

LEWIS RESIDENTIAL CARE (GOATHILL DEVELOPMENT)

The overall development cost, including the 74 housing units being delivered by HHP, is circa £45m. Of this, the current overall development cost for the Care Home, Housing with Extra Care (HWEC) and related site infrastructure is circa £35m.

The delivery of the construction works is being undertaken in three distinct but overlapping elements:

- Enabling Works (comprising mass earthworks and construction of roads, footpaths, services ducts and water and wastewater infrastructure by Comhairle nan Eilean Siar/Hebridean Housing Partnership contracting with Wates Group/McLaughlin & Harvey Ltd)
- Main Works (comprising construction of Care Home and Extra-Care Housing by CnES/HHP contracting with Wates Group/McLaughlin & Harvey Ltd)
- Affordable Housing (comprising construction of 74 housing units by HHP contracting with O'Mac Construction Ltd)

Continuing audits of safety management arrangements on the site identify a positive health and safety culture amongst management, staff and subcontractors. Monthly safety audits continue to be carried out by the Contractor's company Health and Safety advisor. The Comhairle's Health & Safety Advisor accompanies the Contractor's Health and Safety advisor as often as is feasible.

The contractual completion date for the Care Home and HWEC was 23 February 2022. The accepted Programme is projecting a planned completion date of 21 October 2022. However, at the time of writing, discussions with the Contractor suggest this date may be further impacted due to labour resource challenges with the supply chain, particularly painter and decorator trades.

The contract has and continues to be delivered in highly challenging context and market environment. Prevailing risks in relation to the construction delivery process, and which have contributed to the delay in completion, include availability of key materials, disrupted ferry sailings, adverse weather and the impact of COVID-19 and in particular the Omicron variant and self-isolating of site operatives.

The technical commissioning and handover of the facilities will proceed in accordance with the construction contract irrespective of when service users and staff transfer to the new facilities. Irrespective of the numbers and the timing of the transfer of service users and staff from to the new facilities at Goathill, there will be a requirement for many property management functions to commence immediately following completion and handover of the buildings to ensure onsite health and safety and the protection of the building fabric and its systems.

The current planning assumption is that the migration of staff and service users will take place during the latter part of the 2022 calendar year and likely into 2023.

The Investment Delivery Board meet as required to consider the implications of programme delays and any associated financial risks and the project budget.

Other risks to the project budget comprise the procurement of furniture and fittings with cost increases noted across the construction sector. Quotations have been sought and early indications are that the extant budget will suffice. However, it is expected that some packages will need to be requoted due to the slippage in programme.



Care Home and Housing with Extra Care Aerial View



Care Home Main Entrance



Care Home - Wing Gable



Care Home – Training Area



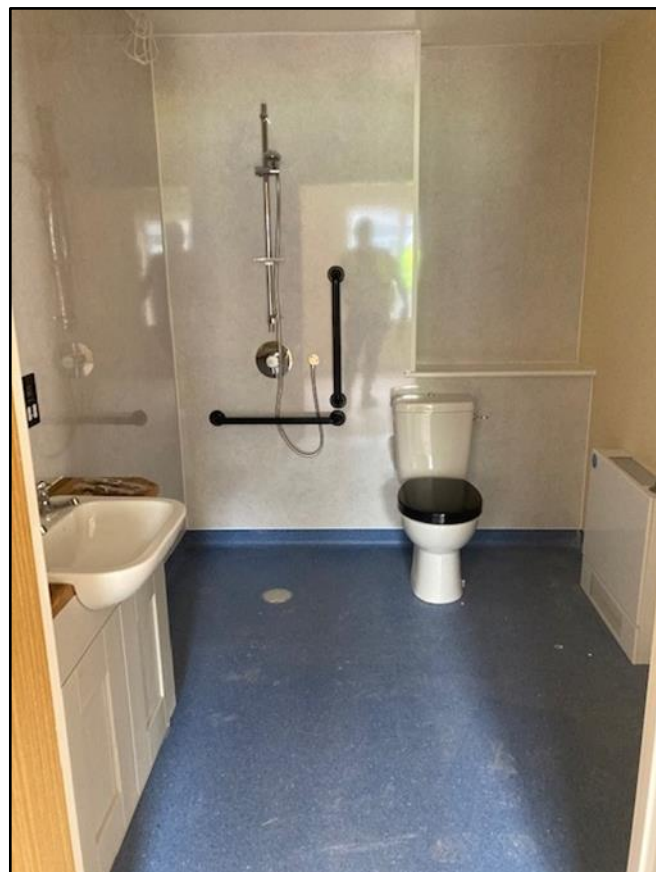
Care Home - Circulation



Care Home – Wing Courtyard



Care Home - North Courtyard



Care Home – Ensuite



Care Home - North Courtyard



Housing with Extra Care



Housing with Extra Care – Living area within flat



Housing with Extra Care – Bedroom



Housing with Extra Care – Courtyard



Housing with Extra Care – Courtyard

BARRA AND VATERSAY COMMUNITY CAMPUS FEASIBILITY STUDY

Comhairle nan Eilean Siar and NHS Western Isles agreed in late 2019 to proceed with the replacement of existing facilities at the St Brendan's Hospital and Care Home and the Castlebay Community School on the basis of an integrated public sector service delivery model and community campus for Barra and Vatersay in Castlebay.

Arising from the outcomes of the Feasibility Study, the key project shareholders agreed the adoption of Layout Option 1D as the original preferred layout option. The accompanying presentation and report to Comhairle nan Eilean Siar are available using the following link: [BVCC - Comhairle nan Eilean Siar 5 November 2019](#).

The development of the Barra and Vatersay Community Campus project is being undertaken in collaboration with the Hebridean Housing Partnership and Police Scotland and is being supported by the Scottish Government and the Scottish Futures Trust. hubNorth Scotland Ltd has been appointed as the delivery partner responsible for strategic support, design team services and construction supply chain management.

However, the further development of Layout Option 1D was curtailed when it became apparent in mid-2021 that constructions costs had increased significantly since its adoption as the preferred option arising from the 2019 Feasibility Study. Cognisance was also taken of feedback and concerns regarding the original proposals from representative bodies and the wider community on Barra and Vatersay.

A Reassessment Exercise was undertaken in the second half of 2021, the main elements of which were a further review of Layout Option 1D constructions costs and the consideration of alternative layout options which would, importantly, eliminate the need for decant accommodation and the associated temporary loss of sporting facilities for the island during the construction period.

The results of the Reassessment Exercise were presented to a meeting of the Community Stakeholder Advisory Group in January 2022 and considered by the Comhairle on 9 February 2022. The accompanying report to the Comhairle's Policy and Resources Committee is available using the link: [BVCC – Policy and Resources Committee 9 February 2022](#).

Accordingly, the Comhairle agreed the adoption of Layout Option E6 as the revised preferred option and that it form the basis of ongoing engagement with Scottish Government and the Scottish Futures Trust.

As part of the initial stages of development planning, a [Prior Application Notification](#) was submitted to Comhairle nan Eilean Siar on 25 March 2022 and details of the associated consultation process are available using the link: [BVCC PAN Community Consultation](#).



Further details of current progress are available from the concurrent report.