Unit Rates		Band 1	Band 2	Band 3
	Std	£859	£686	£599
2018/19	Smaller	£902	£729	£642
	Smallest	£945	£773	£686

Unit Rates		Band 1	Band 2	Band 3
	Std	£893	£711	£619
2019/20	Smaller	£937	£755	£663
	Smallest	£980	£799	£707

Unit Rates		Band 1	Band 2	Band 3	
	Std	£924	£733	£637	
2020/21	Smaller	£969	£778	£682	
	Smallest	£1,013	£823	£727	

	2018/19			F	2019/20			2020/21			
	Band 1	Band 2	Band 3	<u> </u>	Band 1	Band 2	Band 3	E	Band 1	Band 2	Band 3
	Cost per Resident per Week	Cost per Resident per Week	Cost per Resident per Week		Cost per Resident per Week	Cost per Resident per Week	Cost per Resident per Week		Cost per Resident per Week	Cost per Resident per Week	Cost per Resident per Week
Care Assistant Staff Cost per Resident (including activities)	£481.95	£310.59	£224.91	-	£508.09	£327.43	£237.11		£531.56	£342.56	£248.06
Catering, Cleaning and Laundry Staff Cost per Resident	£52.97	£52.97	£52.97		£55.42	£55.42	£55.42		£57.98	£57.98	£57.98
Management / Administration / Reception Staff Cost per Resident	£34.07	£34.07	£34.07		£35.71	£35.71	£35.71		£36.86	£36.86	£36.86
Agency Staff Addition - Care Assistants	£9.64	£6.21	£4.50		£10.16	£6.55	£4.74	<u> </u>	£10.63	£6.85	£4.96
Total Unit Staffing Cost	£578.64	£403.85	£316.46		£609.38	£425.11	£332.98		£637.04	£444.26	£347.87
Calculated Unit Running Expenses								F			
Food	£37.79	£37.79	£37.79	_	£38.55	£38.55	£38.55	_	£39.32	£39.32	£39.32
Utilities (gas, oil, electicity, water, telephone) Insurance	£36.81 £4.88	£36.81 £4.88	£36.81 £4.88	<u> </u>	£37.55 £4.98	£37.55 £4.98	£37.55 £4.98	-	£38.30 £5.08	£38.30 £5.08	£38.30 £5.08
Medical Supplies	£3.16	£3.16	£3.16	-	£3.22	£3.22	£3.22	-	£3.29	£3.29	£3.29
Trade & Clinical Waste	£3.04	£3.04	£3.04		£3.10	£3.10	£3.10	<u> </u>	£3.16	£3.16	£3.16
Registration Fees	£1.18	£1.18	£1.18		£1.20	£1.20	£1.20		£1.23	£1.23	£1.23
Domestic Cleaning	£3.42	£3.42	£3.42		£3.49	£3.49	£3.49	L	£3.56	£3.56	£3.56
Recruitment Costs Additional Training Costs	£6.72 £9.82	£6.72 £9.82	£6.72 £9.82		£6.85 £10.02	£6.85 £10.02	£6.85 £10.02	-	£6.99 £10.22	£6.99 £10.22	£6.99 £10.22
Training Backfill	£9.82 £1.14	£9.82 £0.77	£9.82 £0.77	-	£10.02 £1.16	£10.02 £0.79	£10.02 £0.79	⊢	£10.22	£10.22 £0.80	£10.22
Uniforms	£0.70	£2.24	£2.24	-	£0.71	£2.28	£2.28	-	£0.73	£2.33	£2.33
Bedding	£0.82	£3.08	£3.08		£0.84	£3.14	£3.14		£0.85	£3.20	£3.20
Garden Supplies	£0.49	£0.30	£0.30		£0.50	£0.31	£0.31		£0.51	£0.31	£0.31
Stationary	£1.28	£1.30	£1.30	_	£1.31	£1.33	£1.33	_	£1.33	£1.35	£1.35
Subscriptions TV License	£0.16 £0.15	£0.60 £0.43	£0.60 £0.43	<u> </u>	£0.16 £0.15	£0.61 £0.44	£0.61 £0.44	-	£0.17 £0.16	£0.62 £0.45	£0.62 £0.45
IT Supplies	£2.48	£0.60	£0.60		£2.53	£0.61	£0.61	-	£2.58	£0.62	£0.62
Motoring	£18.36	£18.36	£18.36		£18.73	£18.73	£18.73		£19.10	£19.10	£19.10
Maintenance (Including Contract Maintenance on Equipment)	£39.02	£39.02	£39.02		£39.80	£39.80	£39.80		£40.60	£40.60	£40.60
Total Unit Running Expenses (use for Space Premium @ 50%)	£171.42	£173.52	£173.52		£174.85	£176.99	£176.99		£178.35	£180.53	£180.53
Total Unit Cost of Capital	£108.68	£108.68	£108.68		£108.68	£108.68	£108.68		£108.68	£108.68	£108.68
Total Unit Cost of Providing Care Unit Cost - Standard Home (13+ Residents)	£858.75 £859.00	£686.06 £686.00	£598.66 £599.00		£892.91 £893.00	£710.79 £711.00	£618.66 £619.00		£924.07 £924.00	£733.47 £733.00	£637.09 £637.00
Space Premium (Between 7 & 12 Residents) add 25% of Hotel Costs) Unit Costs (Smaller Home)	£43.00 £902.00	£43.00 £729.00	£43.00 £642.00		£44.00 £937.00	£44.00 £755.00	£44.00 £663.00	E	£45.00 £969.00	£45.00 £778.00	£45.00 £682.00
Space Premium (Below7 Residents) add 50% of Hotel Costs) Unit Costs (Smallest Home)	£86.00 £945.00	£87.00 £773.00	£87.00 £686.00	l E	£87.00 £980.00	£88.00 £799.00	£88.00 £707.00		£89.00 £1,013.00	£90.00 £823.00	£90.00 £727.00
1:1 Staffing Premium (per hour)	£10.71				£11.29				£11.81		
Add Additional 1:1 Hours	105				35				35		
Total Unit Cost (Standard Home)	£1,983.56	£1,810.56			£1,288.18				£1,337.43		
Total Unit Cost (Smaller Home)	£2,026.56	£1,853.56			£1,332.18				£1,382.43		
Total Unit Cost (Smallest Home)	£2,069.56	£1,897.56			£1,375.18				£1,426.43		
Unit Cost of Capital as % of Running Expenses	14.49%	18.82%	22.18%		13.86%	18.05%	21.31%		13.33%	17.39%	20.57%
Unit Cost of Capital as Profit Proxy	12.65%	15.84%	18.14%		12.17%	15.29%	17.56%		11.76%	14.83%	17.06%
	£51.52	£41.16	£35.92		£53.57	£42.65	£37.12		£55.44	£44.01	£38.23
	£801.59				£837.81				£870.83		
	6%				6%				6%		

		2018/19				2019/20				2020/21	
	Band 1 Residential	Band 2 Residential	Band 3 Residential		Band 1 Residential	Band 2 Residential	Band 3 Residential		Band 1 Residential	Band 2 Residential	Band 3 Residential
Assumptions Day Time Ratio Night Time Ratio	1:3 1:5	1:5 1:7	1:7 1:9		1:1 1:3	1:5 1:7	1:7 1:9		1:1 1:3	1:5 1:7	1:7 1:9
Occupancy Rate Rate of Return	90% 6%	90% 6%	90% 6%		90% 6%	90% 6%	90% 6%		90% 6%	90% 6%	90% 6%
Care Staff											
Care Assistant Hours (per resident per week)	45	29	21		45	29	21		45	29	21
NVQ Not Specified Non NVQ2 and above as % of all care assistant hours	3% 10%	3% 10%	3% 10%		3% 10%	3% 10%	3% 10%		3% 10%	3% 10%	3% 10%
NVQ2 and above as % of all care assistant hours Senior Care Assistant & Team Leader as % of all care assistant hours	60% 22%	60% 22%	60% 22%		60% 22%	60% 22%	60% 22%		60% 22%	60% 22%	60% 22%
Nursing Staff Other Roles	4% 4%	4% 4%	4% 4%		4% 4%	4% 4%	4% 4%		4% 4%	4% 4%	4% 4%
Care assistants - NVQ2 Care assistants Non NVQ	£7.77 £7.77	£7.77 £7.77	£7.77 £7.77	4.62% 4.62%	£8.13 £8.13	£8.13 £8.13	£8.13 £8.13	4.42% 4.42%	£8.50 £8.50	£8.50 £8.50	£8.50 £8.50
Senior Care Assistants NVQ Not Specified	£9.03 £7.75	£9.03 £7.75	£9.03 £7.75	4.62% 4.62%	£9.45 £8.11	£9.45 £8.11	£9.45 £8.11	4.42% 4.42%	£9.88 £8.48	£9.88 £8.48	£9.88 £8.48
Nursing Staff Average Hourly Rates Care Staff	£13.76 £8.21	£13.76 £8.21	£13.76 £8.21	4.62%	£14.40 £8.59	£14.40 £8.59	£14.40 £8.59	4.42%	£15.06 £8.98	£15.06 £8.98	£15.06 £8.98
Working Time Regulations on-cost Employer's National Insurance on-cost	12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%
Employer's National manage of Foost Statutory Sick Pay on-cost Employer's pension contribution on-cost	3.0%	3.0%	3.0%		3.0%	3.0% 3.0%	3.0%		3.0%	3.0% 3.0%	3.0%
Total on-costs	30.5%	30.5%	30.5%		31.5%	31.5%	31.5%		31.5%	31.5%	31.5%
Care assistant staff cost per resident (including Nursing)	481.95	310.59	224.91		508.09	327.43	237.11		531.56	342.56	248.06
% of shifts assumed to be filled by agency staff (care assistants)	2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%
Agency staff addition - care assistants	9.64	6.21	4.50		10.16	6.55	4.74		10.63	6.85	4.96
Non Care Staff											
Catering Domestic hours per resident per week	1.6 2.8	1.6 2.8	1.6 2.8		1.6 2.8	1.6 2.8	1.6 2.8		1.6 2.8	1.6 2.8	1.6 2.8
Handyman Hours Chef/Cooks	0.7 £7.95	0.7 £7.95	0.7 £7.95	4.62%	0.7 £8.32	0.7 £8.32	0.7 £8.32	4.42%	0.7 £8.70	0.7 £8.70	0.7 £8.70
Domestic & Catering Staff Handyman	£7.95 £8.03	£7.95 £8.03	£7.95 £8.03	4.62% 4.62%	£8.32 £8.40	£8.32 £8.40	£8.32 £8.40	4.42% 4.42%	£8.70 £8.79	£8.70 £8.79	£8.70 £8.79
Working Time Regulations on-cost Employer's National Insurance on-cost	12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%
Statutory Sick Pay on-cost Employer's pension contribution on-cost	3.0% 2.0%	3.0%	3.0% 2.0%		3.0% 2.0%	3.0%	3.0% 2.0%		3.0% 2.0%	3.0%	3.0%
Total on-costs	30.5%	30.5%	30.5%		30.5%	30.5%	30.5%		30.5%	30.5%	30.5%
Catering, cleaning and laundry staff cost per resident	52.97	52.97	52.97		55.42	55.42	55.42		57.98	57.98	57.98
Management, & Adminstrative Staff											
Manager salary, before on-costs	£18.29	£18.29	£18.29	4.62%	£19.14	£19.14	£19.14	4.42%	£20.02	£20.02	£20.02
Other management, administration, reception salaries, before on-costs	£7.82	£7.82	£7.82		£8.23	£8.23	£8.23		£8.23	£8.23	£8.23
Working Time Regulations on-cost Employer's National Insurance on-cost	12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%		12.0% 12.0%	12.0% 12.0%	12.0% 12.0%
Employer's National manage of Foost Statutory Sick Pay on-cost Employer's pension contribution on-cost	3.0%	3.0%	3.0%		3.0%	3.0% 2.0%	3.0%		3.0%	3.0% 2.0%	3.0%
Total on-costs	30.5%	30.5%	30.5%		30.5%	30.5%	30.5%		30.5%	30.5%	30.5%
Management / administration / reception staff cost per resident	34.07	34.07	34.07		35.71	35.71	35.71		36.86	36.86	36.86
Non Staff Items Food	£37.79	£37.79	£37.79	2.00%	£38.55	£38.55	£38.55	2.00%	£39.32	£39.32	£39.32
Utilities (gas, oil, electicity, water, telephone) Insurance	£36.81 £4.88	£36.81 £4.88	£36.81 £4.88	2.00%	£37.55 £4.98	£37.55 £4.98	£37.55 £4.98	2.00%	£38.30 £5.08	£38.30 £5.08	£38.30 £5.08
Medical supplies Trade Clinical Waste	£3.16 £3.04	£3.16 £3.04	£3.16 £3.04	2.00%	£3.22 £3.10	£3.22 £3.10	£3.22 £3.10	2.00%	£3.29 £3.16	£3.29 £3.16	£3.29 £3.16
Registration fees Domestic Supplies & Cleaning	£1.18 £3.42	£1.18 £3.42	£1.18 £3.42	2.00%	£1.20 £3.49	£1.20 £3.49	£1.20 £3.49	2.00%	£1.23 £3.56	£1.23 £3.56	£1.23 £3.56
Recruitment Costs Additional training costs	£6.72 £9.82	£6.72 £9.82	£6.72 £9.82	2.00%	£6.85 £10.02	£6.85 £10.02	£6.85 £10.02	2.00%	£6.99 £10.22	£6.99 £10.22	£6.99 £10.22
Activities Training Backfill	£7.35 £1.14	£7.35 £0.77	£7.35 £0.77	2.00%	£7.50 £1.16	£7.50 £0.79	£7.50 £0.79	2.00%	£7.65 £1.19	£7.65 £0.80	£7.65 £0.80
Uniforms Bedding	£0.70 £0.82	£2.24 £3.08	£2.24 £3.08	2.00%	£0.71 £0.84	£2.28 £3.14	£2.28 £3.14	2.00%	£0.73 £0.85	£2.33 £3.20	£2.33 £3.20
Garden Supplies Stationary	£0.49 £1.28	£0.30 £1.30	£0.30 £1.30	2.00%	£0.50 £1.31	£0.31 £1.33	£0.31 £1.33	2.00%	£0.51 £1.33	£0.31 £1.35	£0.31 £1.35
Subscriptions TV License	£0.16 £0.15	£0.60 £0.43	£0.60 £0.43	2.00%	£0.16 £0.15	£0.61 £0.44	£0.61 £0.44	2.00%	£0.17 £0.16	£0.62 £0.45	£0.62 £0.45
IT Supplies Transport	£2.48 £18.36	£0.60 £18.36	£0.60 £18.36	2.00%	£2.53 £18.73	£0.61 £18.73	£0.61 £18.73	2.00%	£2.58 £19.10	£0.62 £19.10	£0.62 £19.10
Sub total	£139.75	£141.85	£141.85		£142.55	£144.69	£144.69		£145.40	£147.58	£147.58
Maintenance Expenditure											
Unit weekly cost Revenue	£14.33	£14.33	£14.33	2.00%	£14.62	£14.62	£14.62	2.00%	£14.91	£14.91	£14.91
Unit weekly cost Capital Contract maintenance of equipment	£21.21 £3.48	£21.21 £3.48	£21.21 £3.48	2.00%	£21.63 £3.55	£21.63 £3.55	£21.63 £3.55	2.00%	£22.07 £3.62	£22.07 £3.62	£22.07 £3.62
Sub Total	£39.02	£39.02	£39.02		£39.80	£39.80	£39.80		£40.60	£40.60	£40.60
Total Non Staff Items	£178.77	£180.87	£180.87		£182.35	£184.49	£184.49		£186.00	£188.18	£188.18
Value of Land & Buildings	C0E 000 00	005 000 00	005 000 00		C0E 000 00	C05 000 00	005 000 00		C0E 000 00	COE COO OC	005 000 00
Valuation per Room The value of Land & Building are taken from a survey conducted by LCC of the	£85,000.00	£85,000.00	£85,000.00		£85,000.00	£85,000.00	£85,000.00		£85,000.00	£85,000.00	£85,000.00
average valuation of freehold properties in Lincolnshire as advertised in three web based Property Agents as at 14th February 2012											
Unit cost of Land & Building (Rate of Return	£108.68	£108.68	£108.68		£108.68	£108.68	£108.68		£108.68	£108.68	£108.68

CPI Inflationary Measure (OBR Estimates	
2019	2.0%
2020	2.0%

NLW/NMW Wage Increase Estimate	
19/20	4.62%
20/21	4.42%

	Band 1	Band 2	Band 3
Staffing Ratio	Very intensive , high levels of care, very complex needs by exception	Medium for substantial needs	Moderate for appreciable needs:
	Total Number	r of Hours	
1:7			21
1:5		29	
1:3	45		

Activities					
SU's	Cost per SU	Total Cost			
4	£43.19	£172.76			
2	£28.50	£57.00			
1	£13.85	£13.85			
9	£9.67	£87.03			
8	£7.53	£60.24			
12	£4.81	£57.72			
4	£3.46	£13.84			
27	£3.45	£93.15			
14	£2.86	£40.04			
	Total				
81	£117.32	£595.63			
Average		£7.35			
<u> </u>					

Transport					
SU's	Cost per SU	Total Cost			
4	£146.62	£586.48			
9	£28.56	£257.04			
12	£14.88	£178.56			
27	£4.45	£120.15			
2	£51.50	£103.00			
8	£12.09	£96.72			
11	£4.72	£51.92			
1	£21.44	£21.44			
4	£4.12	£16.48			
	Total				
78	£288.38	£1,431.79			
Average		£18.36			

Repairs & Maintenance					
Rooms	Cost per room	Total Cost			
28	£42.97	£1,203.16			
28	£22.82	£638.96			
20	£16.76	£335.20			
75	£3.59	£269.25			
13	£9.88	£128.44			
12	£9.75	£117.00			
9	£7.71	£69.39			
9	£6.44	£57.96			
6	£7.71	£46.26			
Total					
la contraction of the contractio					

Registrations						
SU's	Cost per SU	Total Cost				
68	£0.32	£21.76				
9	£1.67	£15.03				
17	£2.35	£39.95				
12	£1.92	£23.04				
11	£1.36	£14.96				
24	£3.33	£79.92				
70	£0.29	£20.30				
7	£0.29	£2.03				
8	£3.00	£24.00				
13	£2.46	£31.98				
6	£2.67	£16.02				
	Total					
245	£19.66	£288.99				
	Average	£1.18				
_						

Trade & Clinical Waste			
SU's	Cost per SU	Total Cost	
9	£3.00	£27.00	
17	£5.47	£92.99	
12	£2.25	£27.00	
24	£3.71	£89.04	
13	£7.62	£99.06	
70	£0.03	£2.10	
13	£8.38	£108.94	
6	£8.67	£52.02	
Total			
164	£39.13	£498.15	
	Average	£3.04	

Medical Supplies			
SU's	Cost per SU	Total Cost	
13	£8.34	£108.42	
24	£7.59	£182.16	
8	£6.66	£53.28	
6	£5.92	£35.52	
70	£0.04	£2.80	
Total			
121	£28.55	£0.00	
Average		£0.00	

200	£127.63	£2,865.62
Average		£14.33

Food			
SU's	Cost per SU	Total Cost	
27	£24.10	£650.70	
8	£67.28	£538.24	
4	£104.00	£416.00	
9	£41.89	£377.01	
11	£22.97	£252.67	
12	£20.60	£247.20	
2	£96.75	£193.50	
14	44.94	£629.16	
6	34.98	£209.88	
Total			
93	£457.51	£3,514.36	
Average		£37.79	
·		·	

Utilities			
SU's	Cost per SU	Total Cost	
4	£83.62	£334.48	
8	£70.48	£563.84	
2	£62.50	£125.00	
9	£40.00	£360.00	
11	£35.41	£389.51	
1	£34.85	£34.85	
27	£29.75	£803.25	
12	£19.23	£230.76	
4	£7.43	£29.72	
Total			
78	£383.27	£2,871.41	
Average		£36.81	

Insurance			
SU's	Cost per SU	Total Cost	
13	£15.63	£203.19	
6	£13.99	£83.94	
17	£11.00	£187.00	
9	£4.44	£39.96	
12	£3.33	£39.96	
7	£1.70	£11.90	
7	£1.70	£11.90	
68	£1.29	£87.72	
11	£6.05	£66.55	
Total			
150	£59.13	£732.12	
Average		£4.88	

Domestic Supplies & Cleaning		
SU's	Cost per SU	Total Cost
68	£0.65	£44.20
9	£3.00	£27.00
17	£4.88	£82.96
12	£2.17	£26.04
24	£7.69	£184.56
13	£10.77	£140.01
7	£1.11	£7.77
Total		
150	£30.27	£512.54
Average		£3.42

Recruitment			
SU's	Cost per SU	Total Cost	
13	£43.54	£566.02	
6	£43.50	£261.00	
11	£4.55	£50.05	
13	£3.23	£41.99	
7	£1.86	£13.02	
7	£1.71	£11.97	
24	£1.46	£35.04	
68	£0.32	£21.76	
Total			
149	£100.17	£1,000.85	
	Average	£6.72	

Training		
SU's	Cost per SU	Total Cost
6	£52.83	£316.98
13	£52.77	£686.01
11	£6.36	£69.96
7	£2.43	£17.01
7	£2.14	£14.98
70	£0.21	£14.70
Total		
114	£116.74	£1,119.64
	Average	£9.82