



National Health Service in Scotland
Management Executive

St. Andrew's House
Edinburgh EH1 3DG

Dear Colleague

NHS HOUSES AND GARAGES: REVIEW OF RENTS

Summary

1. This letter advises on alterations to the rentals of NHS houses and garages for 1995-96.

Action

2. Those responsible for the management of NHS houses should be made aware of the alterations to rental levels and make arrangements for implementation.

Background

3. Paragraph 7 of NHS Circular No 1975(GEN)69 issued on 3 October 1975 indicated that the rents of health service houses and garages would be reviewed annually, having regard to the levels of rents for local authority houses and garages. This was last confirmed in NHS MEL(1994)24 issued on 18 March 1994.

4. The latest available information shows that at 30 September 1994 the average rent of a local authority house was 5.3% more than at the same date in 1993. Managers, therefore, should review the rents of all staff houses and garages for which they are responsible (including those let to retired staff) so that the basic rent for 1995-96 is increased by 5.3% ie to 204% of the 1985 gross annual value. The revised rents should be brought into effect from the first complete rental period after 1 April 1995.

5. Trusts own their assets and are responsible for their management including that of houses and garages. Trusts will be guided in their decisions on asset management by 2 general principles - the need to make best use of public assets and to act in the best interest of patient care. As far as houses and garages are concerned the first consideration is expected to be predominant. Trusts while not bound to follow the detailed

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Addressees

For action:
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instructions in this circular may therefore wish to be guided by the increases charged by local authorities as a means of moving towards economic rents.

Further Information

6. Existing guidance on the ownership and management of residential accommodation is currently being prepared for discussion at the next meeting of the Joint Working Group on Operations on 13 April. If adopted the new guidelines would leave Trusts free to establish rental levels on the basis of local circumstances, relevant Whitley requirements and the National Terms and Conditions of Service for Junior Doctors.

Yours sincerely



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Director of Trusts