

Stephen Brown (Chief Officer)

Orkney Health and Social Care Partnership

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Agenda Item: 12

Integration Joint Board

Date of Meeting: 18 February 2026.

Subject: 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 April 2025.

3. Progress

3.1. With construction now complete, the project is now at the snagging and commissioning phase with regard to the mechanical and electrical systems.

3.2. The Clerk of Works has reported all snagging issues to the contractor, with these now largely complete. The issues addressed were of a very minor nature, such as touching up of the paint finishes.

3.3. The heating and ventilation set up, and commissioning, is also largely complete.

3.4. The Scottish Fire and Rescue Service is due to make a site inspection during the week commencing 16 February 2025.

3.5. Once the works referred to at sections 3.2 to 3.4 above, are complete, the appropriate Completion Application will be submitted to Building Standards at Orkney Islands Council, in anticipation of their final inspection and sign-off for habitation.

3.6. Given these remaining works, it is anticipated that the facility will be handed over to the service at the end of February or the beginning of March 2026.

3.7. The Care Inspectorate has undertaken an inspection and inspectors were impressed with the new building. They will provide formal feedback once the Completion Certificate is issued.

3.8. Whilst these final tasks are ongoing, service commissioning and familiarisation tasks continue apace.

3.9. It must be acknowledged that there have been significant delays to the anticipated delivery date of the facility. Whilst the reasons for these delays are many and varied, including design details and utilities installation, delays caused by inclement weather, of all descriptions, have been mostly responsible.

3.10. The reasons for all the delays have been noted and will be recorded in the project review process, following completion.

3.11. The Board should be assured that the existing care facility, at St Rognvald House, will continue to operate, as normal, until such time as the new facility becomes available.

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 in the first instance 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 that both properties are the responsibility of the Partnership.

5.2. It should be noted however that Kirkjuvagr House will be included within a bigger piece of work scheduled to begin in 2026/27 to review the social care staffing models in light of the increased dependency of service users over many years. The financial implications in that respect are unknown at this time.

5.3. Whilst there are no further financial implications for Integration Joint Board 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 on the uplifted total project cost.

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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