V. SOURCES OF INFORMATION

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19. Care home fees
20. Land values
21. Glossary
22. References
23. Index of references
24. List of useful sources
25. List of items from previous volumes
16. Inflation indices

16.1 The BCIS house rebuilding cost index and the retail price index

BCIS calculates the house rebuilding cost index for the Association of British Insurers (ABI). The index is based on an average of house types and cannot therefore reflect changes in all rates from the house rebuilding cost tables as regional trends, labour and materials contents differ. The retail price index is a measure of inflation published monthly by the Office for National Statistics. It measures the change in the cost of a basket of retail goods and services.

<table>
<thead>
<tr>
<th>Year</th>
<th>BCIS/ABI Rebuilding cost index (1988=100)</th>
<th>Annual % increases</th>
<th>Retail price Index (1986/87= 100)</th>
<th>Annual % increases</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>183.8</td>
<td>4.1</td>
<td>180.0</td>
<td>2.8</td>
</tr>
<tr>
<td>2004</td>
<td>191.3</td>
<td>4.1</td>
<td>184.0</td>
<td>2.2</td>
</tr>
<tr>
<td>2005</td>
<td>206.1</td>
<td>7.7</td>
<td>188.2</td>
<td>2.3</td>
</tr>
<tr>
<td>2006</td>
<td>219.8</td>
<td>6.7</td>
<td>193.7</td>
<td>2.9</td>
</tr>
<tr>
<td>2007</td>
<td>228.7</td>
<td>4.0</td>
<td>199.9</td>
<td>3.2</td>
</tr>
<tr>
<td>2008</td>
<td>243.5</td>
<td>6.5</td>
<td>208.5</td>
<td>4.3</td>
</tr>
<tr>
<td>2009</td>
<td>236.9</td>
<td>-2.7</td>
<td>212.6</td>
<td>2.0</td>
</tr>
<tr>
<td>2010</td>
<td>239.5</td>
<td>1.1</td>
<td>222.7</td>
<td>4.8</td>
</tr>
<tr>
<td>2011</td>
<td>252.0</td>
<td>5.2</td>
<td>234.5</td>
<td>5.3</td>
</tr>
<tr>
<td>2012</td>
<td>Not available</td>
<td>Not available</td>
<td>242.0</td>
<td>3.2</td>
</tr>
<tr>
<td>2013</td>
<td>Not available</td>
<td>Not available</td>
<td>249.4</td>
<td>3.1</td>
</tr>
</tbody>
</table>

16.2 The hospital & community health services (HCHS) index

Hospital and community health services (HCHS) pay and price inflation is a weighted average of two separate inflation indices: the pay cost index (PCI) and the health service cost index (HSCI). The PCI measures pay inflation in the HCHS. The PCI is itself a weighted average of increases in unit staff costs for each of the staff groups within the HCHS sector. Pay cost inflation tends to be higher than pay settlement inflation because of an element of pay drift within each staff group. Pay drift is the tendency for there to be a gradual shift up the incremental scales, and is additional to settlement inflation. The estimate of pay inflator for the current year is based on information supplied by the Department of Health and on pay awards of NHS staff. The HSCI is calculated monthly to measure the price change for each of 40 sub-indices of goods and services purchased by the HCHS. The sub-indices are weighted together according to the proportion of total expenditure which they represent to give the overall HSCI value. The pay cost index and the health service cost index are weighted together according to the proportion of HCHS expenditure on each. This provides an HCHS combined pay & prices inflation figure.

<table>
<thead>
<tr>
<th>Year</th>
<th>Pay &amp; prices index (1987/8=100)</th>
<th>Hospital &amp; community health services (HCHS)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pay per person</td>
<td>Prices(^{a})</td>
</tr>
<tr>
<td>2003/04</td>
<td>224.8</td>
<td>1.5</td>
</tr>
<tr>
<td>2004/05</td>
<td>232.3</td>
<td>1.0</td>
</tr>
<tr>
<td>2005/06</td>
<td>240.9</td>
<td>1.9</td>
</tr>
<tr>
<td>2006/07</td>
<td>249.8</td>
<td>3.0</td>
</tr>
<tr>
<td>2007/08</td>
<td>257.0</td>
<td>1.8</td>
</tr>
<tr>
<td>2008/09</td>
<td>267.0</td>
<td>5.2</td>
</tr>
<tr>
<td>2009/10</td>
<td>268.6</td>
<td>-1.3</td>
</tr>
<tr>
<td>2010/11</td>
<td>276.7</td>
<td>2.8</td>
</tr>
<tr>
<td>2011/12</td>
<td>282.5</td>
<td>4.1</td>
</tr>
<tr>
<td>2012/13</td>
<td>287.3</td>
<td>3.1</td>
</tr>
<tr>
<td>2013/14</td>
<td>290.5</td>
<td>1.8</td>
</tr>
</tbody>
</table>

\(^{a}\) Provided by the Department of Health, 2014. The methodology for the pay cost index was revised in 2011/12 and now uses Electronic Staff Record (ESR) data at occupation code level. Pay cost data are therefore not comparable with earlier years. The 2013/14 pay inflator has been estimated using the average of the three previous years.
16.3 Gross domestic product (GDP) deflator and the tender price index for public sector buildings

For non-staff revenue, Her Majesty’s Treasury’s (HMT) GDP deflator is a measure of general inflation in the domestic economy. HMT produces the GDP deflator from data provided by the ONS and extends the series to future years by applying forecasts of the inflation rate. The BIS PUBSEC tender price index (PUBSEC) is used by the Office for National Statistics (ONS) to deflate capital expenditure in health and social care.

<table>
<thead>
<tr>
<th>Year</th>
<th>Personal social services prices/gross domestic product deflator(^1) annual % increases</th>
<th>Tender price index for public sector building (non-housing) (PUBSEC)(^1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Index (1995=100)</td>
<td>Annual % increases</td>
</tr>
<tr>
<td>2004/05</td>
<td>2.8</td>
<td>156</td>
</tr>
<tr>
<td>2005/06</td>
<td>1.8</td>
<td>166</td>
</tr>
<tr>
<td>2006/07</td>
<td>2.9</td>
<td>170</td>
</tr>
<tr>
<td>2007/08</td>
<td>2.5</td>
<td>187</td>
</tr>
<tr>
<td>2008/09</td>
<td>2.8</td>
<td>191</td>
</tr>
<tr>
<td>2009/10</td>
<td>2.7</td>
<td>172</td>
</tr>
<tr>
<td>2010/11</td>
<td>2.6</td>
<td>169</td>
</tr>
<tr>
<td>2011/12</td>
<td>2.3</td>
<td>176</td>
</tr>
<tr>
<td>2012/13</td>
<td>1.1</td>
<td>181</td>
</tr>
<tr>
<td>2013/14</td>
<td>1.7</td>
<td>190 (E)</td>
</tr>
</tbody>
</table>

16.4 The PSS pay & prices index

The data and methodology used to calculate the PSS pay & prices index has been extensively reviewed following changes in the collection and availability of pay and workforce data. Workforce data for the children’s sector, which accounted for 11 per cent of the total whole time equivalent (WTE) workforce in 2010, is no longer collected and the indices below are for the adult sector alone. This year, in the same way as last year, three indices have been produced including one for the independent sector. No forecasts for this sector have been made prior to 2010/11.

The PSS pay annual percentage increases are calculated using data on rates of hourly pay change for each occupation group in the PSS sector from the Annual Survey of Hours and Earnings (ASHE), published by Office for National Statistics (ONS).\(^2\) The following occupation groups are used for analysis: managers, social workers, nurses, occupational therapists, community and care workers. In addition, two support groups were identified: administrative/office and ancillary staff. As it was not possible to collect detailed data on all staff working in these groups, it was assumed that their pay increases were in line with the average for England. These pay changes were weighted by the proportion of PSS staff in each group and the different pay levels of each group: i.e. that occupation group’s share of the total PSS pay bill. Workforce data for 2013 from the National Minimum Data Set for Social Care (NMDS-SC), collected by Skills for Care (SfC), is used to calculate the proportion of PSS staff in each occupation group. This data source has replaced the NHS IC’s SSDS001 return since 2010, but does not include the children’s sector.

Pay changes for 2013/14 are projected using an average of the pay changes in the past three years. This assumes that pay increases next year will be in line with the previous trend.

The PSS pay & prices (including capital) is calculated by taking the weighted sum of three indices: pay index, capital index and non-staff revenue index, and the PSS pay & prices (excluding capital) is calculated by taking the weighted sum of two indices: pay index and non-staff revenue index.

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\(^1\) Provided by the Department of Health, 2014.

\(^2\) This work contains statistical data from ONS which is Crown copyright and reproduced with the permission of the controller of HMSO and Queen’s Printer for Scotland. The use of the ONS statistical data in this work does not imply the endorsement of the ONS in relation to the interpretation or analysis.
### 16.4.1 The PSS annual percentage increases for adult services (all sectors)

<table>
<thead>
<tr>
<th>Year</th>
<th>Pay &amp; prices (excluding capital)</th>
<th>Pay &amp; prices (including capital)</th>
<th>Pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004/05</td>
<td>3.2</td>
<td>4.2</td>
<td>3.9</td>
</tr>
<tr>
<td>2005/06</td>
<td>2.8</td>
<td>3.7</td>
<td>3.4</td>
</tr>
<tr>
<td>2006/07</td>
<td>4.1</td>
<td>4.5</td>
<td>5.1</td>
</tr>
<tr>
<td>2007/08</td>
<td>2.6</td>
<td>3.9</td>
<td>3.0</td>
</tr>
<tr>
<td>2008/09</td>
<td>2.1</td>
<td>2.4</td>
<td>2.4</td>
</tr>
<tr>
<td>2009/10</td>
<td>1.9</td>
<td>0.3</td>
<td>2.2</td>
</tr>
<tr>
<td>2010/11</td>
<td>-0.1</td>
<td>-0.3</td>
<td>-0.4</td>
</tr>
<tr>
<td>2011/12</td>
<td>0.3</td>
<td>0.8</td>
<td>0.1</td>
</tr>
<tr>
<td>2012/13</td>
<td>0.8</td>
<td>1.1</td>
<td>0.9</td>
</tr>
<tr>
<td>2013/14</td>
<td>0.2 (E)</td>
<td>0.7 (E)</td>
<td>-0.1 (E)</td>
</tr>
</tbody>
</table>

### 16.4.2 The PSS annual percentage increases for adult local authority services

<table>
<thead>
<tr>
<th>Year</th>
<th>Pay &amp; prices (excluding capital)</th>
<th>Pay &amp; prices (including capital)</th>
<th>Pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004/05</td>
<td>4.0</td>
<td>4.3</td>
<td>4.3</td>
</tr>
<tr>
<td>2005/06</td>
<td>3.3</td>
<td>3.6</td>
<td>3.6</td>
</tr>
<tr>
<td>2006/07</td>
<td>4.4</td>
<td>4.5</td>
<td>4.7</td>
</tr>
<tr>
<td>2007/08</td>
<td>2.9</td>
<td>3.5</td>
<td>3.2</td>
</tr>
<tr>
<td>2008/09</td>
<td>2.3</td>
<td>2.4</td>
<td>2.3</td>
</tr>
<tr>
<td>2009/10</td>
<td>1.8</td>
<td>1.4</td>
<td>1.9</td>
</tr>
<tr>
<td>2010/11</td>
<td>0.3</td>
<td>0.2</td>
<td>0.2</td>
</tr>
<tr>
<td>2011/12</td>
<td>-0.04</td>
<td>0.1</td>
<td>-0.2</td>
</tr>
<tr>
<td>2012/13</td>
<td>1.6</td>
<td>1.7</td>
<td>1.7</td>
</tr>
<tr>
<td>2013/14</td>
<td>0.4 (E)</td>
<td>0.5 (E)</td>
<td>0.3 (E)</td>
</tr>
</tbody>
</table>

### 16.4.3 The PSS annual percentage increases for adult independent services

<table>
<thead>
<tr>
<th>Year</th>
<th>Pay &amp; prices (excluding capital) (no information available)</th>
<th>Pay &amp; prices (including capital)</th>
<th>Pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td>-0.4</td>
<td>-0.5</td>
<td></td>
</tr>
<tr>
<td>2011/12</td>
<td>1.0</td>
<td>0.1</td>
<td></td>
</tr>
<tr>
<td>2012/13</td>
<td>1.1</td>
<td>0.8</td>
<td></td>
</tr>
<tr>
<td>2013/14</td>
<td>0.9 (E)</td>
<td>-0.1 (E)</td>
<td></td>
</tr>
</tbody>
</table>

1 Provided by the Department of Health, 2014.
### 17. NHS staff earning estimates

#### 17.1 Mean annual basic pay per FTE for non-medical occupational groupings, NHS England

<table>
<thead>
<tr>
<th>Staff Group</th>
<th>Mean annual basic pay per FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance staff</td>
<td>£24,423</td>
</tr>
<tr>
<td>Administration and estates staff</td>
<td>£26,722</td>
</tr>
<tr>
<td>Healthcare assistants and other support staff</td>
<td>£16,600</td>
</tr>
<tr>
<td>Nursing, midwifery and health visiting staff</td>
<td>£30,761</td>
</tr>
<tr>
<td>Nursing, midwifery and health visiting learners</td>
<td>£22,238</td>
</tr>
<tr>
<td>Scientific, therapeutic and technical staff</td>
<td>£34,509</td>
</tr>
<tr>
<td>Healthcare scientists</td>
<td>£35,619</td>
</tr>
</tbody>
</table>

#### 17.2 Mean annual basic pay per FTE for qualified nursing, midwifery & health visiting staff by Agenda for Change band, NHS England

<table>
<thead>
<tr>
<th>Band</th>
<th>Mean annual basic pay per FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Band 4</td>
<td>£20,144</td>
</tr>
<tr>
<td>Band 5</td>
<td>£25,847</td>
</tr>
<tr>
<td>Band 6</td>
<td>£31,943</td>
</tr>
<tr>
<td>Band 7</td>
<td>£38,345</td>
</tr>
<tr>
<td>Band 8a</td>
<td>£45,325</td>
</tr>
<tr>
<td>Band 8b</td>
<td>£54,337</td>
</tr>
<tr>
<td>Band 8c</td>
<td>£64,310</td>
</tr>
<tr>
<td>Band 8d</td>
<td>£75,760</td>
</tr>
<tr>
<td>Band 9</td>
<td>£91,439</td>
</tr>
</tbody>
</table>

#### 17.3 Mean annual basic pay per FTE for qualified allied health professionals staff by Agenda for Change band, NHS England

<table>
<thead>
<tr>
<th>Band</th>
<th>Mean annual basic pay per FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Band 4</td>
<td>£21,220</td>
</tr>
<tr>
<td>Band 5</td>
<td>£23,475</td>
</tr>
<tr>
<td>Band 6</td>
<td>£30,998</td>
</tr>
<tr>
<td>Band 7</td>
<td>£38,497</td>
</tr>
<tr>
<td>Band 8a</td>
<td>£46,013</td>
</tr>
<tr>
<td>Band 8b</td>
<td>£55,237</td>
</tr>
<tr>
<td>Band 8c</td>
<td>£66,274</td>
</tr>
<tr>
<td>Band 8d</td>
<td>£79,305</td>
</tr>
<tr>
<td>Band 9</td>
<td>£96,651</td>
</tr>
</tbody>
</table>

---

1 More specific enquiries relating to pay by grade or staff group should be directed to the Health & Social Care Information Centre, www.hscic.gov.uk.
17.4 Mean annual basic pay per FTE for administration and estates

<table>
<thead>
<tr>
<th>Band</th>
<th>Mean annual basic pay per FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>£14,720</td>
</tr>
<tr>
<td>2</td>
<td>£16,403</td>
</tr>
<tr>
<td>3</td>
<td>£18,373</td>
</tr>
<tr>
<td>4</td>
<td>£21,244</td>
</tr>
<tr>
<td>5</td>
<td>£25,402</td>
</tr>
<tr>
<td>6</td>
<td>£30,881</td>
</tr>
<tr>
<td>7</td>
<td>£36,978</td>
</tr>
<tr>
<td>8a</td>
<td>£44,636</td>
</tr>
<tr>
<td>8b</td>
<td>£53,505</td>
</tr>
<tr>
<td>8c</td>
<td>£64,137</td>
</tr>
<tr>
<td>8d</td>
<td>£76,770</td>
</tr>
<tr>
<td>9</td>
<td>£92,224</td>
</tr>
</tbody>
</table>

17.5 Mean annual basic pay per FTE by Agenda for Change band, NHS England

<table>
<thead>
<tr>
<th>Band</th>
<th>Mean annual basic pay per FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>£14,868</td>
</tr>
<tr>
<td>2</td>
<td>£16,282</td>
</tr>
<tr>
<td>3</td>
<td>£18,433</td>
</tr>
<tr>
<td>4</td>
<td>£21,120</td>
</tr>
<tr>
<td>5</td>
<td>£25,557</td>
</tr>
<tr>
<td>6</td>
<td>£31,561</td>
</tr>
<tr>
<td>7</td>
<td>£37,939</td>
</tr>
<tr>
<td>8a</td>
<td>£45,113</td>
</tr>
<tr>
<td>8b</td>
<td>£54,093</td>
</tr>
<tr>
<td>8c</td>
<td>£64,704</td>
</tr>
<tr>
<td>8d</td>
<td>£77,598</td>
</tr>
<tr>
<td>9</td>
<td>£92,876</td>
</tr>
</tbody>
</table>

17.6 Mean annual basic pay per FTE for NHS staff groups

<table>
<thead>
<tr>
<th>Category</th>
<th>Mean basic salary per full-time equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All nurses, midwives and health visiting staff</td>
<td>£30,761</td>
</tr>
<tr>
<td>Nursery nurses and nursing assistants</td>
<td>£17,880</td>
</tr>
<tr>
<td>Science technical &amp; therapeutic staff (ST&amp;T): allied health professionals</td>
<td></td>
</tr>
<tr>
<td>Qualified</td>
<td>£33,441</td>
</tr>
<tr>
<td>Unqualified</td>
<td>£18,666</td>
</tr>
<tr>
<td>ST&amp;T staff: other</td>
<td></td>
</tr>
<tr>
<td>Qualified</td>
<td>£35,587</td>
</tr>
<tr>
<td>Unqualified</td>
<td>£21,080</td>
</tr>
<tr>
<td>Ambulance staff</td>
<td></td>
</tr>
<tr>
<td>Qualified</td>
<td>£26,885</td>
</tr>
<tr>
<td>Unqualified</td>
<td>£18,312</td>
</tr>
<tr>
<td>Former pay negotiating council groups</td>
<td></td>
</tr>
<tr>
<td>Senior managers</td>
<td>£78,064</td>
</tr>
<tr>
<td>Managers</td>
<td>£48,828</td>
</tr>
<tr>
<td>Administrative &amp; clerical</td>
<td>£22,140</td>
</tr>
<tr>
<td>Maintenance &amp; works</td>
<td>£21,822</td>
</tr>
</tbody>
</table>

Source of schemas 17.1-17.6: Health & Social Care Information Centre (2014) NHS staff earnings estimates, 12 month period July 2014 to June 2014. Processed using data taken from the Electronic Staff Record Data Warehouse, as at September 2014.

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General notes

a. These figures represent payments made using the Electronic Staff Record to NHS Staff who are directly paid by NHS organisations. It does not include, for example, elements of pay for clinical staff which are paid to the individual by universities, or other non-NHS organisations providing NHS care.

b. Figures rounded to the nearest £100.

c. Figures based on data from all NHS organisations who are using ESR (two Foundation Trusts have not taken up ESR).
18. Training costs of health and social care professionals

This schema provides a breakdown of the training costs incurred using standard estimation approaches. The investment costs of education should be included when evaluating the cost-effectiveness of different approaches to using health service staff so that all the costs implicit in changing the professional mix are considered. For the most part, these investment costs are borne by the wider NHS and individuals undertaking the training rather than trusts.

The components of the cost of training health service professionals are for pre-registration and post-graduate training; the costs of tuition; infrastructure costs (such as libraries); costs or benefits from clinical placement activities; and lost production costs during the period of training where staff are away from their posts. Although further training is available to all professionals to enable them to progress to higher grades, the cost of post-graduate training is only known for doctors.

This schema shows details of the total investment incurred during the working life of the professional after allowing for the distribution of the costs over time. The final column shows the expected annual cost.

<table>
<thead>
<tr>
<th></th>
<th>Pre-registration</th>
<th>Post-graduate training</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tuition</td>
<td>Living expenses/lost production costs</td>
<td>Clinical placement</td>
</tr>
<tr>
<td>Scientific and professional</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Physiotherapist</td>
<td>£25,454</td>
<td>£37,740</td>
<td>£4,741</td>
</tr>
<tr>
<td>Occupational therapist</td>
<td>£25,454</td>
<td>£37,740</td>
<td>£4,741</td>
</tr>
<tr>
<td>Speech and language therapist</td>
<td>£27,995</td>
<td>£37,740</td>
<td>£4,741</td>
</tr>
<tr>
<td>Dietitian</td>
<td>£25,454</td>
<td>£37,740</td>
<td>£4,741</td>
</tr>
<tr>
<td>Radiographer</td>
<td>£30,499</td>
<td>£37,740</td>
<td>£4,741</td>
</tr>
<tr>
<td>Hospital pharmacist</td>
<td>£36,549</td>
<td>£48,455</td>
<td>£36,855</td>
</tr>
<tr>
<td>Community pharmacist</td>
<td>£36,549</td>
<td>£48,455</td>
<td>£27,367</td>
</tr>
<tr>
<td>Nurses</td>
<td>£24,111</td>
<td>£50,319</td>
<td>£4,741</td>
</tr>
<tr>
<td>Doctors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-registration training</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Post-graduate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation officer 1</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Foundation officer 2</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Registrar group</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Associate specialist</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>GP</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Consultants</td>
<td>£42,634</td>
<td>£59,797</td>
<td>£132,698</td>
</tr>
<tr>
<td>Social workers (degree)</td>
<td>£24,430</td>
<td>£37,740</td>
<td>£6,701</td>
</tr>
</tbody>
</table>

19. Care home fees

This year, little information was made available to replace the costs in schema 18.1 so the costs below reflect prices for 2013 (same as last year). Schema 18.2 has been updated using the most recent fees.

19.1 The minimum and maximum fee for single and shared rooms for local authority nursing and residential care homes in the UK

<table>
<thead>
<tr>
<th></th>
<th>Nursing homes</th>
<th></th>
<th>Residential care homes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>Min</td>
<td>Max</td>
</tr>
<tr>
<td></td>
<td>Single room</td>
<td>Shared room</td>
<td>Single room</td>
<td>Shared room</td>
</tr>
<tr>
<td>Adults under 65 years</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dementia</td>
<td>£466</td>
<td>£517</td>
<td>£504</td>
<td>£435</td>
</tr>
<tr>
<td>Learning disability</td>
<td>£806</td>
<td>£934</td>
<td>£632</td>
<td>£773</td>
</tr>
<tr>
<td>Mental health</td>
<td>£455</td>
<td>£649</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Older people</td>
<td>£479</td>
<td>£526</td>
<td>£471</td>
<td>£457</td>
</tr>
<tr>
<td>Physical disability</td>
<td>£1,112</td>
<td>£890</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average cost of all care home fees</td>
<td>£476</td>
<td>£526</td>
<td>£559</td>
<td>£735</td>
</tr>
</tbody>
</table>

19.2 The minimum and maximum fee for single and shared rooms for private and voluntary nursing and residential care homes in the UK

<table>
<thead>
<tr>
<th></th>
<th>Nursing homes</th>
<th></th>
<th>Residential care homes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>Min</td>
<td>Max</td>
</tr>
<tr>
<td></td>
<td>Single room</td>
<td>Shared room</td>
<td>Single room</td>
<td>Shared room</td>
</tr>
<tr>
<td>Brain injury rehabilitation</td>
<td>£1,305</td>
<td>£2,899</td>
<td>£1,025</td>
<td>£4,500</td>
</tr>
<tr>
<td>Dementia</td>
<td>£623</td>
<td>£854</td>
<td>£584</td>
<td>£809</td>
</tr>
<tr>
<td>Learning disability</td>
<td>£1,018</td>
<td>£1,531</td>
<td>£710</td>
<td>£916</td>
</tr>
<tr>
<td>Mental health</td>
<td>£785</td>
<td>£1,367</td>
<td>£708</td>
<td>£1,193</td>
</tr>
<tr>
<td>Older people</td>
<td>£645</td>
<td>£802</td>
<td>£596</td>
<td>£688</td>
</tr>
<tr>
<td>Physical disability</td>
<td>£722</td>
<td>£1,213</td>
<td>£623</td>
<td>£1,106</td>
</tr>
<tr>
<td>Sensory impairment</td>
<td>£570</td>
<td>£1,080</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substance misuse problems</td>
<td>£985</td>
<td>£1,980</td>
<td>£795</td>
<td>£820</td>
</tr>
<tr>
<td>Average cost of all private/voluntary sector care home fees</td>
<td>£654</td>
<td>£850</td>
<td>£599</td>
<td>£731</td>
</tr>
</tbody>
</table>

1 Laing & Buisson (2014) Annual Survey of UK Local Authority Baseline Fee Rates 2013/14, Laing & Buisson.
20. Land values

The table below provides information on regional and national land values which were provided by the Valuation Office Agency (VOA) for use in the Unit Costs publication. (See preface for more information on methods.) The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.

The sites chosen for this work are considered to be ‘representative’ of the locality in that area but they are not always ‘average’ sites. When choosing the sites, the following assumptions were adopted:

- site of gross area approximately 1 hectare
- development density in line with current development preferences
- all services and good road frontage
- no major contamination or remediation issues
- nil Grant Funding
- no major allowances to be made for s106/278 potential costs
- no allowance for CIL costs (even where these are already in place)
- schemes to be fully compliant with Affordable Housing requirements

For the vast majority of the sites, data were obtained on affordable housing percentages required (although often the precise tenure mix is not stated) and these are reflected in the valuations provided.

<table>
<thead>
<tr>
<th>Residential land</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local authority</strong></td>
</tr>
<tr>
<td><strong>South East</strong></td>
</tr>
<tr>
<td>Aylesbury Vale District Council</td>
</tr>
<tr>
<td><strong>East Midlands</strong></td>
</tr>
<tr>
<td>Northampton Borough Council</td>
</tr>
<tr>
<td><strong>East</strong></td>
</tr>
<tr>
<td>Norwich City Council</td>
</tr>
<tr>
<td><strong>North East</strong></td>
</tr>
<tr>
<td>Middlesbrough Borough Council</td>
</tr>
<tr>
<td><strong>North West</strong></td>
</tr>
<tr>
<td>Bolton Metropolitan Borough Council</td>
</tr>
<tr>
<td><strong>South West</strong></td>
</tr>
<tr>
<td>Cornwall Council</td>
</tr>
<tr>
<td><strong>West Midlands</strong></td>
</tr>
<tr>
<td>Worcester City Council</td>
</tr>
<tr>
<td><strong>Yorkshire and the Humber</strong></td>
</tr>
<tr>
<td>Sheffield City Council</td>
</tr>
<tr>
<td><strong>Outer London</strong></td>
</tr>
<tr>
<td>London Borough of Hillingdon</td>
</tr>
<tr>
<td><strong>England</strong></td>
</tr>
<tr>
<td>Excl. Outer London</td>
</tr>
<tr>
<td>Incl. Outer London</td>
</tr>
</tbody>
</table>
21. Glossary

**Agency overheads** Overhead costs borne by managing agency.

**Annuitising** Converting a capital investment (such as the cost of a building) into the annual equivalent cost for the period over which the investment is expected to last.

**Child and adolescent mental health services (CAMHS)** is a name for NHS-provided services for children with mental health needs in the UK. In the UK they are often organised around a tier system. Tier 3 services, for example, are typically multidisciplinary in nature and the staff come from a range of professional backgrounds.

**Capital overheads** Buildings, fixtures and fittings employed in the production of a service.

**Care package costs** Total cost of all services received by a patient per week.

**Cost function analysis** Statistical analysis using a multivariate technique ‘designed to simultaneously tease out the many influences on cost’.

**Department for Work and Pensions (DWP)** is the largest government department in the United Kingdom, created on 8 June 2001, from the merger of the employment part of the Department for Education and Employment and the Department of Social Security and headed by the Secretary of State for Work and Pensions, a Cabinet position.

**Direct overheads** Day-to-day support for a service, such as immediate line management, telephone, heating and stationery.

**Discounting** Adjusting costs using the time preference rate spread over a period of time in order to reflect their value at a base year.

**Durables** Items such as furniture and fittings.

**Indirect overheads** Ongoing managing agency costs such as personnel, specialist support teams and financial management.

**Long-term** The period during which fixed costs such as capital can be varied.

**Marginal cost** The cost of an additional unit of a service.

**Oncosts** Essential associated costs such as an employer’s national insurance contributions.

**Opportunity cost** The value of the alternative use of the assets tied up in the production of the service.

**Overheads**

**NHS overheads**

Management and other non-care staff overheads include administration and estates staff. Non-staff overheads include costs to the provider for office, travel/transport and telephone, education and training, supplies and services (clinical and general), as well as utilities such as water, gas and electricity.

**Local authority overheads**

Direct overheads include costs to the provider for administration and management, as well as for office, training and utilities such as water, gas and electricity.

Indirect overheads include general management and support services such as finance and human resource departments.

**Short-term** The period during which durable assets cannot be immediately added to or removed from the existing stock of resources.

**SSMSS** Social services management and support services: overhead costs incurred by a local authority as defined by CIPFA guidelines. These include indirect overheads such as finance and personnel functions.

**Time preference rate** The rate at which future costs or benefits are valued in comparison to current or base year’s costs or benefits.

**Time use**

**Per average stay** Cost per person of a typical stay in a residential facility or hospital.

**Per client/patient hour** Cost of providing the service for one hour of client/patient attendance. The costs of time not spent with clients are allocated to the time spent with clients.

**Per clinic visit** Cost of one client attending a clinic. This allows for overall time spent on non-clinical activity to be allocated to the total time spent with clients in any setting.

**Per consultation** Cost per attendance in a clinic or surgery. This also allows for overall time spent on non-clinical activity to be allocated to the total time spent with clients.

**Per establishment cost per resident week** In relation to care homes, the fee is usually provided which includes care costs, accommodation costs, ancillary costs and operator’s profit.

**Per example episode** Cost of a typical episode of care, comprising several hours of a professional’s time.
Per home visit  Cost of one visit to a client/patient at home. This includes the cost of time spent travelling for the visit, the proportion of time spent on non-clinical activity which is attributable to visiting patients in their own home, and the time spent on visiting patients at home.

Per hour in clinic  Cost of one hour spent by a professional in a clinic. Time spent on non-clinical activity is allocated to the total time spent with clients/patients in any setting.

Per hour of direct contact/per hour of face-to-face contact  Hourly cost of time spent with, or in direct contact with, the client/patient. Some studies include travel time in this cost. When this is the case, it has been noted in the schema.

Per hour of home visiting  Cost of one hour spent by a professional undertaking visits to clients/patients at home. This includes the cost of time spent travelling. It also allows for overall time spent on non-clinical/patient activity to be allocated to the total time spent with clients/patients in any setting.

Per hour on duty  Hourly cost of time spent by a hospital doctor when on duty. This includes time spent on call when not actually working.

Per hour worked  Hourly cost of time spent by a hospital doctor when working. This may be during the normal working day or during a period of on-call duty.

Per inpatient day  Cost per person of one day in hospital.

Per patient day  Cost per person of receiving a service for one day.

Per procedure  Cost of a procedure undertaken in a clinic or surgery. This includes the cost of time spent on non-clinical activity and the total time spent with clients.

Per resident week  Cost per person per week spent in a residential facility.

Per client attendance  Cost per person per attendance.

Per client session  The length of a session will be specified in the schema and may vary between services.

Per short-term resident week  Total weekly cost of supporting a temporary resident of a residential facility.

Price base  The year to which cost information refers.

Ratio of direct to indirect time spent on client/patient-related work/direct outputs/face-to-face contact/clinic contacts/home visits  The relationship between the time spent on direct activities (such as face-to-face contact) and time spent on other activities. For example, if the ratio of face-to-face contact to other activities is 1:1.5, each hour spent with a client requires 2.5 paid hours.
22. References


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24. List of useful sources

Audit Commission: http://www.audit-commission.gov.uk/Pages/default.aspx

Building Cost Information Service: http://www.bcis.co.uk/site/index.aspx
   BCIS is the UK’s leading provider of cost and price information for construction and property occupancy.

Care Quality Commission: http://www.cqc.org.uk/
   The Care Quality Commission is the new health and social care regulator for England and replaces the Healthcare Commission, Commission for Social Care Inspection and the Mental Health Act Commission which all ceased to exist on 31 March 2009.

Centre for Child and Family Research: http://www.lboro.ac.uk/research/ccfr/

Centre for Health Related Studies:
http://www.bangor.ac.uk/research.rae_egs/groups_by_school.php?SchoolID=0770&SchName=School%20of%20Healthcare%20Sciences/

Chartered Institute of Public Finance and Accountancy (CIPFA): http://www.cipfa.org/
   The CIPFA Statistical Information Service (SIS) was established as a partnership between individual authorities and CIPFA. SIS has been undertaking detailed annual surveys of local authority operations for more than a century, and the ‘CIPFA Statistics’ still remain the only impartial and comprehensive account of the extent and achievements of each individual council. Surveys are conducted in the following areas: education, environmental services, environmental health, housing, leisure, planning, public protection, social services, transport.

Department for Education: http://www.education.gov.uk/

Department for Work and Pensions: http://www.dwp.gov.uk/

Family Resource Survey: http://research.dwp.gov.uk/asd/frs/

Federation of Ophthalmic & Dispensing Opticians: http://www.fodo.com/

Health & Social Care Information Centre (HSCIC): http://www.ic.nhs.uk/
   The Health & Social Care Information Centre (IC) is a Special Health Authority set up on 1 April 2005 to take over most DH statistical collection and dissemination and some functions of the former NHS Information Authority. This includes information on Personal Social Services Expenditure.

Hospital Episode Statistics (HES): http://www.hesonline.nhs.uk/
   This is the national statistical data warehouse for England of the care provided by NHS hospitals and for NHS hospital patients treated elsewhere. HES is the data source for a wide range of health-care analysis for the NHS, Government and many other organisations and individuals. The HES database is a record-level database of hospital admissions and is currently populated by taking an annual snapshot of a sub-set of the data submitted by NHS Trusts to the NHS-Wide Clearing Service (NWCS). Quarterly information is also collected. A separate database table is held for each financial year, containing approximately 11 million admitted patient records from all NHS Trusts in England.

Joseph Rowntree Foundation: http://www.jrf.org.uk/
   This website provides information on housing and care.

Laing & Buisson: http://www.laingbuisson.co.uk/
   Laing & Buisson, an independent company, provides authoritative data, statistics, analysis and market intelligence on the UK health.
Livability: http://www.livability.org.uk/

National Council for Palliative Care: http://www.ncpc.org.uk/

National End of Life Care Intelligence network: http://www.endoflifecare-intelligence.org.uk/home/

National Institute for Health and Clinical Excellence: http://www.nice.org.uk/

National Prescribing Centre: http://www.npc.co.uk/

National Institute for Health and Care Excellence: http://www.nice.org.uk/


PSSRU at LSE, London School of Economics and Political Science: http://www2.lse.ac.uk/LSEHealthAndSocialCare/Home.aspx


This website gives details on how and on what NHS expenditure was used. The Reference Costs/ Reference Costs Index publication is the richest source of financial data on the NHS ever produced. As in previous years, its main purpose is to provide a basis for comparison within (and outside) the NHS between organisations, and down to the level of individual treatments.

Social Care Institute for Excellence: http://www.scie.org.uk/

Social Care Online: http://www.scie-socialcareonline.org.uk/

Social Policy Research Unit, University of York: http://www.york.ac.uk/inst/spru/

YoungMinds: http://www.youngminds.org.uk/

YoungMinds is a national charity committed to improving the mental health of all children and young people.
25. List of items from previous volumes

Editorials and articles

2001
Child care costs in social services
Independent sector home care providers in England
Unit costs for multi-country economic evaluations

2002
A nurse practitioner service for nursing and residential care
The costs of child and adolescent psychiatric inpatient units
The new PSS EX1 return on expenditure and unit costs
Mapping mental health services in England
Developing health accounts for the United Kingdom

2003
The costs of intermediate care schemes
The Rapid Response Service
Reference costs

2004
The costs of adoption
The costs of undertaking core assessments
The development of unit costs for social work processes
Estimating the unit costs for Home-Start support

2005
The cost of providing home care
Personal social services pay & prices index
Typical costs of Sure Start local programme services

2006
Guest editorial: Conducting and interpreting multi-national economic evaluations: the measurement of costs
The costs of an intensive home visiting programme for vulnerable families
Direct payments rates in England
Training costs of person centred planning
The baker’s dozen: unit costs and funding

2007
The costs of telecare: from pilots to mainstream implementation
The Health BASKET Project: documenting the benefit basket and evaluating service costs in Europe
Recording professional activities to aid economic evaluations of health and social care services

2008
Guest editorial: National Schedule of Reference Costs data: community care services
The challenges of estimating the unit cost of group-based therapies
Costs and users of Individual Budgets
2009
Guest editorial: Economics and Cochrane and Campbell methods: the role of unit costs
Estimating unit costs for Direct Payments Support Organisations
The National Dementia Strategy: potential costs and impacts
SCIE’s work on economics and the importance of informal care

2010
The costs of short-break provision
The impact of the POPP programme on changes in individual service use
The Screen and Treat programme: a response to the London bombings
Expected lifetime costs of social care for people aged 65 and over in England

2011
The costs of extra care housing
Shared Lives – model for care and support
Calculating the cost and capacity implications for local authorities implementing the Laming (2009) recommendations

2012
Guest editorial: Appropriate perspectives for health care decisions
Using time diaries to contribute to economic evaluation of criminal justice interventions
Costing multi-site, group-based CBT workshops
A review of approaches to measure and monetarily value informal care

2013
Guest editorial: Widening the scope of unit costs to include environmental costs
Cognitive behaviour therapy: a comparison of costs
Residential child care: costs and other information requirements
The costs of telecare and telehealth

Tables

2006
Adolescent support worker
Educational social work team member
Behavioural support service team member
Learning support service team member

2007
All children’s service withdrawn, but reinstated in 2010

2008
Paramedic and emergency ambulance services

2009
Cost of maintaining a drugs misuser on a methadone treatment programme
Unpaid care

2010
Voluntary residential care for older people
Nursing-Led Inpatient Unit (NLIU) for intermediate care
Local authority sheltered housing for older people
Housing association sheltered housing for older people
Local authority very sheltered housing for older people
Housing association very sheltered housing for older people
Local authority residential care (staffed hostel) for people with mental health problems
Local authority residential care (group home) for people with mental health problems
Voluntary sector residential care (staffed hostel) for people with mental health problems
Private sector residential care (staffed hostel) for people with mental health problems
Acute NHS hospital services for people with mental health problems
NHS long-stay hospital services for people with mental health problems
Voluntary/non-profit organisations providing day care for people with mental health problems
Sheltered work schemes for people with mental health problems
Village communities for people with learning disabilities
The costs of community-based care of technology-dependent children

2011
Approved social worker

2012
High-dependency care home for younger adults with physical and sensory impairments
Residential home for younger adults with physical and sensory impairments
Special needs flats for younger adults with physical and sensory impairments
Rehabilitation day centre for younger adults with brain injury
Comparative costs of providing sexually abused children with individual and group psychotherapy

2013
Rapid Response Service