

Stephen Brown (Chief Officer)
Orkney Health and Social Care Partnership
01856873535 extension: 2601
OHACfeedback@orkney.gov.uk



Agenda Item: 17

Integration Joint Board

Date of Meeting: 29 June 2022.

Subject: New Kirkwall Care Facility Update.

1. Purpose

1.1. This report provides a further update on the progress of the new Kirkwall care facility.

2. Recommendations

The Integration Joint Board is invited to note:

2.1. Progress made since the last full report to the Integration Joint Board in April 2021 and subsequent Briefing Notes issued in October 2021 and February 2022: as follows:

- As a result of tender submissions being in excess of the allocated capital budget, additional funding has been agreed.
- The main contractor has been appointed.
- The build specification has been adjusted to address the revised capital allocation, in consultation with the service.
- Planning permission has been granted.
- The contractor is now on site, and completion is expected in July 2024.

3. Background

3.1. On 21 April 2021, the Board noted progress made with the new Kirkwall care facility project since the last report in December 2020.

3.2. Subsequent Briefing Note updates were issued to the Board in October 2021 and February 2022.

4. Progress

4.1. Tender documents were issued in November 2021, originally asking for tender documents to be returned within four weeks. This was extended to January 2022, owing to difficulties contractors were experiencing in obtaining necessary prices.

These difficulties were as a result of ongoing challenges over the supply and delivery of construction materials.

4.2. Tender submissions were significantly in excess of the allocated capital budget, reflecting the impact of Brexit and the COVID-19 pandemic on materials and construction costs.

4.3. As a consequence, the Capital Project Team submitted a report to the Council's Policy and Resources Committee on 1 March 2022, seeking additional funding. The revised budget was approved, and subsequently ratified by Council.

4.4. R Clouston Ltd. have been appointed as the main contractor.

4.5. Having identified and analysed the causes for the higher capital costs, the project team have been able to adjust the build specification. The service has been fully involved in the proposed adjustments and are confident this will not affect the new care home operationally, nor the comfort of the residents.

4.6. Planning Permission was granted in March 2022. The project team is working to purify the conditions attached to the planning consent, which includes landscaping detail, colour of materials, and a request that the contractor provides detail of how they will manage the site during construction.

4.7. The contractor is now on site. Completion is anticipated to be 112 weeks following the start of works, in July of 2024.

5. Contribution to quality

Please indicate which of the Orkney Community Plan 2021 to 2023 visions 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.

6. Resource and financial implications

6.1. There are no immediate human resource implications arising from this report. It is anticipated that the existing staffing model in use at St. Rognvald House will be deployed at the new 40-place facility.

6.2. It is anticipated that the new facility will employ the same staffing numbers as St. Rognvald House and, as a consequence, will be revenue cost neutral apart from the additional property revenue cost of £152,000 in the short term.

7. Risk and equality implications

7.1. There are no significant risk or equality implications arising directly from this report.

8. Direction required

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

NHS Orkney.	No.
Orkney Islands Council.	No.

9. Escalation required

Please indicate if this report requires escalated to:

NHS Orkney.	No.
Orkney Islands Council.	No.

10. Authors and contact information

10.1. Stephen Brown (Chief Officer), Integration Joint Board. Email: stephen.brown3@nhs.scot, telephone: 01856873535 extension 2601.

10.2. Lynda Bradford (Head of Health and Community Care), Orkney Health and Social Care Partnership. Email: Lynda.bradford@orkney.gov.uk, telephone: 01856873535 extension 2601.

10.3. Shaun Hourston-Wells (Project Manager), Orkney Health and Social Care Partnership. Email: shaun.hourston-wells@orkney.gov.uk, telephone: 01856873535 extension 2414.