

Date 19/12/2025
Your Ref
Our Ref 10882

Enquiries to Richard Mutch
Extension 35687
Direct Line 0131 465 5687
loth.freedomofinformation@nhs.scot
richard.mutch@nhs.scot

Dear

FREEDOM OF INFORMATION – PFI

I write in response to your request for information in relation to PFI costs.

Question:

1. The total amount paid by NHS Lothian in **rent and associated fees** to the owners or operators of:
 - The **Royal Infirmary of Edinburgh** (RIE) (since its opening at Little France in 2003), and
 - The **Royal Hospital for Sick Children** (RHCYP) (since its opening at Little France in 2021).

Answer:

NHS Lothian does not pay rent to the owners/operators of these facilities. The Unitary Charge payments for the Facilities are as follows:

The RIE –The figures below include Energy costs.

2024/25	£65,772,438
2023/24	£64,300,161
2022/23	£57,192,360
2021/22	£54,719,416
2020/21	£54,038,919
2019/20	£54,889,160
2018/19	£53,825,615

The RHCYP (including energy costs)

2021/22	£16,912,412
2022/23	£18,061,201
2023/24	£18,139,952
2024/25	£18,866,754

Headquarters
Mainpoint
102 West Port
Edinburgh EH3 9DN

Chair Professor John Connaghan CBE
Chief Executive Professor Caroline Hiscox
Lothian NHS Board is the common name of Lothian Health Board

Question:

2. Please include **any fees or payments made prior to the opening of these hospitals**, such as during construction or commissioning phases.

Answer:

As part of a commercially sensitive settlement certain payments were made by NHS Lothian to IHSL during the commissioning phase before the hospital was opened. IHSL also made a capital injection into the project as part of that settlement. These issues have all been addressed in the Scottish Hospitals Inquiry.

For RIE –we do not hold this information. As per Section 17 of the Freedom of Information (Scotland) Act 2002 formally I must advise that we do not hold this information

Question:

3. Provide a breakdown of the figures by **financial year**, and if possible, specify:
- Rent payments
 - Service charges or other fees
 - Any other contractual payments related to the use of these facilities

Answer:

We do not hold the information in a format to answer this question

Under the Freedom of Information Act NHS Lothian is not required to create new records to enable it to respond to your enquiry. This information is not collated or held in aggregate form and it would be necessary to review all case files relating to PFI and finance ledgers over the period you have requested to assemble the information you seek. Even if NHS Lothian did this – and there would be significant cost implications in doing so – it would be unable to respond in full to your request. The information requested is therefore exempt under section 12.1 – Cost.

Question:

4. Copies of the **contracts or agreements** between NHS Lothian and the owners/operators of these hospitals, including any variations or amendments made since the original agreements.

Links below. Note this is pointing to the hospitals inquiry

Answer:

[Royal Infirmary of Edinburgh PFI Agreements – Key Documents](#)

[Bundle 5 - Contract Documents | Hospitals Inquiry](#)

This information is exempt under Section 25 of the Freedom of Information (Scotland) Act 2002 - Information otherwise accessible

(1) Information which the applicant can reasonably obtain other than by requesting it under section 1(1) is exempt information.

I hope the information provided helps with your request.

If you are unhappy with our response to your request, you do have the right to request us to review it. Your request should be made within 40 working days of receipt of this letter, and we will reply within 20 working days of receipt. If our decision is unchanged following a review and you remain dissatisfied with this, you then have the right to make a formal complaint to the Scottish Information Commissioner within 6 months of receipt of our review response. You can do this by using the Scottish Information Commissioner's Office online appeals service at www.itspublicknowledge.info/Appeal. If you remain dissatisfied with the Commissioner's response you then have the option to appeal to the Court of Session on a point of law.

If you require a review of our decision to be carried out, please write to the FOI Reviewer at the email address at the head of this letter. The review will be undertaken by a Reviewer who was not involved in the original decision-making process.

FOI responses (subject to redaction of personal information) may appear on NHS Lothian's Freedom of Information website at: <https://org.nhslothian.scot/FOI/Pages/default.aspx>

Yours sincerely

ALISON MACDONALD
Executive Director, Nursing
Cc: Chief Executive