

Notes from the Neighbourhood forum held on 21 November 2018

Query	Answer
Hospital Policy Development Board	
Update on the report	<p>The Minister for Health addressed the meeting in connection with the recent report issued by the Hospital Policy Development Board (HPDB). He noted the HPDB finds the current site could deliver a hospital but thinks there could be a better site. There will be a States debate on the hospital.</p> <p>The Minister acknowledged neighbours' concerns about the uncertainty surrounding the decision. He apologised on behalf of politicians that they could not provide assurance about where it would be built. There will be a discussion in the Council of Ministers (CoM) and a States debate – hopefully in January 2019. There will continue to be uncertainty until the States Assembly debate has concluded. He said the CoM understands this is very important.</p>
Continuing the project	<p>Some work is continuing before the Minister for the Environment makes a planning decision on the project. This is because the States Assembly approved the current scheme and this decision must be acted on unless there is a further decision to overturn it. The instruction from the current CoM is to continue with the approved project.</p> <p>Works include completing the new catering unit at St Peter, surveying to gather information on areas around the hospital and future internal design work etc.</p> <p>However, the meeting was reassured that the project work was being managed prudently while a decision is awaited on the planning application and a States Assembly debate.</p>
Nursing impacts	<p>The location of the hospital is not a major factor in the need for agency nurses or in the recruitment of staff. The hospital managing director, Rob Sainsbury, said spend on agency staff was comparable to other jurisdictions. Mental health was a key area where Health and Community Services was having more difficulty in recruiting. This reflected staff shortages throughout Western Europe. Nurses are being trained on-island to provide a sustainable source of recruits. The Nursing and Midwifery Council is looking at ways to bring people back to nursing who have left, and to train new nurses quicker than the current four-year qualification.</p> <p>The Health Minister assured the meeting that staff were not being gagged.</p>

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St Elmo changes	
Demolition and new installation	<p>Project manager Gary McGuire said planning permission had been granted for the demolition of the St Elmo building on the corner of Kensington Place and The Parade.</p> <p>A new electrical substation will be built to power the current hospital. It will also provide power to Kensington Place residents because existing transformers (in the engineering block and the Stafford Hotel) are coming to the end of their useful life.</p> <p>No work is planned to start until after the overall hospital planning application is decided and won't be until the new year. The first action will be to erect scaffolding and the work will take about 12 months.</p> <p>All necessary procedures will be in place prior to work starting, this will include an environmental management plan, noise monitoring and readings.</p>
Substation	<p>The large substation being built by Jersey Electricity on the inner road channels electricity at a very high voltage. Smaller substations are required to convert and distribute electricity at the correct voltage to users. These need to be central to where the load is, so must be correctly positioned to feed the hospital and Kensington Place.</p> <p>The substation would still be required if the hospital didn't go ahead on the current site as it is needed in the interim to maintain services in the hospital and for Kensington Place.</p> <p>The substation needs to be accessible to the JEC and has to be built to the JEC's technical specification and requires free air circulation. This meant that the current façade could not be retained.</p>
Noise from transformers	<p>The noise impact of the electrical transformers will be no different from the existing ones.</p>
Surveys	<p>A local RICS-qualified surveyor has carried out external surveys of nine properties near St Elmo. Reports will be sent to the relevant home owners. One internal survey has been carried out. Surveys for more properties will be carried out if the main planning permission is confirmed.</p> <p>An environmental health officer has requested baseline noise monitoring around the hospital site which will be carried out soon.</p>

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	There will also be some topographical surveys carried out for highways in the next few weeks so residents may see officers in hi-res vests.
Meetings with neighbours	
Local businesses	<p>The project team has been meeting businesses and residents and responding to issues and questions raised.</p> <p>Members of the team recently met Jersey Employment Trust. They worked with JET to find a solution to their fire evacuation procedures and changed an aspect of the plans in order not to remove the pavement build-out in front of Kensington Chambers.</p> <p>To ensure greater safety for JET users, construction staff will receive training to improve their awareness of communicating with vulnerable people.</p> <p>The team has met staff at the Wagon Wheel about the impact of the build on the café's alfresco area. The team is currently working on proposals for Kensington Place to minimise the period that the alfresco area will be affected by construction works.</p>
Animation videos	
	As part of ongoing work on the hospital project, updated animations have been produced to show building phases of the scheme and some visuals of the exterior and interior of the new buildings. These were shown to the group.
Traffic	
Where will the construction traffic from Westaway Court egress?	<p>This will be more detailed in the Construction Environmental Management Plan but may be on Elizabeth Place with a banksman in situ.</p> <p><i>Post-meeting note: Demolition and construction traffic routing is currently being developed for the Westaway site for the Construction Environmental Management Plan. For demolition, it is likely that the site will be accessed from Savile Street and egress will be on to Elizabeth Place. For construction, smaller vehicles will access and egress on to Savile Street; larger vehicles will use Elizabeth Place.</i></p>

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Where is the main access for the new hospital on Kensington Place?	Visitors arriving by car will come from Patriotic Street car park. There will be an entrance to the building from the car park. Visitors on foot can come through the car park or continue to use the existing Parade entrance.
How will this impact traffic at peak times?	The transport assessment for the whole scheme allowed for some future growth but also showed the hospital only contributes a small amount of traffic to overall volumes in St Helier. The hospital does not contribute a material amount to peak periods as hospital traffic is spread throughout the day. The assessment has been agreed with the relevant transport officers.
Will Kensington Place remain open?	In the finished scheme Kensington Place will be open as usual. During construction there will be some periods of temporary closures. Anyone requiring further details on transport issues is welcome to meet the team by contacting futurehospital@gov.je .
Design	
How much of the current plan could be transferred to a new site?	The design elements will be difficult to transfer to a new site. For example, the basement for this site is bespoke to the conditions in the area so this would need to be re-designed for anywhere else. Some items of work could be transferred such as capacity calculations and departmental designs.
Further information	If you would like to find out more details about any aspects of the design and discuss this with the team please contact futurehospital@gov.je .
Air quality	
Is the air quality in the area already poor?	Air quality in Jersey is currently monitored by Environmental Health . The monitoring strategy for the project, including air quality, is currently being developed for the project and will be shared at a future meeting.
Next meeting	
	The next meeting will be held on Wednesday 12 December from 6-8pm in the ground floor of Kensington Chambers .

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