

Abbeyfield

Where older people find care in housing

The Abbeyfield Perth Society was formed in 1961. It is one of many Abbeyfield Societies throughout the United Kingdom and Overseas, providing care and companionship for elderly people in houses which create an atmosphere as near as possible to their own homes. Abbeyfield houses are supported by an active group of staff and volunteers who play an important part in the successful running of the household. The Abbeyfield Perth Society, as a registered Scottish charity and non-profit making organisation, is able to keep residents' charges at a reasonable level.

Viewlands House is registered as a Care Home by the Care Inspectorate. Its primary aim is to provide Residential Care to residents in its 32 rooms. However, it is staffed and registered also to provide Nursing Care to residents when this becomes necessary. Also situated in its grounds are 6 rented bungalows, known as Viewlands Court.



VIEWLANDS HOUSE

Viewlands House is set in landscaped grounds on the west side of the City of Perth and was once a family home itself. The older part of the house is a 'B' listed building and the Society has been careful to retain as much of the original building as possible in order to provide a welcoming and homely atmosphere.

Two lounges and a conservatory offer residents an ideal opportunity to get together throughout the day, and also to meet their friends and family. Various events designed to entertain and stimulate the interests of the residents also take place in the lounges. A hairdressing salon is available for use by the residents. The level of care provided at Viewlands House is ideally suited to those who can no longer continue to live at home or in sheltered housing because they require extra personal care and attention due to increased frailty. Staff are available 24 hours a day and an alarm call system is fitted throughout the house which gives residents peace of mind. The senior members of our care team are qualified nurses and are registered with the *Nursing & Midwifery Council (NMC)* or are carers at SVQ4 and registered with the SSSC. If nursing care is required this can be given by our own suitably qualified staff.

Viewlands House has thirty-two rooms, all of which are above the minimum standard and have en-suite shower facilities, together with a fitted carpet, curtains and wardrobe. There are 5 premium rooms in Viewlands House which are for the sole use of private residents, these rooms are much larger and finished to a high specification and are therefore subject to higher fee charges.

Residents are encouraged to bring in other items of furniture, which must comply with current *Fire Regulations*, to ensure that each room reflects the taste and wishes of the resident. If however residents do not wish to bring in their own items, the Society will fully furnish the room. Television and telephone points are provided in each room for use with the resident's own equipment. The house is fully centrally heated and has a passenger lift to the upper floors. Family and friends may join a resident for lunch and/or the evening meal in either the conservatory or the upper lounge for a modest charge. Please book this in advance. Breakfast is served in the resident's room. Other meals are normally taken in the dining room but are provided in the resident's room when this is necessary.

FEE RATES

Fees are set by Abbeyfield Perth Society for each year, commencing the 1st of April. The current fees are displayed in the attached sheet.

ELIGIBILITY

The main criteria for entry to Viewlands House are signs that independent living is becoming difficult.

Although we keep the cost of Residential Care as low as possible, it is expensive. In Scotland, the cost of personal care will be borne by the authorities if a Social Worker certifies that it is necessary. We strongly suggest that potential residents make themselves known to the Social Work Department at Perth & Kinross Council's main office, Pullar House, Perth, PH1 5GD as early as possible.

APPLICATION PROCEDURE

Potential residents will be asked to complete an application form, and will be visited by a senior member of staff. Visits to Viewlands House by potential residents and their families are welcomed – please just call the Manager or Administrator. At a later stage a confidential medical report will be required from the applicant's Doctor, and we normally invite the potential resident to live in the house for a trial period of up to 4 weeks. This allows the potential resident to experience the accommodation and lifestyle available in the Abbeyfield environment, and allows us to fully assess their needs and compatibility.

ASSESSMENT OF NEED

There is often great difficulty determining the priority for a place between different applicants. An assessment of need has to take place in order to ensure the fairest decision is made. This will take account of such factors as minor physical disability, the inability to cope with all one's own household chores and housing conditions which are unsuitable. Compatibility with other residents is also considered. While the length of time someone has been on the waiting list is taken into consideration, it should be remembered that this alone will not determine which applicant is given the highest priority.

Each resident has a care plan, which is reviewed regularly, and changed if necessary to ensure his or her needs continue to be fully met. The resident's Social Worker remains in contact, and should nursing care become appropriate, it is Perth & Kinross Council who will authorise it.

To obtain the Personal Care Allowance available under Scottish regulations you must contact a Social Worker at Perth and Kinross Council, Pullar House, Perth **before** admission to Viewlands House in order that a needs assessment can be arranged.

Unless this assessment is carried out and the Social Worker agrees your need for admission, the Personal Care Allowance will not be paid to you. If you were not approved for admission by the local authority, you would however continue to be eligible to apply for the Attendance Allowance. If at any time you require nurse led care whilst in Viewlands House a further assessment by a Social Worker would be required to enable you to receive the Nursing Care Allowance.

Please note-The self-funding weekly fee for both residential and nursing residents is currently higher than the local council's support fee (as per the National Care Home Contract). The Society's trustees feel it is reasonable that both the prospective Viewlands House self-funding residents and their relatives need to be made fully aware and therefore provide evidential proof that the resident should have sufficient finances to fund their stay at Viewlands House for at least 3 years.

In the case of a potential resident whose fees are paid in whole or in part by a third party or where the resident's financial affairs are managed by a Power of Attorney/Legal guardian and the resident has been granted residency in Viewlands House with no local authority or Free Personal Care Payments, they will agree in writing to act as guarantor for the fees or any arrears which may fall due.



LIVING IN VIEWLANDS HOUSE - Questions and Answers

Q. How much independence will I have?

A. The Abbeyfield Perth Society is dedicated to promoting the independence of our residents. Often there is a fear that in moving into a new environment, there is a loss of independence.

It should be acknowledged that whilst living in an Abbeyfield House will be different to living in your home, we will encourage you to continue with your independence and to exercise choice over personal matters such as when you have breakfast, what you would like for your meals, when you go out and when you go to bed.

There may be some aspects of your present life style that you will have to give up, but we are sure that these will be more than compensated for by our care, support, friendship and companionship.

Q. When can I have visitors?

A. When your friends and family come to visit, you are welcoming them to your home. There are no restrictions as to times and you may invite your friends to join you in your room, in the lounge or to walk through the gardens. Our staff are keen to get to know your family and friends, and we also look forward to meeting them.

Q. Will I be able to manage my own affairs?

A. Yes. We encourage our residents to manage their own personal affairs in the manner they are accustomed to. If there is a need for assistance with pensions and so on, we would encourage the involvement of your family and friends, and perhaps professional advisers.

Q. I have special dietary needs; can these be catered for?

A. Once we are aware of your special requirements, we will ensure that these are catered for at all mealtimes.



Q. Is there a church service available in the house?

A. There are regular services in the lounge at Viewlands House. However where possible, we encourage residents also to maintain contact with their own church community.

Q. Are there other facilities available?

A. There are a number of additional services from which residents may benefit. These include hair-dressing, dental care and chiropody, the cost of which is paid for directly by the resident.

Q. Are there any social activities I can join in?

A. There are regular meetings between staff and residents to plan events and activities that the residents wish to participate in. Staff and volunteer helpers are keen to assist in the implementation of these events and activities.

Q. Can I smoke in my room?

A. For safety reasons and to comply with regulations, smoking is not allowed anywhere in the House.

Q. How are fees calculated?

A. Charges are calculated to ensure that the house is self-financing. The Abbeyfield Perth Society, as a non-profit making body, applies all fee income entirely for the benefit of the residents. Fees of residents are paid monthly in advance by Bankers Standing Order/Direct Debit and the rate charged is reviewed annually.

The Society is run by an Executive Committee whose time is given on a voluntary basis, and it is the Committee that ensures adequate provision is made for the repair, maintenance and future development of Viewlands House.

Q. Are all fees inclusive?

A. The fees include the provision of residential or nursing care as outlined in your residency agreement. Additional services which relate specifically to your own room, such as television, or telephone installation and charges, are not included in the fees. Hair-dressing costs are met directly by residents.

Q. Will I need to change doctor? What happens if I need to go into hospital?

A. There is no need to change doctor if the practice is in or near Perth. Whilst a minor illness can be taken care of in the house, more serious illness may require hospitalisation. In this situation, the room, may, if required, be kept for the resident until their return. The fee payable in such circumstances will be slightly reduced during the period of the resident's absence.

Q. Is the house registered with the local Social Work Services?

A. Viewlands House sets itself high standards and in addition the resident's Social Worker remains in contact. Viewlands House is also registered and regulated by the Scottish Care Inspectorate. Inspectors from the Care Inspectorate carry out regular visits. Their reports are available to the general public (they can be seen easily via the Care Inspectorate web-site) and can be obtained from the Manager of Viewlands House. The reports are also displayed on the notice-board in the House.

Q. What happens if I need Nursing Care on a permanent basis?

A. Viewlands House is equipped and staffed to provide nurse-directed care as required. Decisions on the timing and need for nursing care are the responsibility of the resident's Care Manager. The charge for Nursing Care is greater than for Residential Care.

Q. What happens if I develop dementia?

A. A separate arrangement will be made with the resident and their family/Care Manager where a resident has dementia and it is felt that Viewlands House is no longer able to meet the needs of the resident. In this case the family will be helped to make a decision as to the best possible course of action. This may include a transfer to a more suitable environment.

Q. What personal records are kept?

A. All residents records are kept securely in individual files. These can only be accessed by authorised staff and other named professionals. Each resident has a personal assessment and care plans which are reviewed at regular intervals. These records are also available to you and your nominated representative. The record keeping system complies with the Data Protection Act 1998.

Q. How do I find out more?

A. We realise that there are many other questions that you will want to have answered before reaching a decision. We would be delighted to meet with you to discuss these and also to offer you an opportunity to visit our house. Such a visit will enable you to see the accommodation available and to meet some of our staff and residents.



THE ABBEYFIELD PERTH SOCIETY LTD
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National fees: (Route 3) Charges from 10th April 2023

These are rates agreed with the local authority under the National Care Home Contract and are for residents who are referred after assessment. The current gross fee is £765.12 per week for Residential care and £891.50 per week for Nursing care; these rates are reviewed on an annual basis.

Self-funding residents' fees; (Route 2) from 1st April 2023

Long-term Residential Care Residents	from £896.00 per week
Long-term Nursing Care Residents	from £1107.00 per week

These are rates which may be part-funded by free personal care or personal & nursing care allowances awarded by the local authority after assessment. The current allowances are £233.10 per week for personal care and £338.00 per week for personal & nursing care, if awarded. The remainder of the fee is met by the resident, their family or someone who has power of attorney over the resident's finances. These rates are reviewed on an annual basis.

The home accepts self-funding residents under the National Care Home Contract who are not initially eligible for local authority funding, but who may become eligible in due course.

At Viewlands House you will have:

- **More than the minimum requirement of staff on duty**
- **Suitably qualified staff 24 hours per day**
- **A homely atmosphere in quality surroundings**
- **Landscaped gardens accessible to all**
- **Activities and outings (some may incur a small charge)**

For further information please contact;

***The Manager, The Abbeyfield Perth Society Ltd.,
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