

Hospital Neighbourhood Forum

Notes of the meeting held on Wednesday 22 August 2018 at the Town Hall, St Helier, from 6pm-8pm

Future Hospital Team members who attended:

- Bernard Place (BPI), Project Director – Health Brief
- Bruce Preston (BPr), Project Director of J3
- David Ahier (DA), Relocation Works Lead
- Jessica Hardwick (JH), Civil and Structural Engineering Lead
- Ray Foster (RF), Director: Property and Special Projects
- Richard Glover (RG), Planning Major Projects

Welcome from Bernard Place, the Project Director

- Introduction of the new forum layout: initial group conversation turning into focus groups for specific areas (this week = Surveys and vibration, transport, Westaway Court), ending with a discussion with the entire forum.

Review from the previous meeting

- Resident RT raised concerns about potential damage caused by construction.
 - JH stated that members of the project team had experience in retaining structures and preventing damage during construction due to movement such as vibration. The States also want to protect their assets, such as highways, so the team will use a methodology which will guard against property damage.
 - BPr explained that his role in the J3 team consisted of aspects such as maintaining health and safety standards and he has a lot of expertise to apply to the build. There will also be an extra level of control and rigor because of the site being adjacent to the hospital which restricts levels of construction intensity which is also beneficial to residential properties nearby.
- A resident of Metro Apartments, highlighted the issue of damage to properties in St Peter due to construction works. He requested confirmation of the use of internal and external surveys.
 - BPI noted that the team could not discuss specific cases because of confidentiality with residents in St Peter.
 - DA responded advised that J3 were not the contractors in St Peter. However, J3 have met with that contractor to understand lessons learned and how to avoid this on the hospital project.
 - BPr explained that J3 were establishing the extent of surveys required based on a risk analysis of the surrounding streets. This will confirm:
 - What will provide extra reassurance
 - To what extent is a 'reasonable distance' from the site for survey

- Contact with neighbours on Kensington Street, Kensington Place, Newgate Street, parts of Gloucester Street and Patriotic Street
 - External photographic surveys of those properties.
 - Internal surveys will be offered if more detail is required
 - All surveys would be complete prior to main demolition works.
- The methodology in building the hospital will be aimed at preventing damage to the surrounding area and there will be extra levels of due diligence to ensure this.
- Queries were raised as to what compensation and insurance was in place in case of damage.
 - RF noted that the building contract would have insurance and SOJ would ensure that any insurance was sufficient prior to any works.
 - BPr confirmed that there would be appropriate levels of contractor insurance in place.
 - BPI noted that the purpose of the neighbourhood meetings was to build up a relationship of trust with the contractors to allow positive communication in any circumstance.
 - RF advised that although the scale of construction on the hospital was large, the techniques that would be used would keep the impact to a similar level the Island was used to.
- A request was made that the contact information for project team/site manager be publicised widely in case of a need to report concerns. Action
 - BPr confirmed that contact information would be circulated to the public and would be widely available; the team would want to know of any concerns so that they can be acted upon appropriately.
 - BPr confirmed that surveys of individual properties would be shared with the owners.
 - BPr explained the use of a 'traffic light system' for monitoring specific levels of vibration which will be implemented by J3. It was agreed to additionally circulate British standard levels included in the presentation at the previous neighbourhood forum with the notes of this meeting. **[See Appendix 1.]** Action
 - BPr noted that levels of vibration for nearby properties would be kept below noticeable nuisance.
- A neighbour highlighted that there was a precedent for noise compensation to neighbours of a private construction scheme in St Helier.
 - BPI stated that the team would confirm the appropriate route for compensation claims in due course. Action
- A member of the forum asked if there would be a guaranteed fund for insurance created.

- RF highlighted that the States of Jersey has its own insurance and it also has the moral duty of government to protect its citizens. The extent of compensation would be something that the team would take away to obtain feedback from the Project Board and politicians. Action
- A resident near Westaway Court raised concerns regarding traffic during school times in that area.
 - JH noted that the traffic surveys have shown there would be a reduction of traffic at peak times but a slight increase during off-peak times of the day, due to the change of use of Westaway Court.
 - A further concern highlighted how narrow the footpaths were in this area.
 - RG confirmed that construction works on Westaway Court would include footpaths being widened.
- A request was made for a list of what services would be in Westaway Court.
 - Ground floor - admin support areas/staff changing/servery
 - First floor - Physiotherapy and Outpatient Clinics for Pain/Rheumatology/Neurology
 - Second floor – Cardio-respiratory, Clinical Investigations and Diabetes
 - BPI confirmed there would be no staff parking at Westaway
- A query was raised about the length of the various periods of construction and when the period of most disturbance would occur.
 - For the first buildings (along Kensington Place) this would be broken down into:
 - Demolition 6-9 months
 - Excavating 6 months
 - Frame of the building 1 year – this will involve cranes
 - Finishing and internal works 18 months
 - If the current planning application is approved then the demolition is anticipated to start in January 2019
- BPI apologised for the late issue of the notes from the previous meeting.
- It was suggested that Health staff should attend a forum meeting so that neighbours could hear their views.
- RG confirmed the timings for the public planning inquiry:
 - It will start on 17 September and last for approximately 5 days
 - The inspector would then take 4-5 weeks to write his report which would be sent to the Minister for the Environment
 - When the Minister has made his decision, the report would be published
 - This is expected to be middle to end of October

- A query was raised regarding the design life of the new hospital's component parts.
 - BPr undertook to confirm this at the next meeting
 - It was noted that the hospital would be built to be flexible in view of future changes in healthcare
- JH confirmed that there would be 18 parking spaces for patients and one drop-off point at Westaway Court.
 - BPI advised that there would be approximately 100,000 attendances per year which equated to about 50 people an hour using Westaway Court.
 - The Health transformation team are looking at more ways to deliver care closer to home, many patients currently attend hospital when they do not need to.
 - BPI offered to explain how Westaway will work in more detail to individuals who were interested.
- A member of the forum asked why there was a planning application for the demolition of St Elmo prior to the scheme going ahead.
 - DA confirmed that this was in order to have the paperwork in place but that no demolition work would go ahead until planning permission for the main scheme was granted.
- BPI asked the group to make the team aware of any documents on the website they might like made easier to understand.

Action

Break-out session

Attendees of the forum then had the opportunity to view posters in topic focussed displays (Construction, Transport or Westaway) and have one-to-one discussions with specialists on those topics.

Conclusion

- The posters from the evening would be made available online.
- If anyone had questions or concerns to raise then they should email Bernard Place on futurehospital@gov.ie and he would direct them to the appropriate specialist/s.
- It was queried if all answers to questions could be published.
 - BPI said he would look into this, perhaps creating a blog or something similar
- A query was raised about the proposed junction at Pierson Road and the introduction of traffic lights.
 - It was agreed that a member of the project team would meet the residents on site to explain the proposed road layout to them.

Action

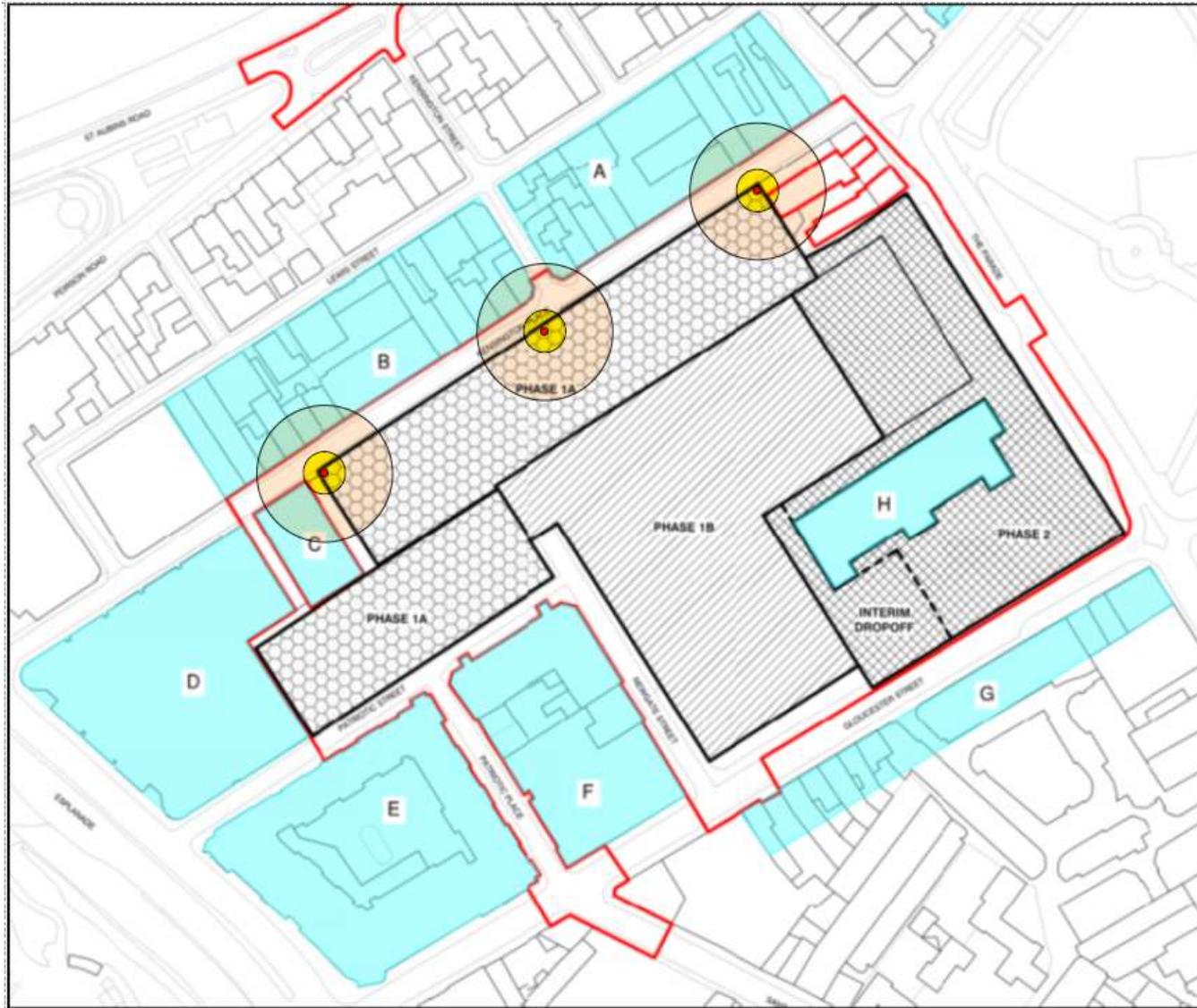
Action

- A query was raised about consultation with hospital staff
 - BPI said he would ask the Hospital Managing Director to attend the next meeting.

- BPI thanked the audience for attending the forum and confirmed the next Neighbourhood Forum would take place on Thursday 27 September at the Town Hall.

Action

Appendix 1 – British Standard vibration limits



- Risk of damage to vulnerable buildings during continuous vibration. (PPV > 3mm/s)
- Likely to cause complaint, but can be tolerated if prior warning and explanation has been given to residents. (PPV > 1mm/s)
- May be perceptible to people within their houses. (PPV > 0.3mm/s)

Notes:

- Predicted ground vibrations are for the worst case activity, assumed to be continuous flight auger (CFA) piling as described in "A comparison of noise and vibration from percussive and bored piling" by D M Hiller.
- Vibration limits are in line with BS 5228-2:2009 and BS 7385-2:1993.

Jersey Future Hospital - Neighbourhood Vibration Phase 1

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ARUP