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**To Our Friends of Friends**

**Bulletin 2: An Analysis of the Our Hospital (OH) Site Selection Process**

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## **Introduction**

Following on from our Bulletin 1 this Bulletin offers our brief review of the Government's site selection process for Our Hospital ("OH").

The Government published a number of documents and commentary on the Government website<sup>1</sup>. Of special note are the Site Selection Paper<sup>2</sup> and The Kit of Parts.<sup>3</sup> There is also reference to the role of the Citizens' Panel in the site selection process. The public assumption is that the Panel decided on the shortlist of sites. Nothing could be further from the truth. Their sole responsibility was to help derive the set of criteria for the OH site. Their function was to be the face of "public consultation".

The actual site selection was carried out by five civil servants:

- The Director General, Health and Community Services, Caroline Landon
- Clinical Director, Our Hospital project, Professor Ashok Handa
- Our Hospital Interim Project Director, Richard Bannister
- The Chief of Staff, Catherine Madden
- The Director of Natural Environment, Willie Peggie

Of the five carrying out the site selection, Willie Peggie has been in Jersey for 15 years, the others are recently recruited under the stewardship of the States Chief Executive, Charlie Parker. Two are on temporary contracts, one of whom has barely set foot in the island. One has been here for approximately 18 months and one for a little over six months. None are local.

## **Hospital Options**

In a normal site selection process, it would be helpful to know the size of the hospital, as set out in a design brief, before the site selection process started. In fact, the process began in January 2020 with the selection of the Citizens' Panel. A very preliminary outline design brief was finally published, as the Kit of Parts, on 20<sup>th</sup> July 2020. Within it are two options for the size of the new hospital:

- A. **Option 1** – A main site with a ground floor area supported by a separate site facility alongside the main building housing the clinical and support services with an ancillary site directly adjacent

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<sup>1</sup> <http://www.gov.je/Health/OurHospital/Pages/SiteSuggestion.aspx>

<sup>2</sup> <https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Our%20Hospital%20Site%20Shortlist%20Report%20JULY%202020.pdf>

<sup>3</sup> <https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/ID%20Our%20Hospital%20Kit%20of%20Parts%20report%2020200722%20CB.pdf>

to, or up to 50 metres away, providing non-clinical essential support services:

- The ground floor hospital area (including external circulation areas) of 23,243m<sup>2</sup>
- An adjacent site of ground floor area 8,504 m<sup>2</sup>
- Car parking – 800 spaces over 2 x floors = 9,219 m<sup>2</sup> or existing parking capacity

**B. Option 2** – A main site, with a basement supporting the functioning of the hospital. This allows the total ground floor area to be marginally smaller than Option 1 and enables the essential support services to be co-located within the new hospital building without the need to increase the building's height to incorporate an interstitial service floor. It retains the need for a separate facility alongside, or close to the main building, but this site could be further away – clinicians are agreed that some services could be up to 15 minutes' walk from the main building. Essential ground floor hospital area requirement (including external circulation areas) = 22,890 m<sup>2</sup>

- Nearby site = 3,590m<sup>2</sup>
- Car parking – 800 spaces over 2 x floors = 9,219 m<sup>2</sup> or existing parking capacity

This is the option that allows the selection of The Peoples Park and is a 'fix', similar to proposed the Philip Ozouf dual site proposal of 2013 with the inherent difficulties of parking in Patriotic Street, and little room for expansion, other than upwards, plus a double basement for the maintenance areas, again with no room for expansion. It does, however, remain a very real threat to the project as the project team seem determined to provide a town site for the hospital, at whatever cost.

#### **Where are Warwick Farm and St Saviour's Hospital as Potential Sites?**

It is worth reading the matrix for the site selection on page 34 of the Site Selection Paper<sup>4</sup> which shows the criteria used to exclude both Warwick Farm and St Saviour's hospital sites, both of which are available and in the ownership of the States. In our opinion, their removal from contention was deliberate and had nothing to do with the Citizens' Panel. Andium Homes and other developers have expressed an interest in both sites for housing and, if they are suitable for housing, they are suitable for a hospital. Emergency 'blue light' drivers have stated that neither site presents a problem to them and both sites would produce less traffic spread throughout the day (and coming from different directions) than a housing estate of 300 houses would, all trying to access the road network at peak hours.

So, let us examine the sites chosen:

**Millbrook.** The site is split by a main road. The Nightingale field is owned by the Boot family foundation and has covenants on it preventing development and building. The two fields to the north of the road are each owned by the houses at the northern edge of those fields. The Nightingale field is open to the sea to the south across Victoria Avenue and in winter, the storms that batter the sea wall. There appears to be no consideration given to the detrimental impact on the Glass Church. It will also require a multi-storey car park, presumably on the northern half of the site with access to the

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<sup>4</sup><https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/Our%20Hospital%20Site%20Shortlist%20Report%20JULY%202020.pdf>

hospital site across a busy main road. It is now subject to a Report and Proposition by the Connétable of St Lawrence for its removal from the shortlist, to be debated in early September.

**St Andrew's Park.** This is a public park in the middle of an urban area with St Andrew's Church at the eastern end of. The park slopes gently down from the north to the south. In the centre is a listed dolmen. As with Millbrook, access would be from the busy main road into the parkland. Again, parking will be an additional issue as the proposal includes a two-storey car park. This site is also subject to a Report and Proposition by the Connétable of St Helier, for its removal from the site shortlist, which will be debated in the States on 8<sup>th</sup> September.

**The Peoples Park.** Again, it is a public park and, as the Connétable of St Helier points out, was rejected by the States as the site of the Future Hospital in February 2016. It simply is not big enough to put the required plate sizes on the park, let alone build the other basic facilities described above, nor can it accommodate dedicated parking on site, Patriotic Street car park being deemed suitable. Most importantly, it only has room for limited (15%) future expansion and would require a six-storey tower block, as shown in the OH Kit of Parts<sup>5</sup>.

**St Saviour – Five Oaks.** This site is split by the main road to St Martin. It is a huge site that includes the existing HCS laundry site, the HCS offices, the old JEP offices and Les Amis, the latter apparently without prior warning, or consultation. On the other side of the road is the Greenfields youth detention centre.

**Overdale.** This is a large site stretching from the old isolation hospital overlooking the sea, to the crematorium, provided the Jersey Water office site and a small granite cottage that was on the housing market in 2019 are included within it. Across the road to the east are two large fields that are needed in order to fit the ancillary buildings, as the hospital building would have to be a relatively 'low rise' and therefore with a long plate size. The report states that Overdale, site 35a, without the two fields across the road, "The development area is limited and could not accommodate either Option"

Sitting on its escarpment above St Helier, access to the Overdale site is an issue, but could be resolved by taking over the King George V Homes from Andium Homes and building a new entry from the Inner Road, up the re-entrant onto the Overdale site, with a multi storey car park built into the existing slope and hill to the east of the new access road. Then the whole site, including the redundant isolation hospital and the fir trees that have grown in front of it, would have to be levelled and a low rise set of buildings, built and not higher than the existing and currently closed Samares Rehabilitation Ward. It would be unsurprising if this site turned out to be the most expensive to develop.

### Summary

Sadly, the site selection process turns out to be a fix, whatever the site selection paper says. The exclusion of St Saviour' Hospital and Warwick Farm is a disgrace, but nothing is going to hold-up the juggernaut of the OH project.

Let us hope that the two reports and propositions calling for the removal of St Andrew's Park, by the Connétable of St Helier, and Millbrook, by the Connétable of St Lawrence, plus the two petitions, one calling for the removal of The Peoples Park, St Andrew's Park and Millbrook, the other calling for

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<sup>5</sup> <https://www.google.com/search?client=firefox-b-d&q=The+Our+Hospital+Kit+of+Parts>

Warwick Farm and St Saviour's Hospital to be placed on the shortlist of sites, are respected and accepted by the States Assembly when it returns after its summer break on 8<sup>th</sup> September 2020.

As always, we invite your comments and suggestions.

"Friends of Our New Hospital"

Chair - Brigadier Bruce Willing CBE

Tom Binet - Graham Bisson – Peter Funk – Jean Lelliott