

Hospital Neighbourhood Forum

Notes of the meeting held on Wednesday 18 July 2018 from 6pm-8pm

Welcome from Deputy Richard Renouf, Minister for Health and Social Services

- The Minister welcomed people to the meeting and noted that the project wanted to work with neighbours to solve any issues from activities around the hospital site. This is the first of continuing engagement with the neighbourhood.

Format of meetings

- Bernard Place, the Project Director – Health Brief, explained that the forum would meet regularly;
 - we will learn from neighbours
 - we're here to listen and answer questions about site activities
 - feedback was requested on the format for the meetings

Ministerial review

- Questions were raised from the floor regarding the site selection review being undertaken by the Hospital Policy Development Board.
- There was considerable discussion about concerns over the site choice, costs, disruption and the decisions made by the States Assembly.
- The Minister advised that the Policy Development Board review is to give the public confidence that the current site is the right site. The review will give assurance on the evidence that supported the decisions that were taken. The review is not assessing alternative sites.
- There will be separate opportunities to feed into the assurance review, and the neighbourhood forum was intended to discuss practical issues affecting the neighbourhood.
- This scheme is running in parallel to the assurance review as this is the approved scheme and it is prudent to continue work so that the cost and timing of the new hospital remain on track if the review confirms this is the right site for Jersey.

Planned scheme

- An explanation was given of the current scheme that has been submitted for planning approval. Further details of the construction stages can be found on pages 5-7 of the presentation.

Westaway

- David Ahier, the Relocation Works Lead, gave details about the proposed replacement building at Westaway Court. The advantage of this scheme is significant reduction in works required within the existing hospital.
- A query was raised about a timeline for completion of early works.
 - These will vary, some will happen early next year and others will be a few years away.
- A query was raised as to why Westaway Court had not been properly maintained to need replacement.

- Westaway Court has reached the end of its useful life. The building is not fit for purpose; the staff are now being moved into much better accommodation that is fit for purpose. It is not about the standard of decoration but the size of the accommodation.
- An offer was made for the neighbour to visit Westaway Court to see its current condition. Action 1

Transport

- Jessica Hardwick, Civil and Structural Engineering Lead, gave an overview of some of the planned transport measures. There will be a new drop off point at the front of the hospital on The Parade; Patriotic Street Car Park (PSCP) will have an additional 58 spaces to replace some of the spaces that will be reallocated to patients. This will result in fewer commuter spaces but there are sufficient spaces available in St Helier.
- A query was raised about the loss of parking at the Esplanade as a result of the Jersey International Finance Centre.
 - SOJDC will be replacing them, planning policy does not support too many new spaces being provided.
- A comment was made that the Sustainable Transport Policy has not achieved the 15% reduction in congestion that it should have.
- It was queried if the entrances and exits will be the same to PSCP?
 - These will change during different stages in the construction but at this stage it is thought that access and egress will be retained on each side.
- A concern was raised that residents in Metro Apartments do not have parking and have to use PSCP since residents' parking is not open to them. A request was made to raise this matter with the Parish. Action 2
- A concern was raised regarding the queue for PSCP blocking those leaving Century buildings and whether the change of Patriotic Place to two-way might make this worse.
 - Traffic modelling of the junctions has been carried out to ensure they will cope – the project will review ways to ensure there is sufficient turning circle.
- The ambulance bay will be on Newgate Street.
- There was a query regarding the quantity of traffic on Savile Street from Westaway Court. A letter which had been sent from the Parish in May had not yet received a reply.
 - The project team are talking to the Parish about Westaway – the May letter, which was submitted by the Parish as part of the Planning Application process, will be discussed at a meeting in August.
- During the construction of block A, there will be changes to the running of Kensington Place. For demolition, the road will be closed north of the car park egress to general traffic (though emergency access will be maintained). Currently, plans are being developed for any lane closures during construction (where necessary).
- A representative from the Jersey Employment Trust (JET) was concerned about the reduction of the build-out by Kensington Chambers and the possible impact on access for their clients. A separate meeting will be held with JET to discuss specific concerns. Action 3
- Will there be traffic calming in Lewis Street due to the increased amount of traffic?
 - The team has talked to the Parish about introducing a speed limit and width restriction. If traffic calming is needed then that will be considered and is reflected in the Transport Assessment.
- Kensington Place is very busy, particularly in the mornings.
 - The team noted that there would be publicity encouraging general road users to use alternative routes. It was also advised that the road would be reopened

after 5pm when commuters would be leaving PSCP. There are no plans to close the exits of PSCP.

- There was a query as to why all neighbours in the area had not been spoken to.
 - This is the reason that the forum has been established and these queries should be raised here so that all parties can contribute to proposals. It is not too late to address traffic concerns.

Construction

- Bruce Preston and Gary McGuire, Project Director and Project Manager of J3, the contractor, introduced themselves and advised that their role is to give construction advice and guidance on the design..
- They said building around an existing site was normal. They have worked on the project at Bristol Royal Infirmary (nine storey build next to an existing hospital). They understand the importance of the neighbourhood.
- There's lots to do to get ready for building. Currently focusing on enabling works within the hospital grounds. This work needs to be done anyway to ensure resilience to the existing hospital.
- Demolition of the rear of St Elmo: they are considering traffic, noise and dust impact to the neighbourhood – relating to both businesses, residents and the hospital. There will be firm measures put in place, including screens around construction areas. Will put in monitoring stations for dust and noise to ensure it is kept within standard levels.
- There was a query as to why St Elmo was being demolished before the planning application outcome on the main scheme.
 - The work to provide an electrical substation is required anyway in order to provide resilience to the area, including the hospital.
- How did this tie in with the new large substation that was being built on the inner road?
 - That is a primary substation, St Elmo would be a secondary substation which receives power from the primary and distributes to the local area.
- It was queried why St Elmo had been boarded up recently.
 - A firm had been employed to strip out the interior of the building. They were instructed to board up the inside of windows but they did it on the outside by mistake. This was noticed and rectified within 48 hours but by then they had finished the work.
- A concern was raised that PSCP was being used as an entrance to the hospital but would it last as long as the new hospital?
 - It is a substantial structure, as part of this proposal the car park will be refurbished.
- Concerns were raised about carrying out work before the planning application has been completed and planning permission granted.
 - It is necessary to undertake preparatory works in order to be ready to begin when planning permission is received. These early works will be of benefit in any event.
- A St Peter resident stated that the work on the catering unit had caused cracks in their house and the contractors had not performed surveys prior to the work.
 - The project will be doing condition surveys of properties prior to works and will be contacting people regularly.
 - These would be external surveys.
- Concerns were raised that internal surveys should also be carried out.
 - All properties will be looked at individually. The project will confirm how to progress this at the next meeting.
- It was noted that the surveyors should have local knowledge and be RICS qualified.

Action 4

- It was requested that the brief given to surveyors will also be given to the owners of properties and that they will also get a copy of the full survey.

Future meetings

- Agreement on the importance of continuing these meetings
- The forum should be held in a different location because of the noise
- Frequency of the forum should be either every 2 weeks or monthly
- Structured agenda to the meetings

Action 5

Action 6

Action 7

List of Actions		
No	Item	Progress
1	Visit to Westaway Court	Complete
2	Speak to Parish about parking for Metro Apartments residents	
3	Speak to JET about disabled access concerns	Meeting invite sent
4	Confirm the extent of surveys on surrounding properties	
5	Arrange a suitable location with microphone for next meeting	Complete
6	Arrange next meeting for two weeks' time	Complete
7	Produce structured agenda	