

# Finance and Resources Committee

10.00 am, Thursday, 1 December 2016

## Lease Extension - Care Home at 23-27 Gylemuir Road, Edinburgh

Item number	8.4
Report number	
Executive/routine	Routine
Wards	3 – Drumbrae/Gyle

### Executive Summary

---

The Finance and Resources Committee, at its meeting on 27 November 2014, granted authority to enter into a lease at 23-27 Gylemuir Road for 18 months for the provision of an interim care facility for older people.

It is now proposed to extend the lease by two years for continued provision of the service.

The proposed lease extension would continue on the same main terms and conditions as the existing lease, at a current rent £314,000 per annum, subject to rental increases of £40,000 per annum plus a RPI increase with effect from 30 June 2016 (to be applied retrospectively), and an additional £40,000 per annum plus RPI increase with effect from 30 June 2017.

### Links

---

Coalition Pledges	<a href="#">P43</a>
Council Priorities	<a href="#">CP2</a>
Single Outcome Agreement	<a href="#">SO2</a>

## Lease Extension - Care Home at 23-27 Gylemuir Road, Edinburgh

### 1. Recommendations

---

That Committee:

- 1.1 Approves a two year lease extension of the 120 bed care home at 23-27 Gylemuir Road, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Acting Executive Director of Resources.

### 2. Background

---

- 2.1 The subject property is located at 23-27 Gylemuir Road, Edinburgh and comprises four 30 bed units in two 2-storey blocks linked to a central administration building.
- 2.2 The Finance and Resources Committee, at its meeting on 27 November 2014, granted authority to enter into a lease of the property for 18 months for the provision of an interim care facility for older people. The passing rent was £314,000 per annum with annual RPI increases.
- 2.3 Gylemuir House operates, for the Health and Social Care Partnership, as an interim care facility to support people in hospital who have been assessed as requiring a care home placement and are medically fit for discharge. The service can support people for up to six weeks while an appropriate permanent care home placement is identified. There are currently 60 beds in operation, out of a total of 120 available beds in the care home.

### 3. Main report

---

- 3.1 It is now proposed to extend the lease by two years to permit the continued use that allows the release of hospital beds and provides more appropriate care for older people who are waiting for long term care beds. The longer term plans are currently being reviewed as part of the Older People Capacity and Demand review. This review will identify the capacity required across the spectrum of the pathway for older people from wider community supports as well as the accommodation element.

- 3.2 The current lease expired on 29 June 2016 but has continued on tacit relocation (silent renewal) on a month to month rolling basis. Heads of terms to extend the lease have been agreed for two years on a full repairing and insuring basis subject to rental increases of £40,000 per annum with effect from 30 June 2016 (to be applied retrospectively) and an additional £40,000 per annum with effect from 30 June 2017. The additional rent will allow access to the additional bed spaces in the currently unused wings of the building.

## **4. Measures of success**

---

- 4.1 Extending the lease will:
- continue to ensure that older people in hospital are discharged to more suitable accommodation, pending their transfer to long term residential care; and
  - have a positive impact on delayed discharges due to the current shortage of bed spaces in care homes in Edinburgh.

## **5. Financial impact**

---

- 5.1 The cost of the ongoing service will depend on the outcome of the Older People Capacity and Demand review. The current rent is £314,000 per annum subject to annual RPI increases.
- 5.2 The rent will increase by £40,000 per annum plus a RPI increase from 30 June 2016 and by an additional £40,000 per annum plus a RPI increase from 30 June 2017.
- 5.3 The extension of the lease will be fully funded by the Edinburgh Integration Joint Board.

## **6. Risk, policy, compliance and governance impact**

---

- 6.1 There is a risk that the Integrated Joint Board will not meet the delayed discharge target trajectory of no more than 10 delays in November 2016 if interim care home bed spaces do not remain available.
- 6.2 There is a risk of a further increase in the number of hospital bed spaces which are unavailable due to delayed discharges during the winter period unless interim care home bed spaces remain available.

## **7. Equalities impact**

---

- 7.1 The proposals will allow the Council to meet the needs of older people who urgently require accommodation in the Edinburgh area. This will enhance their rights to health, physical security and standard of living.
- 7.2 The proposals will have a positive impact on the duty to advance equality of opportunity for older people moving from hospital to a care home environment and will help to address any disadvantages experienced by older people requiring care home accommodation in the Edinburgh area.

## **8. Sustainability impact**

---

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below:
- Staff and residents' travelling patterns are likely to be relatively unchanged and the management and layout of the buildings and grounds is unlikely to change;
  - The only impact on carbon emissions may be residents' families who may have lived with residents now having to travel to visit them but most residents will have been in hospital;
  - The proposals will allow the Council to meet the needs of older people who urgently require care home accommodation in the Edinburgh area, improving personal wellbeing and social inclusion and providing residents with the same opportunities as others to receive access to suitable accommodation; and
  - The proposals may bring staff and visitors to the area, assisting local businesses.

## **9. Consultation and engagement**

---

- 9.1 All relevant Council and NHS practitioners and clinicians and local elected members have been made aware of the facility and the service it provides.

## **10. Background reading/external references**

---

- 10.1 Update on Accommodation Strategy for Older People; Health, Wellbeing and Housing Committee, 10 September 2013.
- 10.2 Adult Social Care Budget Pressures 2014-15; Finance and Resources Committee, 27 November 2014.

**Hugh Dunn**

Acting Executive Director of Resources

**Rob McCulloch-Graham**

Chief Officer Edinburgh Health and  
Social Care Partnership

Contact: Marna Green, Interim Locality Manager, North East

E-mail: [marna.green@edinburgh.gov.uk](mailto:marna.green@edinburgh.gov.uk) | Tel: 0131 553 8318

Contact: Veronica Ross, Senior Estates Surveyor

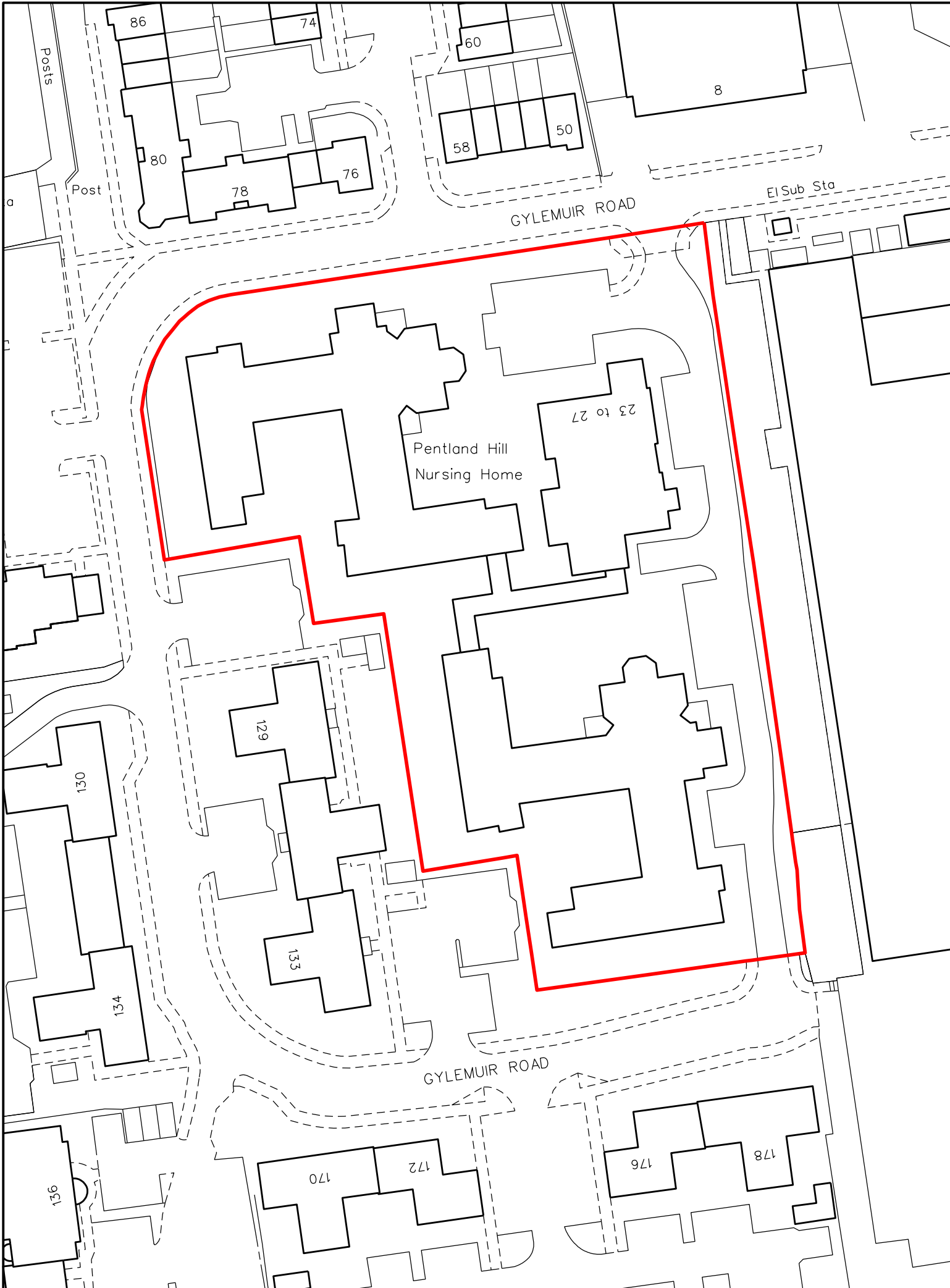
E-mail: [veronica.ross@edinburgh.gov.uk](mailto:veronica.ross@edinburgh.gov.uk) | Tel: 0131 529 3159

## 11. Links

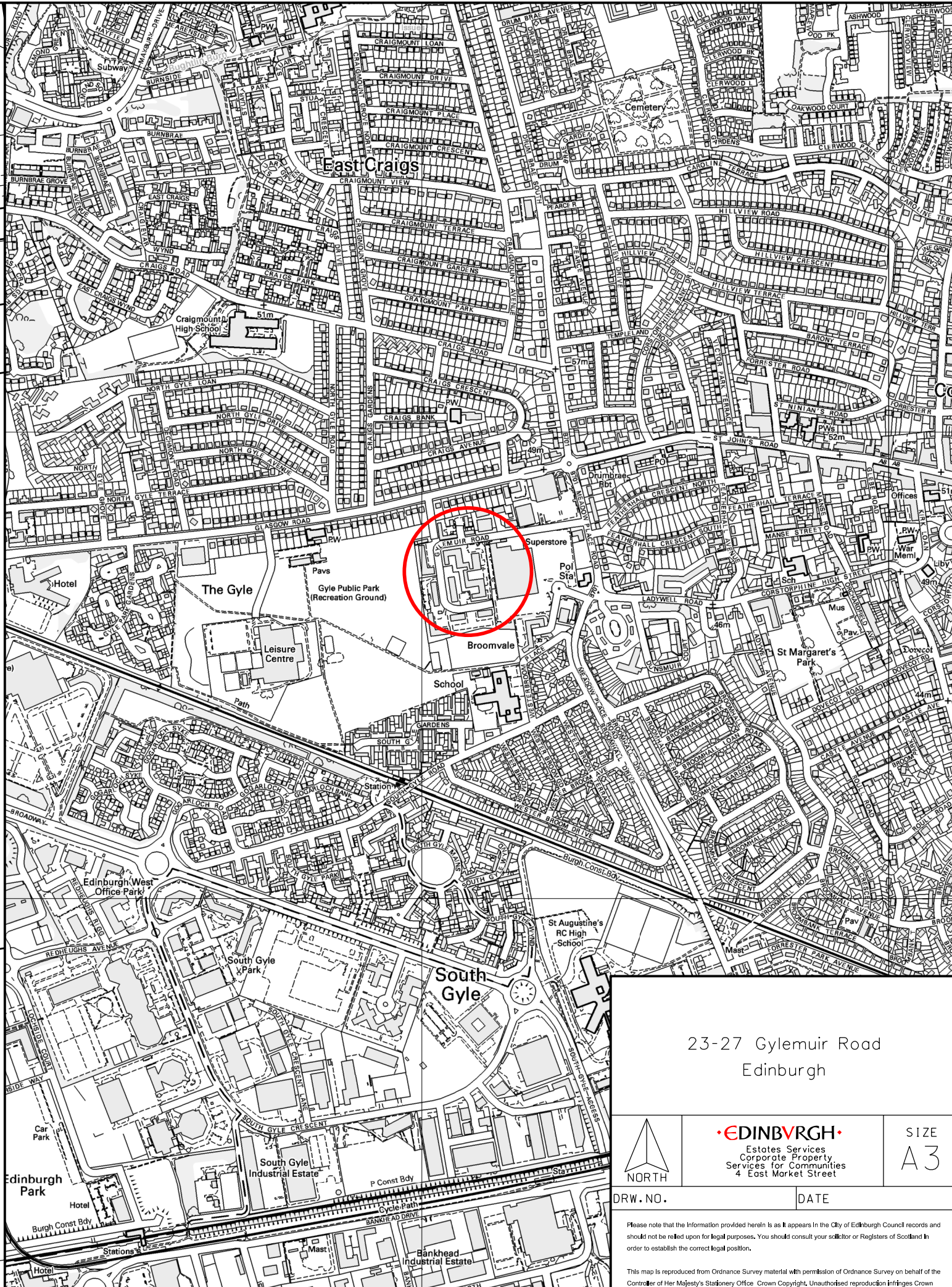
---

<b>Coalition Pledges</b>	P43 – Invest in healthy living and reduced inequalities
<b>Council Priorities</b>	CP2 - Improved health and reduced inequalities.
<b>Single Outcome Agreement</b>	SO2 – Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health.
<b>Appendices</b>	Appendix 1 – Location Plan.





SCALE : 1:800



SCALE : 1:10,000

23-27 Gylemuir Road  
Edinburgh



DRW. NO.

**EDINBURGH**  
Estates Services  
Corporate Property  
Services for Communities  
4 East Market Street

SIZE  
A3

DATE

Please note that the information provided herein is as it appears in the City of Edinburgh Council records and should not be relied upon for legal purposes. You should consult your solicitor or Registers of Scotland in order to establish the correct legal position.

This map is reproduced from Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 100023420. City of Edinburgh Council 2013.