

Date 1 May 2018

EDIR:17849

[REDACTED]  
Dear [REDACTED],

Subject: Care homes for older people

Further to my email of 4 April 2018, I have considered your request for a review in which you explained that you were dissatisfied that the Council had failed to provide you with a response within the required statutory timeframe. Having carried out a review in accordance with the provisions of the Freedom of Information (Scotland) Act 2002 ("FOISA"), I can confirm that your appeal was successful.

I wish to apologise that you did not receive your response within the required 20 working days. The information requested is enclosed below.

Q1. The total number of care homes in Scotland currently owned by the Council at today's date (15 February).

A1. The total number of care homes currently owned by the Council is nine.

Q2. Please provide a note of the following details in relation to each care home in Scotland currently owned by the Council:

- a. name of each care home (if applicable);
- b. full postal address of each care home;
- c. confirmation as to whether the Council operates each care home or whether any care homes are operated by a third party for and on behalf of the Council, and if the latter, the full name and postal address of any such third party(ies); and
- d. the total period of ownership by the Council of each care home, such period of time to be specified in years and months.

A2. Please find attached the information in Item 1.

Q3. The total costs incurred by, and for and on behalf of, the Council (such costs to be calculated from the beginning of ownership by the Council of each care home to today's date (15 February)), associated with the following (such total costs to be broken-down and provided to us on a per care home basis):

- a. purchasing each of the care homes identified in numbers 1 and 2 above;
- b. constructing and/or building (if applicable) each of the care homes identified in numbers 1 and 2 above;
- c. redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 1 and 2 above; and
- d. purchasing land or assumed value of land owned by the Council and on which each care home identified in numbers 1 and 2 above is situated.

[REDACTED], Review Officer, Strategy & Insight Division  
Level 2.1 Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

Tel [REDACTED] E-mail [review@edinburgh.gov.uk](mailto:review@edinburgh.gov.uk)

A3. Please find attached that sets out Care Homes spend covering land purchase, including construction and redevelopment costs in Item 2.

Q4. The total amount(s) borrowed by the Council under any loan(s) and / or other financial borrowing(s) in connection with any costs specified in number 3 above (such total amount(s) to be broken-down and provided to us on a per care home basis), including details of the any outstanding amount(s) borrowed (such total amount(s) to be broken-down and provided to us on a per care home basis).

A4. The Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The required borrowing is carried out in line with the Council's approved Treasury Management Strategy and is provided on an overall programme basis rather than for individual capital projects.

Q5. The total number of care homes in Scotland currently owned by the Council in relation to which the Council intends to, and / or has plans to, dispose ownership in the upcoming financial year (from 1 April 2018). For each of the aforesaid care homes please provide a note of the following details:

- a. name of each care home (if applicable);
- b. full postal address of each care home; and
- c. the full name and address of the person and / or entity intending to purchase or otherwise gain ownership and / or title of each care home.

A5. The answer to this question is zero.

Q6. The total number of care homes in Scotland currently held under lease and / or other tenancy right by the Council at today's date (15 February).

A6. The Council leases two care homes (Four Seasons Castle Green and Four Seasons North Merchiston). We also lease the building at Gylemuir from BUPA, but it is operated by the Council and NHS.

Q7. Please provide a note of the following details in relation to each care home in Scotland currently held under lease and / or other tenancy right by the Council:

- a. name of each care home (if applicable);
- b. full postal address of each care home;
- c. confirmation as to whether the Council operates each care home or whether any care homes are operated by a third party for and on behalf of the Council, and if the latter, the full name and postal address of any such third party(ies); and
- d. the landlord of each care home, and where the Council is a sub-tenant, any head tenant(s) of each care home.

A7. The Council leases the following care homes:

- Porthaven Care Home, 14 Wellington Place – landlord Port of Leith Housing Association
- Gylemuir Care Home, 23/27 Gylemuir Road – landlord BUPA Care Homes (Developments) Limited

Q8. The total costs incurred by, and for and on behalf of, the Council (such costs to be calculated from the beginning of the lease and / or other tenancy by the Council of each care home to today's date (15 February)), associated with the following (such total costs to be broken-down and provided to us on a per care home basis):

- a. constructing and / or building (if applicable) each of the care homes identified in numbers 6 and 7 above;
- b. redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 6 and 7 above.
- c. purchasing land or assumed value of land owned by the Council (if applicable) and on which each care home identified in numbers 6 and 7 above is situated.

A8. Please find attached the Care home spend for the construction, redevelopment or purchase concerning leased properties noted in question 6/7 in Item 2.

Q9. The total amount(s) borrowed by the Council under any loan(s) and I or other financial borrowing(s) in connection with any costs specified in number 8 above (such total amount(s) to be broken-down and provided to us on a per care home basis), including details of the any outstanding amount(s) borrowed (such total amount(s) to be broken-down and provided on a per care home basis).

A9. The Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided for on an overall programme basis rather than for individual capital projects.

Q10. The total number of care homes in Scotland currently held under lease and I or other tenancy right by the Council which the Council intends to, and I or has plans to, cease (whether by natural expiry or early termination) the lease and I or other tenancy right, in the upcoming financial year (from 1 April 2018). For each of the aforesaid care homes please provide a note of the following details:

- a. name of each care home (if applicable); and
- b. full postal address of each care home.

A10. The Council ceased operating a care home from Porthaven during 2016/17. The full postal address of this care home was 14 Wellington Place, Edinburgh, EH6 7EQ.

Q11. The total number of care homes in Scotland currently operated by the Council at today's Date (15 February).

A11. The number of care homes currently operated by the Council is ten.

Q12. Please provide a note of the following details in relation to each care home in Scotland currently operated by the Council:

- a. name of each care home (if applicable);
- b. full postal address of each care home; and
- c. the total period of operation by the Council for each care home, such period of time to be specified in years and months.

A12 Please find attached in Item 1.

Q13. The total costs incurred by, and, for and on behalf of, the Council (such costs to be calculated from the beginning of operation by the Council of each care home to today's date (15 February)), associated with the following (such total costs to be broken-down and provided to us on a per care home basis):

- a. constructing and / or building (if applicable) each of the care homes identified in numbers 11 and 12 above;
- b. redeveloping or otherwise renovating (this include any small-scale redevelopment or renovation projects) each of the care homes identified in numbers 11 and 12 above; and
- c. purchasing land or assumed value of land owned by the Council (if applicable) and on which each care home identified in numbers 11 and 12 above is situated.

A13. Please find attached Care home spend for purchasing, constructing, redevelopment and land purchase in Item 2.

Q14. The total amount(s) borrowed by the Council under any loan(s) and I or other financial borrowing(s) in connection with any costs specified in number 13 above (such total amount to be broken-down and provided to us on a per care home basis), including details of the any outstanding amount(s) borrowed (such total amount to be broken-down and provided to us on a per care home basis).

A14 The Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided on an overall programme basis rather than for individual capital projects.

Q15. The total number of care homes in Scotland currently operated by the Council at today's date (15 February) which the Council intends to, and / or has plans to, transfer or cease operation in the upcoming financial year (from 1 April 2018). For each of the aforesaid care homes please provide a note of the following details:

- a. name of each care home (if applicable);
- b. full postal address of each care home; and
- c. where applicable, the full name and address of the person and / or entity intending to assume operation each care home.

A15. The Council intends to cease operating a care home from Oaklands during 2018/19 and re-provide the service elsewhere. The full postal address is 35B Canaan Lane, Edinburgh EH10 4SG.

Q16. The total weekly costs and expenses per resident for each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (such total costs to be broken-down and provided to us on a per care home basis), as incurred by and for and on behalf of the Council, associated with maintaining and operating each care home identified in numbers 1, 2, 6, 7, 11, and 12 above, including but not limited to:

- a. any central administration costs; and
- b. any building, property and land maintenance costs.

A16. Please find attached in Item 1 (the tab labelled for question 16).

Q17. The average yearly salary (prior to deduction of any tax contributions, national insurance contributions, student loan repayment, or any other payroll deductions) and average yearly pension contribution, average yearly sick pay, and average yearly annual leave entitlement for:

- a. each manager at each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (if there is more than one manager please provides these details);
- b. each assistant manager at each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (if there is more than one assistant manager please provides these details); and
- c. each deputy manager at each care home identified in numbers 1, 2, 6, 7, 11, and 12 above (if there is more than one deputy manager please provides these details), If the care homes differentiate at a managerial level between clinical and non-clinical then please provide such details.

A17. Please find attached in Item 1 (the tab labelled for question 17) the details of the salary and on-costs for a managers and a Depute/assistant managers posts including grading salary scale points and an example of full cost a the max scale point. We have also included information on holiday entitlement.

We do not hold the information on 'average sick pay'. Unfortunately we should have sought clarification regarding the period that you would be seeking the average sick pay to be calculated for. We would then be in a position where we could determine if the information you are seeking could be extracted from the relevant systems.

We have identified the councils current contribution to superannuation, however this will have changed over the period requested and information on these changes would have to be sought from the Lothian Pension Scheme. Please contact them by clicking on the following link for this information:

[http://www.lpf.org.uk/info/17/contact\\_us](http://www.lpf.org.uk/info/17/contact_us)

As we are unable to provide you with this information requested, because it is not held by the Council, this letter constitutes a notice under section 17 of the Freedom of Information (Scotland) Act 2002.

Q18. Please provide details of any care homes in Scotland that the Council currently has plans to buy and/or develop/build in the future, including:

- a. the location of each of the aforesaid care home; and
- b. the total expected and budgeted costs for the Council of each of the aforesaid care homes (such total costs to be broken-down and provided to us on a per care home basis).

A18. There is no intention at this point to buy, develop or build in the future.

If you are unhappy with this review outcome or the way we handled your request and review, you have a right of appeal to the Scottish Information Commissioner. You must submit your complaint to the Commissioner within 6 months of receiving this review response. The Commissioner can be contacted at:

The Office of the Scottish Information Commissioner  
Kinburn Castle  
Doubledykes Road  
St Andrews  
Fife  
KY16 9DS

Telephone: 01334 464610

Fax: 01334 464611

Website [www.itspublicknowledge.info/Appeal](http://www.itspublicknowledge.info/Appeal)

E-mail: [enquiries@itspublicknowledge.info](mailto:enquiries@itspublicknowledge.info)

Please note that, once the Commissioner provides you with a decision on any application made to him, you have the right to lodge an appeal against the decision on a point of law to the Court of Session.

Yours sincerely,

  
Review Officer