

Our ref:
Please contact:
Email:
Personal assistant:
Direct tel:

Level 3, Christ Church Precinct
Count Hall
Fishergate Hill
Preston
PR1 8XB

Tel: 0300 373 3550
www.lancashireandsouthcumbria.icb.nhs.uk

16 July 2024

Re: Your request for information under the Freedom of Information Act 2000
Ref no: FOI-4103-LSC

Thank you for your request dated 18 June 2024.

We can confirm that the ICB does hold part of the information you requested.

Please find our response to your questions below:

I refer you to this article from HSJ regarding the cost of vacant property.

<https://www.hsj.co.uk/finance-and-efficiency/three-icss-spent-21m-on-vacant-property-last-year/7037306.article>

Please supply relevant information to answer the following in accordance with Freedom of Information rules:

1. How much vacant property is held by L&SC ICS or by NHSPS on your behalf?

Integrated Care Systems (ICS) have been set up to improve health and care services across a geographic area with a focus on prevention, better outcomes and reducing health inequalities. ICS's are not a legal entity. For Lancashire and South Cumbria, there are 5 provider trusts and 1 Integrated Care Board (ICB).

The 5 provider trusts would need to be contacted individually and may have the information for properties within their ownership and control, as per below:

<https://www.lancsteachinghospitals.nhs.uk/freedom-of-information>

<https://elht.nhs.uk/about-us/freedom-of-information>

<https://www.uhmb.nhs.uk/our-trust/freedom-information>

<https://www.blackpoolteachinghospitals.nhs.uk/services/information-governance/freedom-information-foi>

<https://sthk.merseywestlancs.nhs.uk/freedom-of-information-guidance>

For the ICB there is one property which is temporarily vacant whilst it is being repurposed for

nearby primary care services.

2. Please list all the vacant property for which the ICS is incurring a cost? Please break down the cost as to rents, mortgages, PFI costs, vat, service charges, business rates and any other costs

This information is not held by the ICB and requests need to go to relevant NHS organisations within the ICS as listed within question 1.

For the one property which falls under NHSPS this is £22k a year, until is reoccupied.

3. Please break down the vacant property into "property subject to PFI contracts/rules" and its location & cost and "property which is not subject to PFI contracts/rules and its location & cost.

This information is not held by the ICB and requests need to go to relevant NHS organisations within the ICS as listed within question 1.

The NHSPS vacant property is not subject to PFI contracts.

4. What PFI rules/contract terms limit the use of the vacant property? Please set out the wording of those rules/contract terms and how they affect each property on the list.

The ICB does not directly contract for any PFI accommodation and requests need to go to relevant NHS organisations within the ICS as listed within question 1.

5. Is the costs of vacant property accounted for in the budget each year? Which budget does it come from? How much is set aside each year to cover vacant property costs? With increasing property values and rental incomes, please confirm the costs of vacant properties in each of the last 5 years and estimates of the costs for the next 5 years?

Yes, the vacant property is accounted for in the budget. This is accounted for in the programme estates budget. The amount which is set aside equates to the cost of the vacant property.

Not all property values in Lancashire and South Cumbria are increasing and some still have negative equity, different parts of the country have very different property economies.

Rental incomes are set by the District Valuer appropriate to the relevant area.

The ICB was established in July 2022 and does not have 5 years of costs. There are no specific estimates for the next 5 years other than general inflation pressures.

Right of Appeal

Should you require any further information or clarification regarding this response please do not hesitate to contact us. If you are dissatisfied with the response, you are entitled to request an internal review which should be formally requested in writing and must be within two calendar months from the date this response was issued.

To request an internal review

You can request this by contacting the FOI team by email at MLCSU.FOITeam@nhs.net or by post to Leyland House, Lancashire Business Park, Leyland, PR26 6TR, specifying why you require a review.

If you are not content with the outcome of your internal review, you may apply directly to the Information Commissioner's Office (ICO) for a decision. Generally, the ICO cannot make a decision unless you have exhausted the CCGs FOI complaints procedure. The ICO can be contacted at:

Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF
www.ico.gov.uk

Yours sincerely

Sam Proffitt – Chief Finance Officer

**On behalf of Kevin Lavery
ICB Chief Executive**