



DELIVERING NEW
HEALTH FACILITIES



Overdale and Kensington Place Neighbourhood Forum

Tuesday 5 December 2023



Meeting agenda



- ▶ Actions from previous forum (September '23)
- ▶ Proposed Government Plan 2024-2027
- ▶ Overdale:
 - Condition surveys
 - Phase 1 demolition
 - Future phases of demolition
 - Samarès Ward
- ▶ Kensington Place
- ▶ RIBA Stage 2 engagement



Actions from previous Forum



- ▶ **A request was made to provide the figures on the split in quantity of hazardous versus non-hazardous waste at the next meeting:** Approximately 5% of waste disposed of in cubic metres is predicted to be classified as hazardous (asbestos related waste) for Phase 1. This percentage may reduce for the newer buildings within Phase 2.
- ▶ **A request was made to share the demolition traffic management plan with residents:** Tower Road is used as access for larger vehicles as opposed to the more restricted Westmount Road. No larger articulated lorries are used during demolition. Depending on the phase of the project, we would expect between 5 to 10 arrivals/departures of HGVs a day. In practice, these volumes are towards the lower end of this figure as we are storing waste for re-use on site, rather than moving it off-site, wherever possible. As the Overdale site no-longer has patients visiting, except for the Westmount centre, general traffic flow in the area is expected to be lower. All traffic within the Overdale site is separated.
- ▶ **A request was made for the next Parish of St Helier Roads Committee meeting to be on the A agenda so that residents could attend:** This was actioned and the public meeting took place in October.



Proposed Government Plan



- ▶ Government Plan debate will be taking place next week. Clear commitment to deliver new healthcare facilities and get the best possible value for Jersey, without delay.

- ▶ Up to £52 million requested in the Government Plan:
 - Continue design work at all sites in the New Healthcare Facilities, including design and plans for the Acute Hospital to get to RIBA Stage 4. This includes works associated with regulatory processes, including Planning Applications.
 - Kensington Place works which include a meanwhile use ahead of a permanent facility on site – the meanwhile use will include health-related projects that benefit the hospital and its staff, for example, wellbeing facilities.
 - Demolition works to prepare Overdale for development.
 - Costs of central GOJ project team.
 - Contingency costs to risk-proof the Programme.



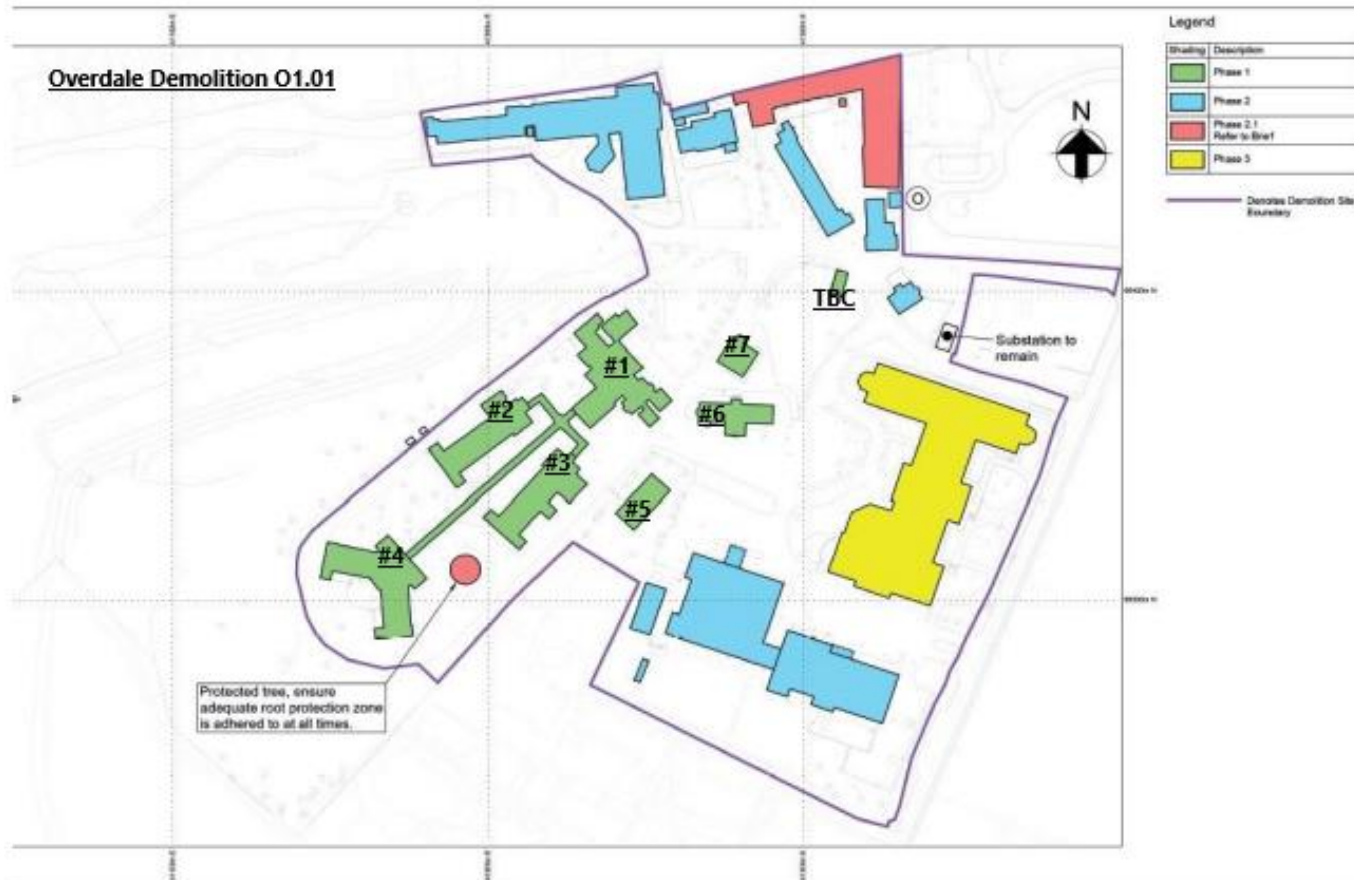
Proposed Government Plan



- ▶ A separate funding proposition and States Assembly vote in 2024.
- ▶ Completion of the Overdale Acute Hospital, and meaningful progress on the Ambulatory Facility at Kensington Place and Health Village in St Saviour, is estimated to cost £675 million across the period of this Government Plan (2024-2027) with £35m in 2028.



Overdale: Sequence of demolition phases



Indicative phasing



Phase 1



Phase 2



Phase 2.1



Phase 3

Sequence of demolition phases



Overdale - demolition



- ▶ External condition surveys now complete for all neighbours who took up the offer of a free survey for their property ahead of demolition starting.
- ▶ Asbestos surveys completed for the former healthcare buildings at Overdale where they were required.
- ▶ Asbestos removal completed for all former healthcare buildings at the back of the Overdale site (Phase 1 buildings). All removed and disposed of by Jersey Demolition Company – experienced contractors with experience of safe asbestos removal and disposal.
- ▶ Demolition of the former healthcare buildings at the back of the Overdale site has now started.



Overdale - demolition

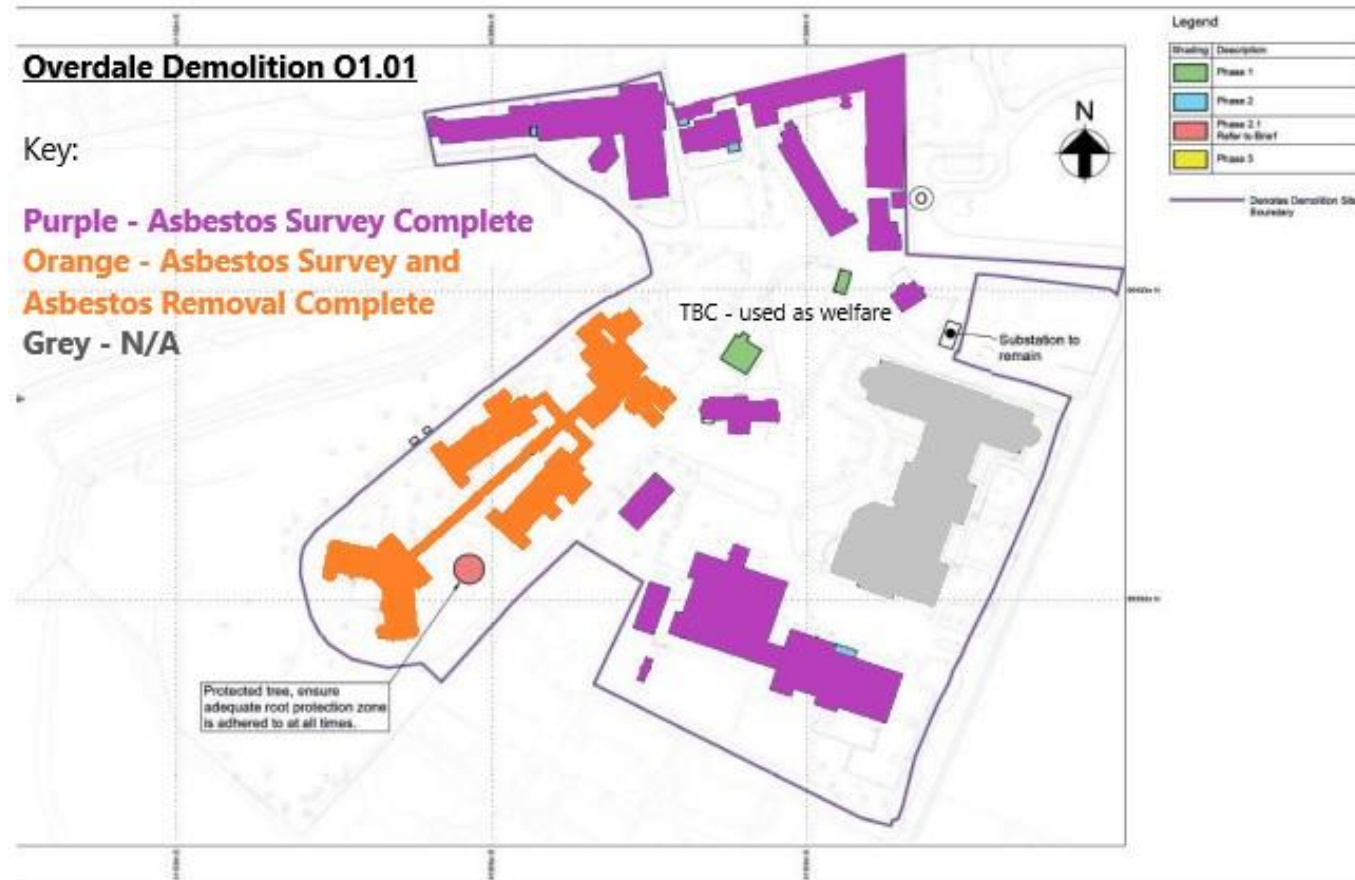


Media have been invited to the site tomorrow to capture the demolition progress

GMcG



Overdale: Sequence of demolition phases



Sequence of demolition phases



Overdale - demolition



- ▶ Sustainability is a priority for this building programme, so we will be reusing as much of the inert rubble created during demolition as possible, in temporary works and in the construction of the new facility.
- ▶ Rubble will be temporarily stored in an area of land to the south of the site. Fencing will be erected and secured around the rubble heap to minimise the impact on the view of two nearby properties. These residents have been informed.
- ▶ Committed to being good neighbours to those living in the Overdale area and that any noise and traffic are kept to an absolute minimum. This is also being monitored.
- ▶ Waste Management Plan, Traffic Management Plan and Environmental Management Plan in place.



Overdale – Samarès Ward



- ▶ While all outpatient services located at Overdale have now been transferred to Enid Quenault, Samarès Ward will remain at Overdale until a new facility, of the same or better quality, is identified.
- ▶ Discussions underway to secure a new facility, and work is progressing at pace for this move to be achieved.
- ▶ Staff, patients and their families will be kept fully informed at all times once details of a move are confirmed.



Kensington Place



- ▶ Hoardings now in place to ensure the area remains tidy. Full pedestrian access is returned on Kensington Street. Information on the hoardings is being progressed.
- ▶ A private residence on Edward Place that directly adjoins the General Hospital has been purchased. The purchase of this residence is part of progressing our plans to deliver an ambulatory facility.
- ▶ The public already owned two of the terrace properties – St Elmo towards Cheapside and west and 3 Edward place towards town and so from a development perspective makes sense, as well as from an operational perspective.
- ▶ One further property will be purchased on Edward Place
- ▶ Media misreporting of Sutherland Court being required to make way for the Ambulatory facilities. This is not the case, and a correction was issued by the media outlet.



RIBA Stage 2 engagement



- ▶ Two-week initial engagement period will take place early next year on concept designs (RIBA Stage 2) of the Acute Hospital at Overdale.
- ▶ Feedback from the engagement will be collated and fed back to the design team. Where appropriate, this will be included in the design development of the Acute facility.
- ▶ Following this, there will be a further opportunity to review the next iteration of designs for the Acute facility, when the formal public consultation will be launched.
- ▶ More details will follow soon – we would very much value your input.
- ▶ Reminder: Neighbourhood Forum area at [gov.je/NHFP](https://www.gov.je/NHFP) now live with notes from meetings.



Answering your questions



- ▶ Deputy Tom Binet, Minister for Infrastructure
- ▶ Jessica Hardwick, Programme Director
- ▶ [REDACTED] Jersey Demolition Contractors
- ▶ [REDACTED] Programme Delivery Lead
- ▶ [REDACTED] Programme Healthcare Lead
- ▶ [REDACTED] Programme Engagement Lead