



Neighbourhood Forum: Overdale and Kensington Place

DATE	TIME	VENUE
21 September	6pm-8pm	Government of Jersey Studio

PRESENT		
Deputy Tom Binet	GOJ Minister for Infrastructure	MINF
Jessica Hardwick	Acting Programme Director	JH
[REDACTED]	Delivery Lead	DL
[REDACTED]	Clinical Advisor	CA1
[REDACTED]	Clinical Advisor	CA2
[REDACTED]	Outgoing Head of Communication and Engagement	OHC
[REDACTED]	Incoming Head of Communication and Engagement	IHC
Residents	Approx 30	

Presentation slides available under Neighbourhood Forum section of gov.je/NHFP

1	Social Media	Actions
	A discussion took place about the New Healthcare Facilities Programme social media channels and increasing readership.	IHC

2	Asbestos Removal	Actions
	<p>The removal of asbestos from buildings that were to be demolished was raised. Residents were assured that the removal process is heavily regulated and secure, and that the vehicles used in the material removal are certified waste carriers, which are locked and sealed.</p> <p>The quantity of hazardous waste was also raised as a concern and the route taken by the removal vehicles. Residents were advised that the vehicles will travel down Westmount Road, along Cheapside and onto Gloucester Street. The asbestos will be disposed of at the Asbestos Reception and Disposal facility La Colette. Asbestos removal at the Overdale site is expected to be completed by the end of 2023.</p> <p>In addition, it was highlighted that the quantity of inert waste will be largely reduced from that anticipated previously. It is proposed that the waste is crushed on site and reused or recycled where possible. The number of vehicle movements will, in turn, be reduced.</p> <p>DL agreed to provide the figures on the split in quantity of hazardous versus non-hazardous waste at the next meeting.</p>	DL

3	Traffic System	Actions
	<p>A discussion followed about demolition and construction vehicles adding additional stress onto traffic systems in the surrounding areas. As noted above, owing to the revised strategy, the number of demolition vehicles will be greatly reduced.</p> <p>DL agreed to share the demolition traffic management plan with residents. In addition, monitors are to be installed before and during the St. John's Road trial, and the data from those monitors will be analysed to provide an accurate current baseline for traffic movements.</p>	DL

4	Parish of St Helier Meetings	Actions
	<p>A conversation took place about the proposed changes to Westmount Road. The team confirmed that meetings had taken place with the Parish of St. Helier Roads Committee, Infrastructure & Environment, and the Ambulance Service. Those meetings were designed to discuss ideas, and, from those meetings, a series of options had been produced. A request was made for the next meeting with POSH to be public which the team confirmed they were happy to accommodate.</p> <p>Options to be on the A agenda for the next Parish of St. Helier meeting.</p>	JH

5	3D Modelling	Actions
	<p>The plans for the previous scheme were criticised as residents found them hard to visualise. A request for 3D modelling was made. It was explained at the meeting that it is not possible to do the modelling for all options, as this this would be time-consuming and expensive. The design does therefore have to be reasonably progressed and finessed before the digital modelling can be cost effectively produced. Where possible, the team will strive to bring 3D images as soon as it is viable and meaningful to do so.</p>	

6	Clinical Advisors	Actions
	<p>The Programme's Clinical Advisors were asked for their opinions on the new plans. They detailed the work they have been undertaking, looking at the division of clinical services and identifying which services are best placed at each site. A key part of their work has been designing the best patient journey by co-ordinating the clinical adjacencies and clinical flows. They noted that the current General Hospital has very few clinical adjacencies.</p>	

7	Emergency Department	Actions
	<p>In the multi-site proposal, there will be an Emergency Department at the Acute hospital at Overdale and a walk-in centre at the Ambulatory facility at Kensington Place. The location of the Emergency Department on the Overdale site was discussed. Residents were advised that the Concept Design is currently being undertaken and so has not yet been finalised, but designers are conscious of the comments made previously by residents and of the potential impacts that its location could have on them.</p>	

8	South-western field (between Westmount Terrace and Hill Crest)	Actions
	<p>Residents expressed their concerns regarding development of the south-western field and the ongoing stability of the stabilised slope. It was highlighted that the residents of Westmount Apartments conduct a regular survey of the slope face, four times per year. The team explained that development plans are ongoing but that there were currently no plans for the realignment of Westmount Rd, eastward towards the crest of the slope.</p> <p>Residents were asked to consider sharing the information from the surveys with the Programme team and potentially agree on any additional monitoring that the Programme could conduct.</p>	

9	Westmount Day Nursery	Actions
	<p>A concern for the children of Westmount Day Nursey was raised in relation to the potential of dust and noise. The team gave assurance that when materials are removed from site they will be in sealed vehicles and not impact the Nursery. Measures will also be taken on site to supress dust.</p>	

10	Kensington Place	Actions
	<p>Questions were asked around when works would take place to re-open the footway on Kensington Place. It was advised that hoarding had been erected and, once complete, footway repair works would be undertaken and the heras fencing will be removed, retuning the footpath to pedestrians.</p> <p>The team explained that the designs for the Ambulatory facility at Kensington Place are in the very early stages, and there would be a longer process from design to planning application/approval. It is therefore unlikely that construction works for the Ambulatory facility will commence for a couple of years.</p> <p>A conversation was then had around the potential meanwhile use of the space former Andium Homes site, including temporary use of the site to assist the running of the current hospital.</p>	

11	Demolition Tender	Actions
	<p>The team were asked for confirmation that the demolition tender of the dilapidated and unused buildings at the back of the Overdale site had been competitive. The team advised that the tender was published on the Government portal, which is open to businesses locally, in the UK and Europe. Following a competitive tender process, based on several factors such as the value of the tender, the quality and content of the documentation, as well as the company's approach to social value, a recommendation for the preferred contractor was made which resulted in the appointment of Jersey Demolition Contractors.</p>	

12	Westmount Road	Actions
	<p>A discussion took place about the adjustments to Westmount Road. The team advised that, as a consequence of having split sites, the trip generation that was previously expected with the single site is now reduced, and it is hoped that this will result in fewer adjustments to Westmount Road compared to the former scheme. As proposals are developed, they will be shared with this group.</p>	

13	Jersey Bowls Club	Actions
	<p>Questions were asked around the retention of the Bowling Club. Residents were assured that the team is currently working to ensure that the Bowling Club would be retained, and the club have been made aware of this.</p> <p>A small section of the property may need to be used temporarily while improvements to the road are made but this will be restored once works have been completed.</p>	

14	Programme Costs	Actions
	<p>Conversations were had around the estimated costs of the Programme. The basis for calculating the estimated cost of construction and equipping was explained, and that this is based on equivalent costs for facilities in other jurisdictions with a factor applied for additional island cost.</p> <p>It was further explained that Government Plan estimates include contingency and other programme costs that are not normally published, making like for like comparisons difficult.</p> <p>The team discussed the importance of cost breakdowns remaining confidential to ensure commercial sensitivity, value for money and quality outcomes for Islanders.</p>	