

Stephen Brown (Chief Officer)

Orkney Health and Social Care Partnership

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Agenda Item: 14

Integration Joint Board

Date of Meeting: 6 November 2024.

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 February 2024.

3. Background

3.1. At a meeting of the Integration Joint Board in February 2024, the Board noted:

3.1.1. Progress made with the new Kirkwall care facility project since the last report in June 2023.

3.1.2. The new facility would be called Kirkjuvagr House.

3.2. A Briefing Note was issued to the Board, in June 2024, advising of social media speculation around the replacement of fitted building materials at the construction site, along with the subsequent press release issued by Orkney Islands Council.

4. Progress

4.1. There has been a further delay to the anticipated delivery date. The reasons for this are as follows:

4.1.1. The works referred to at section 3.2 above, progressed quickly, with just a small delay to the expected completion date.

4.1.2. There were unanticipated delays with connecting the requisite utilities.

4.1.3. The weather has continued to present significant challenges to the construction team, as has the need to address individual design details, on site.

4.2. These challenges have been noted and will be recorded in the project review process, following completion.

4.3. The revised anticipated delivery date is May 2025.

4.4. 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.

5. Contribution to quality

Please indicate which of the Orkney Community Plan 2023 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.

6. Resource and financial implications

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

6.2. 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 that both properties are the responsibility of the partnership.

6.3. 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.

7. Risk and equality implications

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

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

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

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