure | £1,562,371 | £875,293 |
| Income | -£265,077 | -£198,222 |
| Net Expenditure | £1,297,294 | £677,070 |
| No. of Residents/Nights | 17 | 3,996 |
| Gross Weekly Cost | £1,767 | £1,533 |
| Net Weekly Cost | £1,468 | £1,186 |

Assumptions

Based on Full Year 16/17 costs

Anam Cara is a respite service, this is based on the number of nights provided and not the number of service users

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, and average yearly annual leave entitlement for:

- a. each manager at each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (if there is more than one manager please provides 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 provides 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 provides these details),

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

Response –

| Montrose House | Manager | Asst Manager |
|---|---------|--------------|
| | Grade █ | Grade █ |
| Average Yearly Salary Bands | £ █ | £ █ |
| Average Yearly Pension Contribution | £ █ | £ █ |
| Average Yearly Sick Pay | █ | █ |
| Average Annual Leave entitlement (Days) | █ | █ |

| Anam Cara | Manager | Snr Care Practitioner |
|---|---------|-----------------------|
| | Grade █ | Grade █ |
| Average Yearly Salary | £ █ | £ █ |
| Average Yearly Pension Contribution | £ █ | £ █ |
| Average Yearly Sick Pay | █ | █ |
| Average Annual Leave entitlement (Days) | █ | █ |

18. Please provide details of any care homes in Scotland that the Council 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 expected and budgeted costs for the Council of each of the aforesaid care homes (such total costs to be broken-down and provided to us on a per care home basis).

Response - The Council have no future plans to buy or develop / build any care homes.