

Stephen Brown (Chief Officer)

Orkney Health and Social Care Partnership

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Agenda Item: 17

Integration Joint Board

Date of Meeting: 30 April 2025.

Subject: New Kirkwall Care Facility Update.

1. Purpose

1.1. This report provides a further update on progress with the new Kirkwall care facility, Kirkjuvagr House.

2. Recommendations

The Integration Joint Board is invited to note:

2.1. Progress made with the new Kirkwall care facility, Kirkjuvagr House, since the last update presented to the Board in November 2024.

3. Progress

3.1. Since the last update to the Board in November 2024, the contractor submitted an extension of time claim for the project in February 2025. Officers from the Council's Capital Projects Team have deliberated over the claim and agreed a new completion date of 8 September 2025.

3.2. Delays to the project can be attributed to many causes, as follows:

3.2.1. Delays to commencement of construction owing to the need to create the access for the haul road, as well as moving streetlighting and an Asbestos drain.

3.2.2. There were some significant weather delays in the first year when temperatures were too low to allow underbuilding and blockwork construction.

3.2.3. Delays in design details from both consultants and Orkney Islands Council.

3.2.4. Delays because of variations in design for the Building Warrant.

3.2.5. Delays in formal applications for water, drainage and power supplies, as well as further delays in connecting these utilities.

3.2.6. Delays relating to traffic calming measures on Muddiesdale Road, immediately below the new care facility.

3.3. There will be an opportunity for the 12-week commissioning period for the Care Inspectorate to overlap the handover date.

4. Contribution to quality

Please indicate which of the Orkney Community Plan 2025 to 2030 values are supported in this report adding Yes or No to the relevant area(s):

Resilience: To support and promote our strong communities.	Yes.
Enterprise: To tackle crosscutting issues such as digital connectivity, transport, housing and fuel poverty.	No.
Equality: To encourage services to provide equal opportunities for everyone.	Yes.
Fairness: To make sure socio-economic and social factors are balanced.	Yes.
Innovation: To overcome issues more effectively through partnership working.	Yes.
Leadership: To involve partners such as community councils, community groups, voluntary groups and individuals in the process.	Yes.
Sustainability: To make sure economic and environmental factors are balanced.	Yes.

5. Resource and financial implications

5.1. There are no immediate human resource implications arising from this report.

5.2. It is anticipated that the new facility will employ the same staffing numbers as St. Rognvald House and, consequently, will be revenue cost neutral, apart from the additional property revenue cost of £152,000 in the short term when both properties are the responsibility of the partnership. This figure is based upon analysis by colleagues from the Council's Capital Projects Team.

5.3. Whilst there are no further financial implications for IJB finances, it should be noted that the Capital Project Budget associated with the new care facility is currently indicating an overspend position of £325,000.

6. Risk, equality and climate change implications

6.1. The Council's Capital Project Risk Register includes programme delays with utilities connections, design detailing delays and weather implications.

6.2. The Capital Project Risk Register also includes cost implications related to time delays and fluctuations on material prices.

6.3. The new care facility has been designed with the latest heating and energy efficiencies, ensuring the building's climate impact is mitigated as much as possible.

6.4. It should be noted that the commissioning process at the new facility will ensure complete continuity of care for the residents, with no compromise to their care.

7. Direction required

Please indicate if this report requires a direction to be passed to:

NHS Orkney.	No.
Orkney Islands Council.	No.

8. Escalation required

Please indicate if this report requires escalated to:

NHS Orkney.	No.
Orkney Islands Council.	No.

9. Authors and contact information

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