

Pre-Feasibility Study - Site Selection



Proposed Victims Support Centre



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Jersey Property Holdings – Architectural Services

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Revision 05

Document History

Issue	Date	Comment	Author	Chk'd
01		Draft issue for discussion purposes.		
02	20/05/21	Draft Issue with amendments		
03	26/05/21	Preliminary Issue (draft removed)		
04	16/06/21	Exec summary, costs and recommendation amended — Issued		
05	18/06/21	Minor Amendments— Issued.		

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1.0 Executive Summary

Dewberry House (Sexual Assault Referral Centre) opened in May 2017 and is now an established service providing support to victims of sexual assault and abuse, whether this happened recently or in the past.

The facility provides Crisis Support and Forensic Medical Examinations and is accessible 24 hours a day for both adults and children. The facility operates as a partnership between the Police and Health & Social Services.

Sexual Assault Referral Centres (SARC) are an important example of how agencies working in partnership have the potential to improve both mental and physical health as well as criminal justice outcomes for victims of sexual assault. Crucially, they provide a holistic service to victims which can be tailored to their needs and under-pinned by the principles of dignity and respect.

A £250K Feasibility Vote was included in the 2020 Government Plan to investigate the options available and to create a new / fit for purpose SARC that includes the provision of a "Child House".

In January 2021 Home Affairs Department launched a new initiative entitled 'Jersey Victims First' which aims to provide greater/dedicated support for all victims of crime (i.e. a Victims Hub).

There are many synergies in the professional support required/offered to all Victims of crime including those of sexual assault. Accordingly it was agreed that the new SARC facility should be enhanced to provide a dedicated 'Victims Support Centre'. The Victims Support Centre will provide the discrete/separate specialise facilities required for Victims of sexual crimes but will also include shared/flexible facilities for follow up support.

The pre-feasibility study looked at 9 sites in public ownership - these were shortlisted to 2 (i.e. the former Heathfields Children's Home and the former La Motte Street School Site). Both sites are vacant and are deemed large enough to create a dedicated 'Victims Support Centre' however, the former Heathfields Children's Home site has emerged at the preferred option primarily because of its location and the ability to create a facility that provides discrete access for Victims of sexual crime.

The size of the building required has been calculated as 761m² and indicative designs (to demonstrate a test to fit) have been prepared.

The forecast project cost (pre-feasibility) has been calculated as [REDACTED] (to January 2022)

Subject to the preferred Heathfield Site option being approved by the Corporate Assessment Management Board and Regeneration Steering Group, a more detailed study/ planning application can proceed. Subject to the necessary approvals, construction could commence in March 2022 and complete by May 2023.

2.0 Introduction & Brief

Following the success of the pilot Sexual Assault Referral Centre (SARC) created at Dewberry House (a recommended arising from the Jersey Care Inquiry), Jersey Property Holding were commissioned in 2020 to undertake a feasibility study to explore the options available to create a dedicated and fit for purpose facility that included separate facilities for both adults and children. The latter would follow the Iceland “Child House” model.

Sexual Assault Referral Centres (SARC) provide an environment in which key stakeholders and professional agencies can work in partnership to help improve both the mental/physical health and criminal justice outcomes for victims of sexual assault. Crucially, SARC’s provides a holistic service to victims which can be tailored to their needs and are under-pinned by the principles of dignity and respect.

The “Child House” model (derived from Barnahus in Iceland) focuses on getting children and young people the right help at the right time by putting all the services needed to respond to sexual abuse under one roof. Medical, Advocacy, Social Care, Police and Therapeutic Support will be delivered from one central place and will provide a more coordinated approach to supporting children and young people.

In January 2021, the Justice & Home Affairs Minister announced a new public initiative which seeks to put victims of crime first. The vision is to create a ‘victims hub’ that provides a central base from which victims of crime can receive support.

The proposed ‘victims hub’ is a natural expansion of the support services that will be delivered from the proposed new SARC. Accordingly the remit of the feasibility study has been expanded to include the additional facilities required to provide a ‘support hub’ for victims of crime.

This Feasibility Study has been developed by the project team to consider the options available to create a new Victims Support Centre and to inform a high level cost plan.

A copy of the JHA Business Case for the proposed new SARC and the proposed ‘Victims of Crime’ can be found in Appendix A of this report.

Objectives

The purpose of this feasibility study is to explore the options available to re-provide the existing Dewberry House SARC with fit-for-purpose facilities that will: (i) allow existing SARC services to continue and develop, (ii) provide specific facilities for children, based on the Child House Model and (iii) provide a base for a new Victims Support Hub. The objectives of the new SARC are set out in the business case (appendix A) and will aim to provide:

1. Acute Health Care and support in an age appropriate settings.
2. Comprehensive Forensic Medical Examinations and Paediatric Examinations.
3. Follow up services which address the client's mental, psychosocial and on-going needs.
4. Access to independent Sexual Violence Advisor or Young Person's Sexual Violence Advisor.
5. Each client receives the most appropriate care to meet their assessed needs.
6. Investment into an Intermediary Service, to ensure the communication needs of children and Vulnerable Adults are met. Enable all victims of Sexual Assault and Abuse to have a voice to ensure they are not silenced by their crimes.
7. Invest into specialist roles of play therapists, to prepare children for medical examinations, explaining what is going to happen, and support children through the examination.
8. Invest in a trauma-informed approach for therapeutic support by developing a Recovery Tool Kit for Adults.
9. Easy and early access into emotional and mental health support-meeting the play therapist and CAMHS professional on the same day as a child medical examination. Through early emotional support and stabilisation of child and family, will reduce the risk of progression to long-term mental health conditions and emergency presentation in Mental Health crisis.

10. Offering support to 'safe' parents, carers and siblings of those who have experienced Child Sexual Abuse.
11. Child friendly Criminal Justice proceedings for protecting victim's safety, privacy and identity. Investment within SARC to provide a facility so a child can give their evidence via video link.
12. Investment into using clinical psychologists to conduct ABE 'Achieving Best Evidence' interviews with support from a Police Officer. By putting the child's emotional needs first will help reduce re-traumatisation and gather the best evidence.
13. Continue to offer and develop training and specialist advice to professional networks.
14. Strengthening the approach to prevention.

If these objectives are achieved then adults and children will receive timely medical interventions, be supported through their recovery, assist the investigative process if they wish to pursue a Criminal Justice outcome, and ultimately reduce the amount of long-term care needed and further demands on government services.

The provision of appropriate and fit for purpose facilities which create a place where children and adults feel safe, secure and able to receive the care and support they need is a key part of the service. The environment that this holistic service is based in needs to reflect the services provided and be a place which encourages and enables victims to seek and receive the care and support they need. It plays a vital part in developing the range of forensic and therapeutic processes which help people through the trauma of a sexual assault.

3.0 Project Team

The feasibility project team included representation from the following:

- The Justice & Home Affairs Department
- SARC Service Management
- Jersey Property Holdings
- Appointed Design Team
- Other Stakeholders

Project Board :

- [REDACTED] – SRO / Representative from the Sponsoring Body
- T Daniels – SRO / Representative from the Supplying Body
- K Briden – Group Director for Public Protection and Law (Justice and Home Affairs)
- [REDACTED] – Architect / Subject Matter Champion
- [REDACTED] – Project Manager / Representative from the Supplying Body*

**Where Tim Daniels is unable to attend [REDACTED] would represent the Supplying Department.*

The appointment of Consultants to be carried out shortly.

Project Manager	JPH Capital Projects - [REDACTED]
Architects	JPH Architectural Services - [REDACTED]
Quantity Surveyor	TBC
Structural Engineer	TBC
Building Services Engineers	TBC
Health and Safety Review Officer	TBC

This feasibility will be presented to the Acting JHA Minister on Monday 21st June 2021.

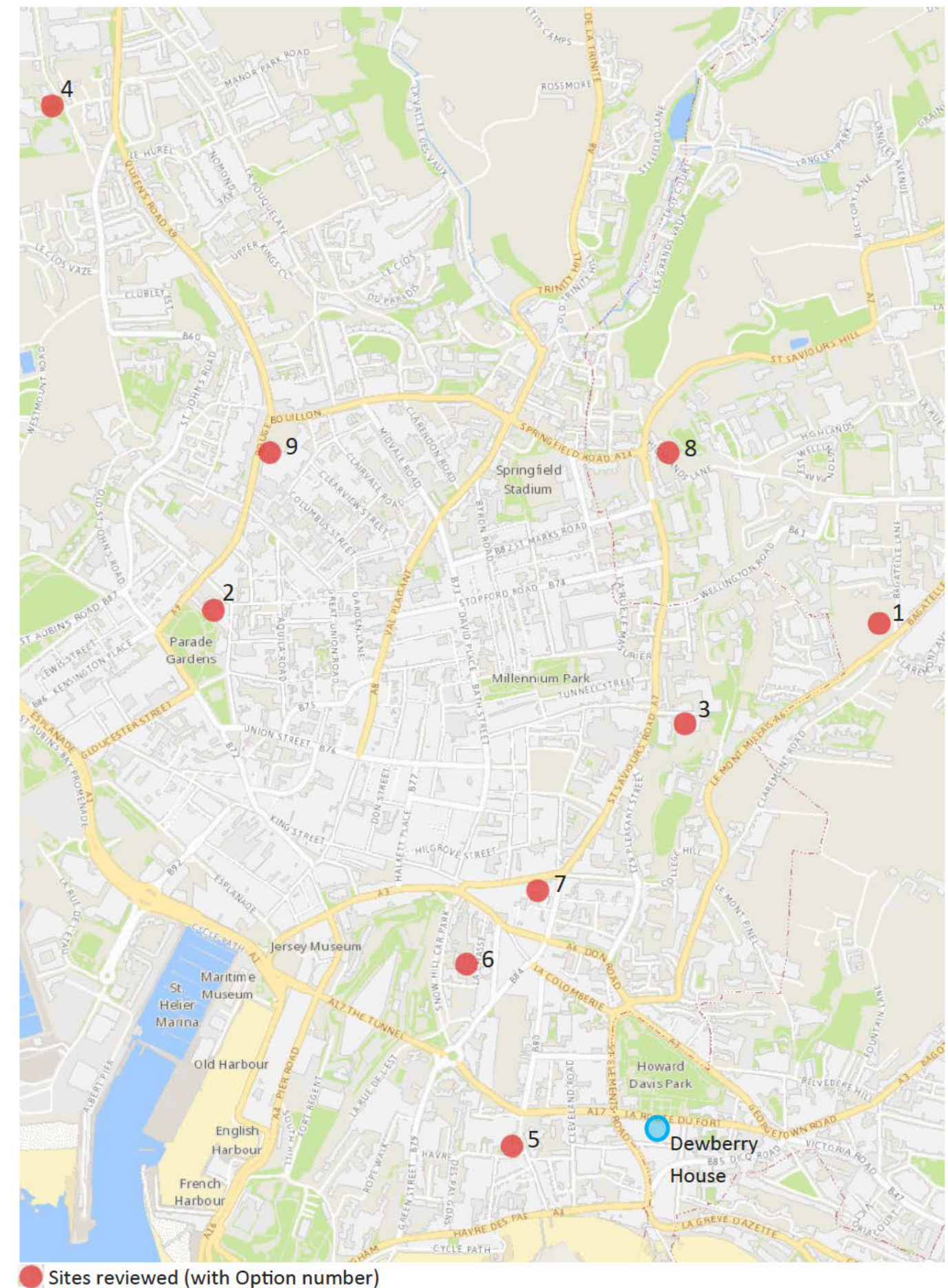
4.0 Proposed Site Overview

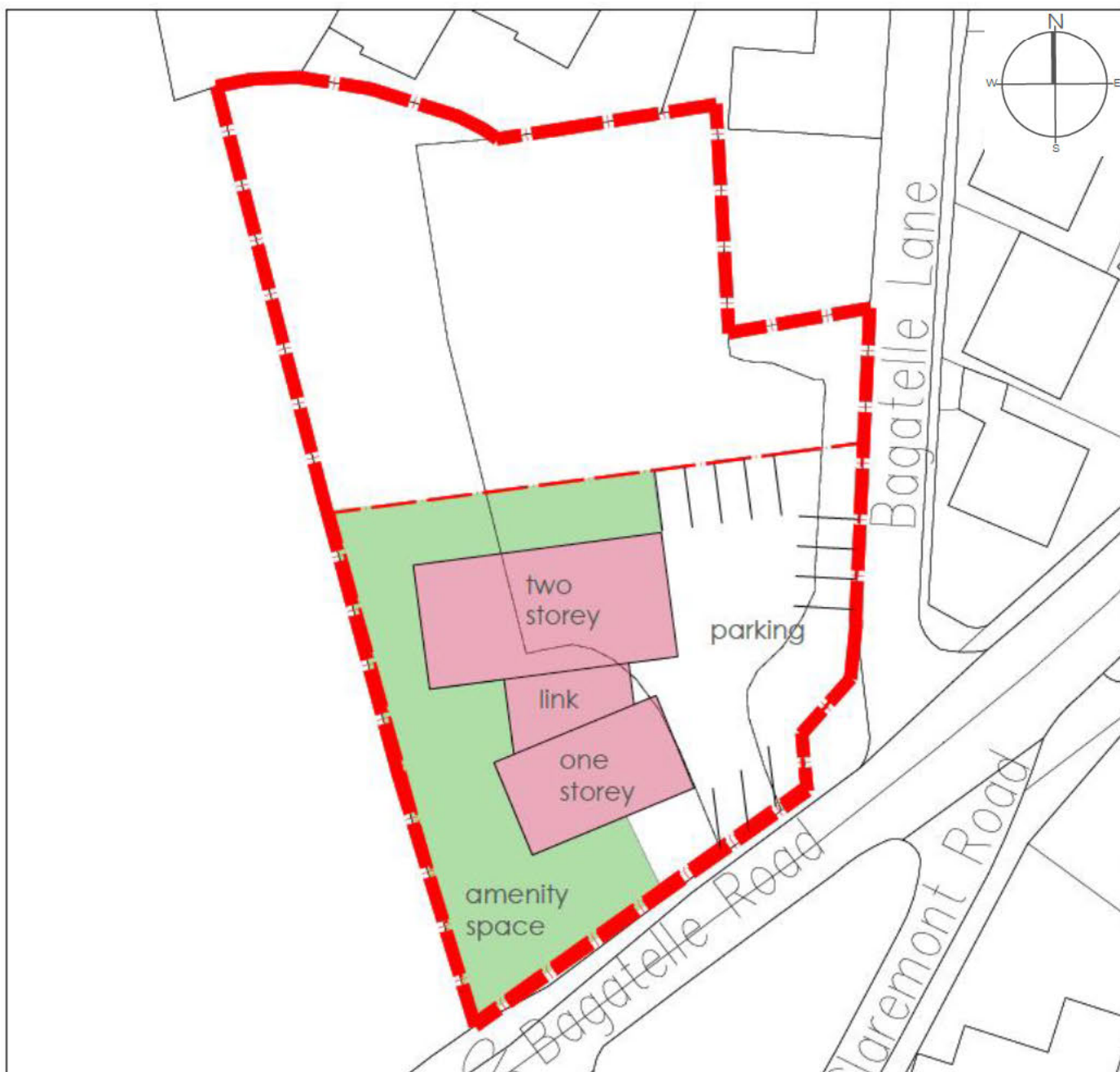
Long List of potential sites:

The following sites marked on the plan adjacent were identified for review. All sites are in Public ownership.

Description:

1. **The former Heathfields Children's Home (now demolished):** [REDACTED]
[REDACTED]
[REDACTED]
2. **Mason Le Pape:** Currently occupied by Health for Administration.
3. **La Bas Site:** Currently occupied by Health as a Medical Centre.
4. **Haute Vallee School:** Area designated within the original design for a Caretakers House.
5. **Roseville Villas:** Currently occupied by Health (Residential Home). The location is near the PHQ, but the site is likely to be too small
6. **La Chasse:** Currently occupied by Health for Adult Mental Health Services
7. **La Motte Street Site:** Currently vacant.
8. **Highlands Lane:** An embankment that has potential to be re-landscaped to create a development site.
9. **46 Rouge Bouillon:** Currently vacant. Was formally used as office accommodation for the Police.





Option 1 — Heathfield, St Saviour

Overall Site Area: 2,729m² (smaller area 1,220m²)

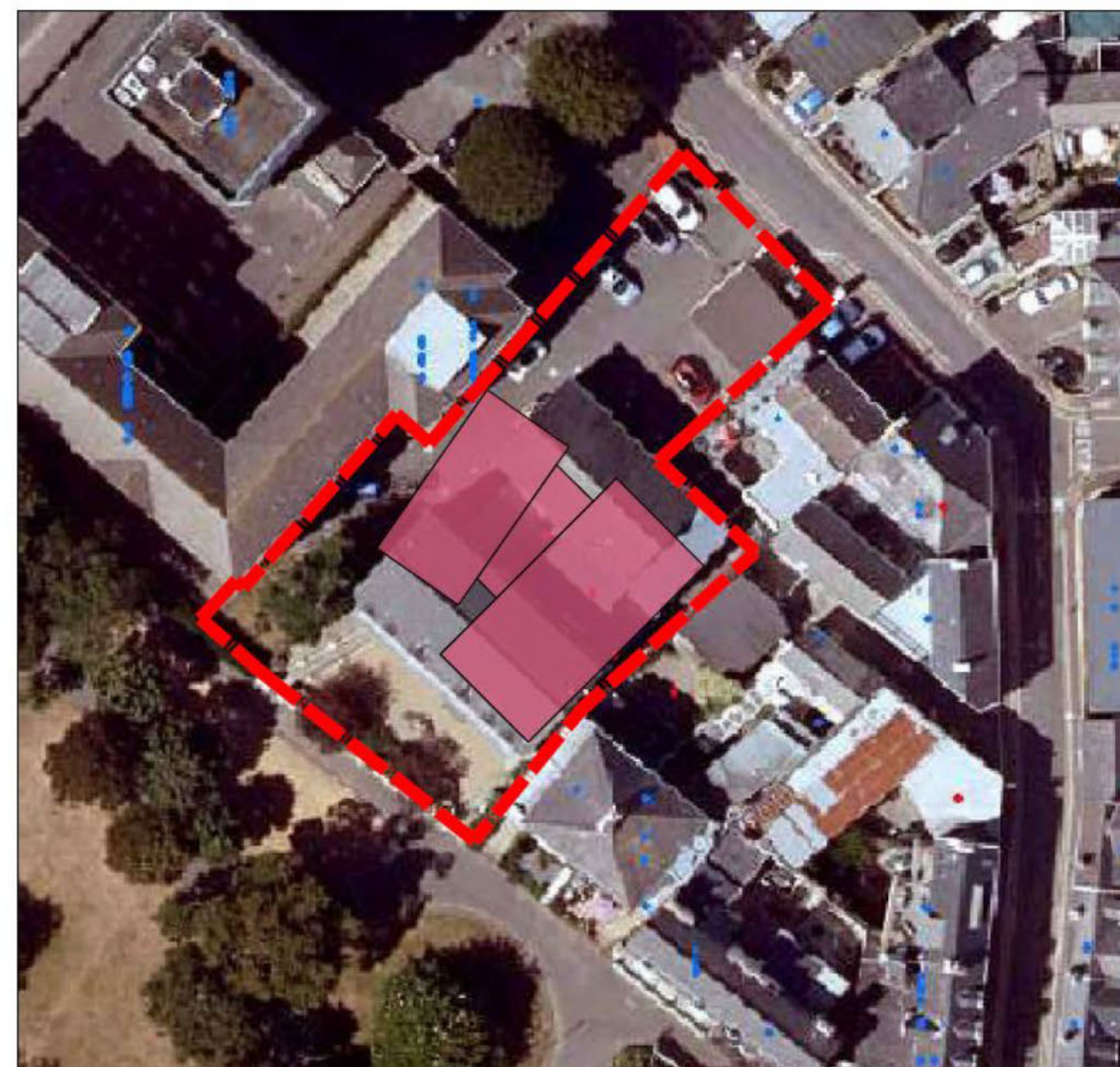
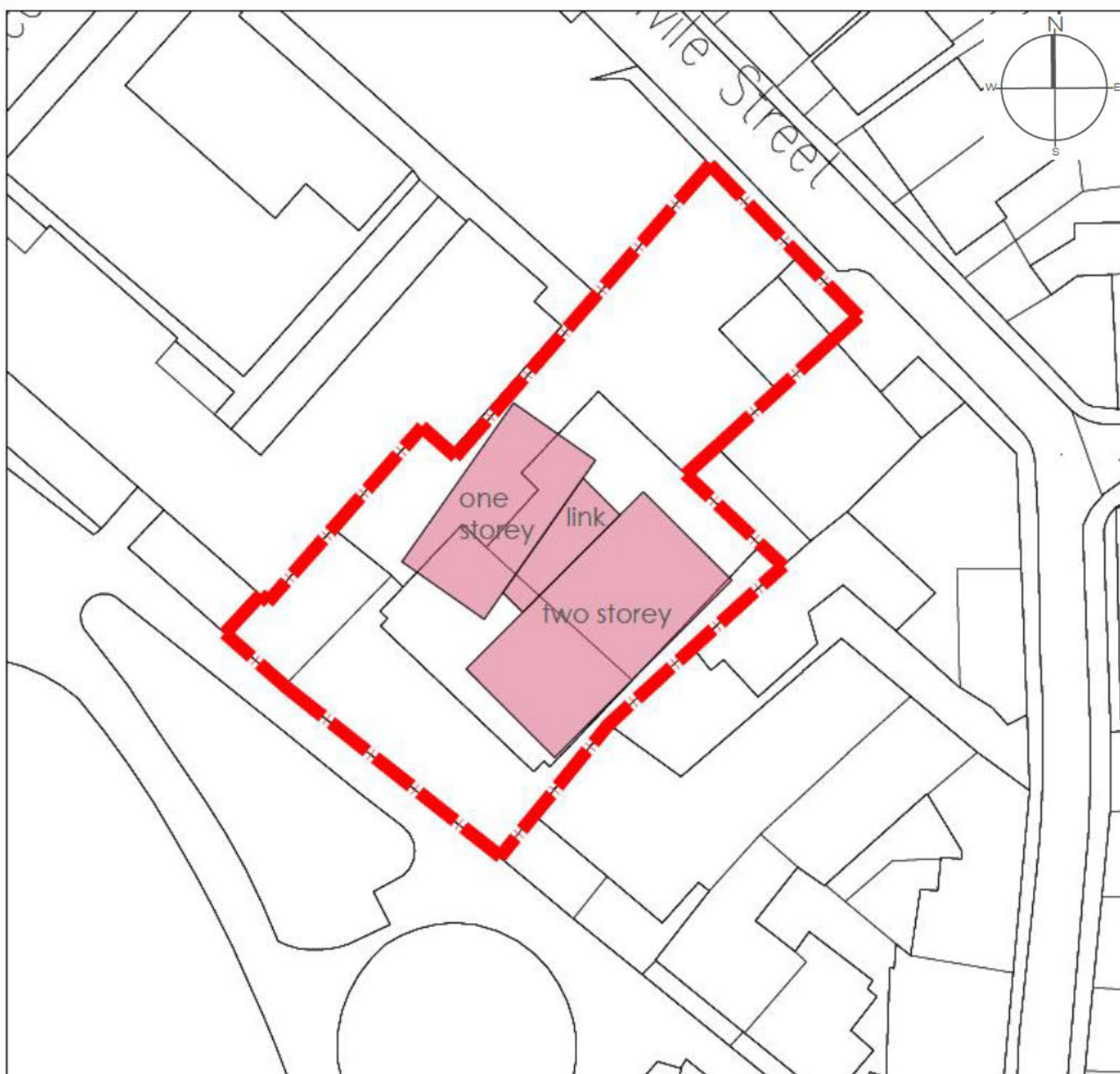
Existing Building: N/A

Advantage

- Would meet size aspirations of the brief
- Available
- Site cleared ready for development
- Good location – just out of town
- On site parking (visitors / visiting professionals)
- No overlooking

Disadvantage

- Undervaluation of Site



Option 2 — Maison Le Pape — New Build

Overall Site Area: 1,226m²

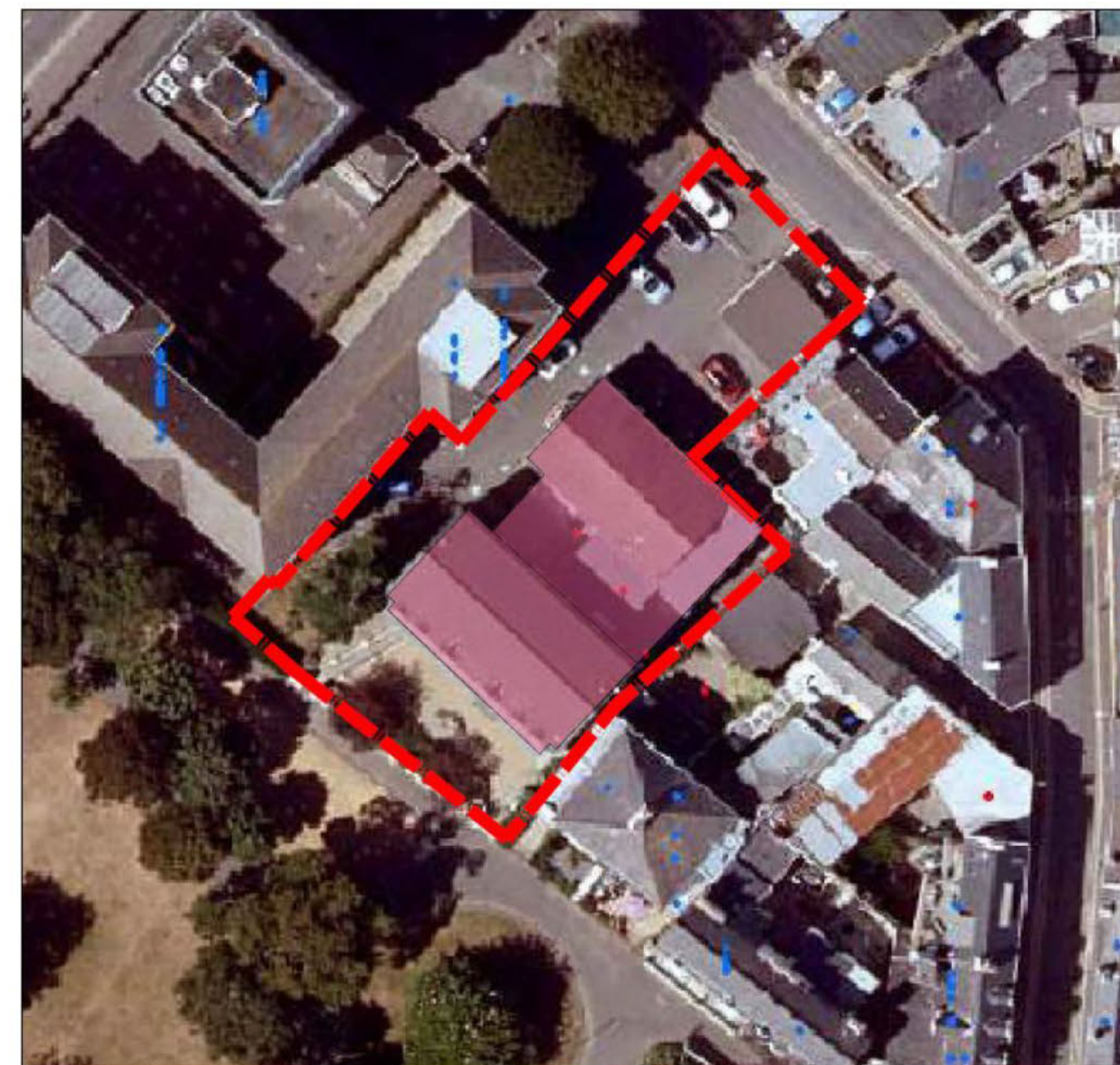
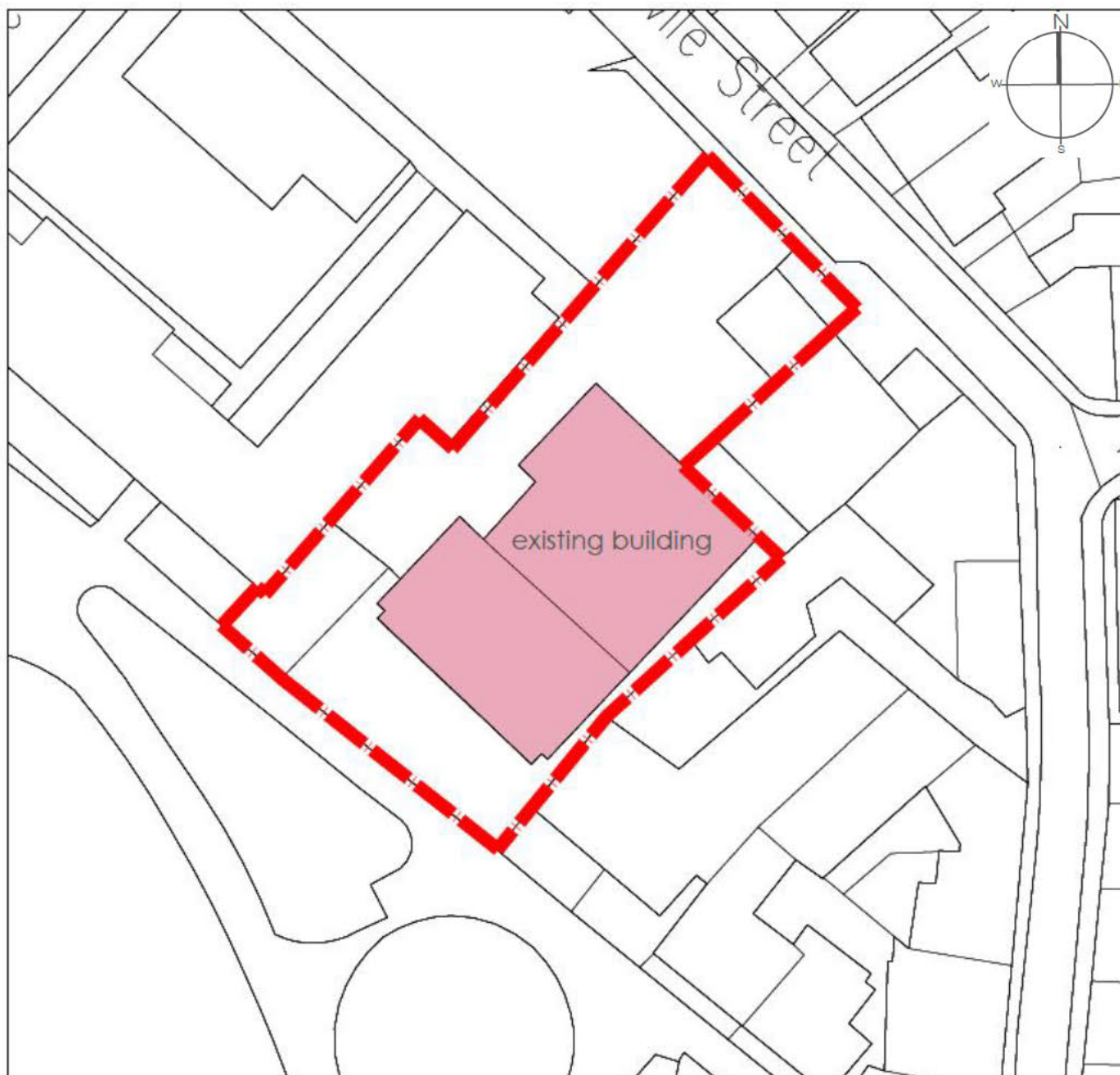
Existing Building : N/A

Advantage

- Would meet size aspirations of the brief
- Good location on the edge of town
- On site parking (visitors / visiting professionals)
- Neighbouring Park

Disadvantage

- Overlooked
- Site might be better suited for social housing
- Site might be combined with adjacent Westaway Court
- Only available once new hospital is complete. Circa 5 to 6 years.



Option 2(a) — Maison Le Pape — refurbishment

Overall Site Area: 1,226m²

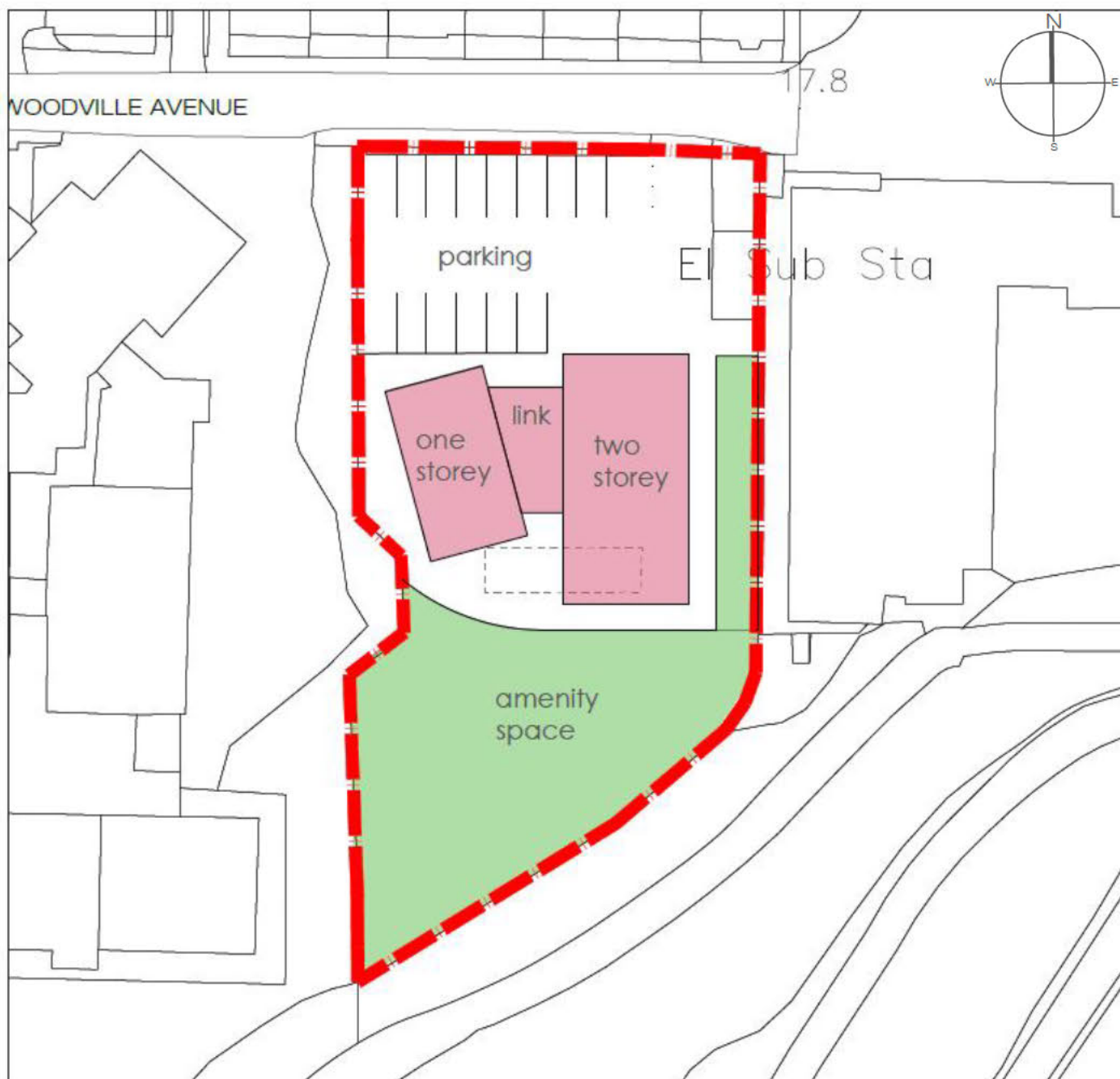
Existing Building (GIA): 874m²

Advantage

- Would meet size aspirations of the brief
- Good location on the edge of town
- On site parking (visitors / visiting professionals)
- Neighbouring Park

Disadvantage

- Overlooked
- Site might be better suited for social housing
- Site might be combined with adjacent Westaway Court
- Only available once new hospital is complete. Circa 5 to 6 years.



Option 3 — La Bas Site

Overall Site Area: 1,760m²

Existing Building (GIA): N/A

Advantage

- Would meet size aspirations of the brief
- Good location on the edge of town (St Helier Ring Road)
- On site parking (visitors / visiting professionals)

Disadvantage

- Overlooked
- Site might be better suited for social housing
- Only available once new hospital is complete. Circa 5 to 6 years.
- Undervalued site, may need to be split



Option 4 — Haute Vallee School

Overall Site Area: 493m²

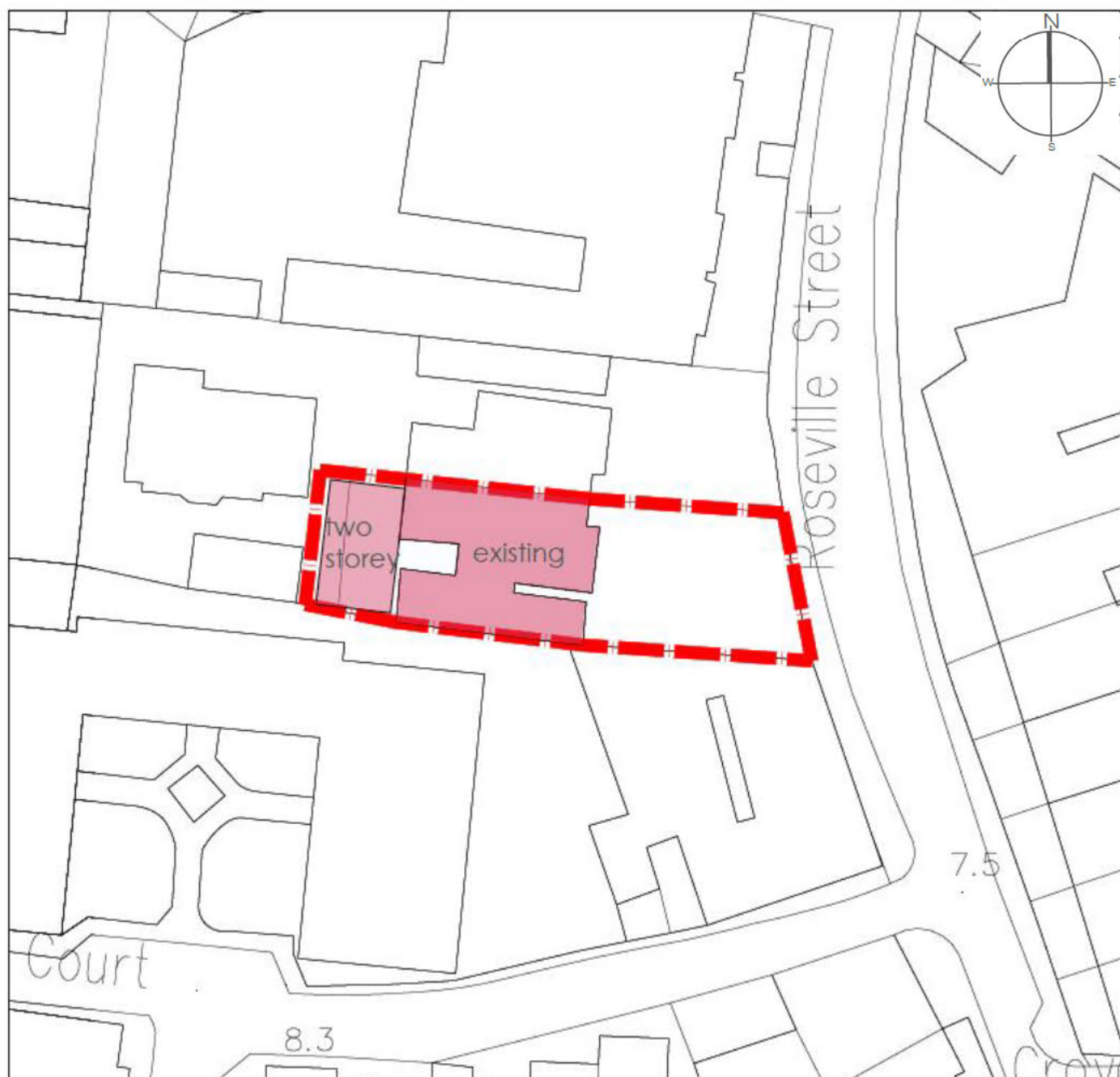
Existing Building (GIA): N/A

Advantage

- Available

Disadvantage

- New facility would only just fit on the footprint of the site.
- No external areas / limited parking.
- Out of town location
- Close to secondary school
- Anticipated planning issues



Option 5 — No. 2, Roseville Villas

Overall Site Area: 484m²

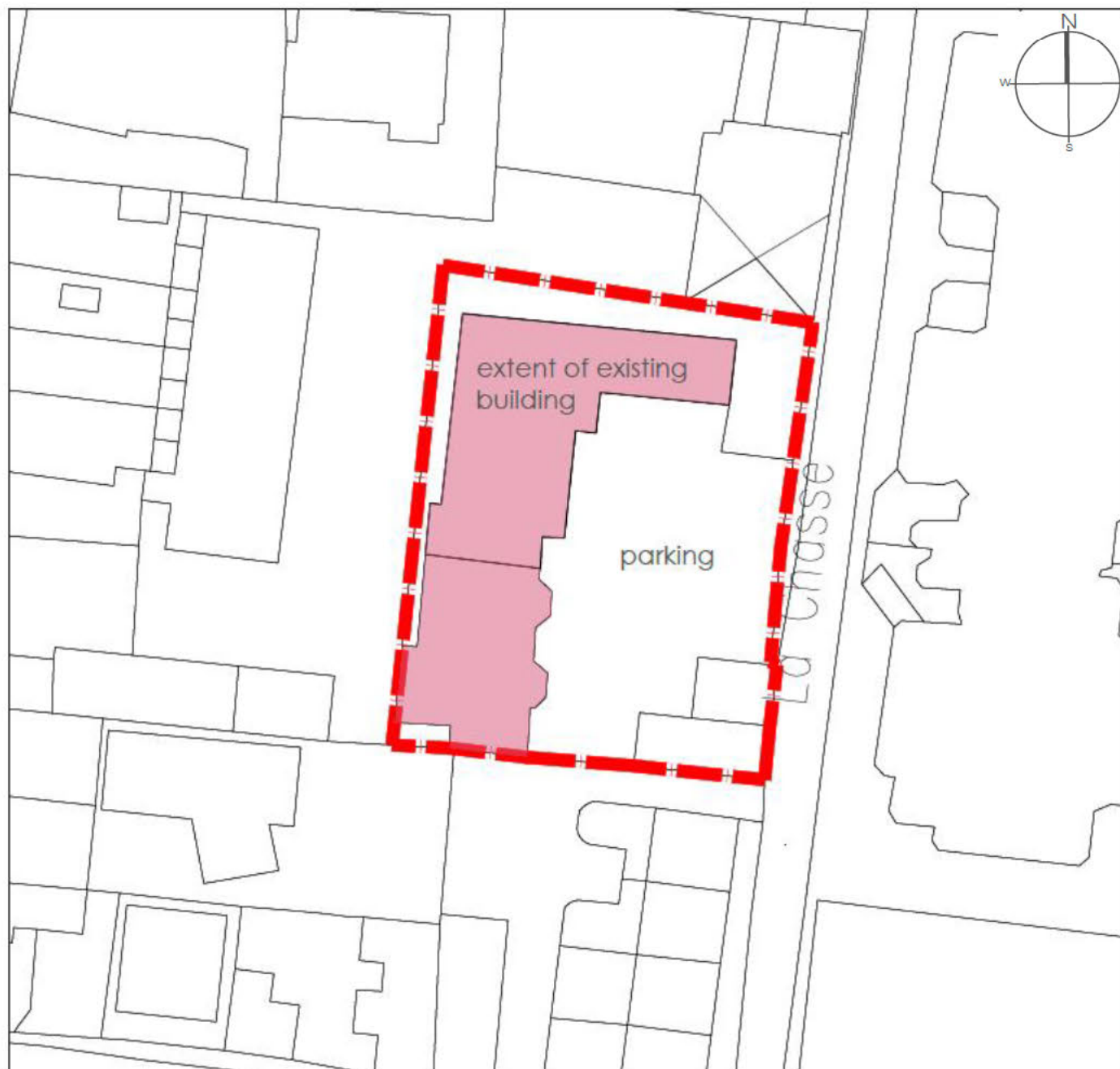
Existing Building (GIA): 237m²

Advantage

- Good Location—Close to Police Station and St Helier Ring Road

Disadvantage

- Site too small
- Building currently used as residential home
- Would require decant / replacement facility for home residents
- Grade 3 listed (altered)



Option 6 — La Chasse

Overall Site Area: 1,116m²

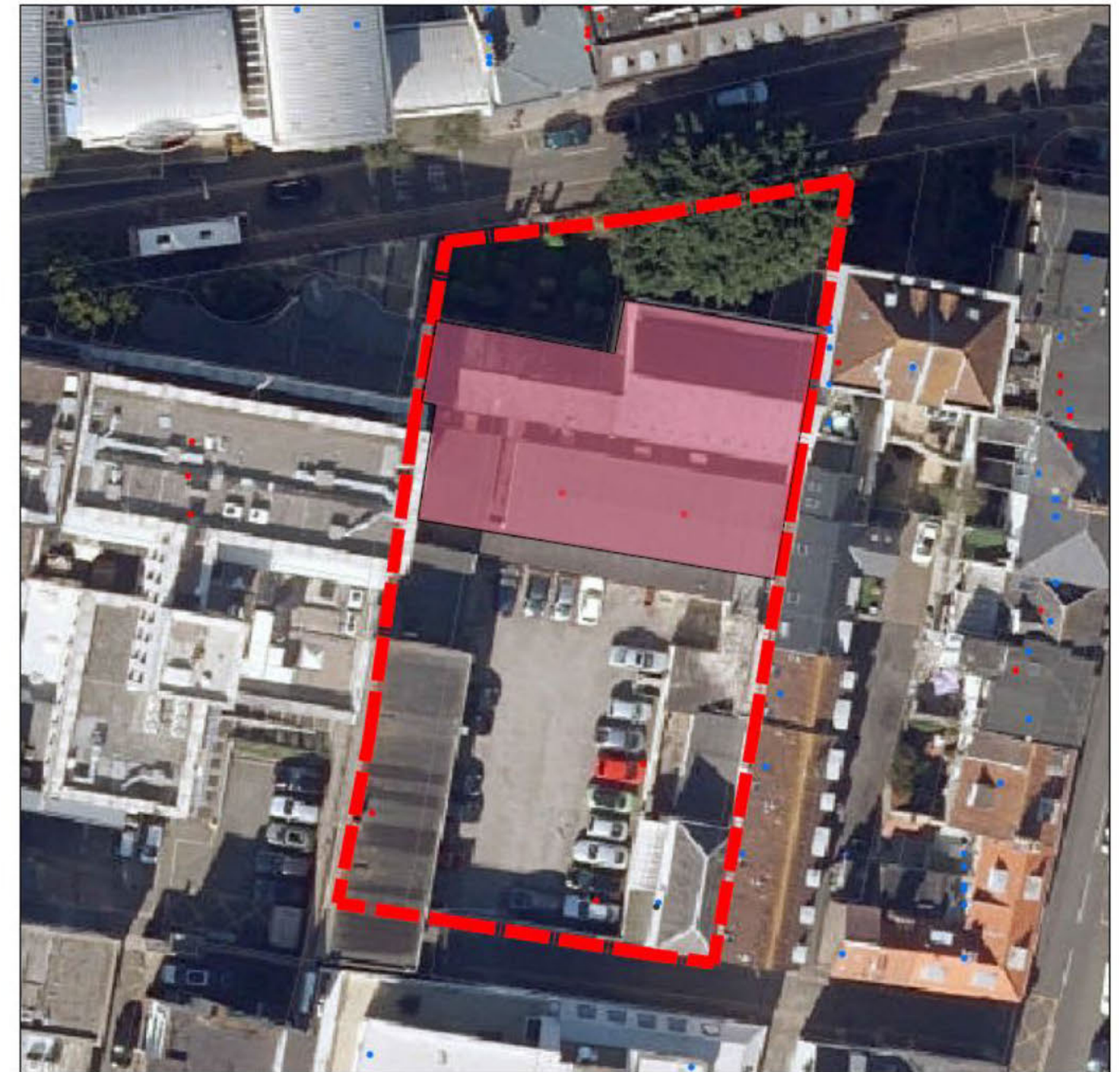
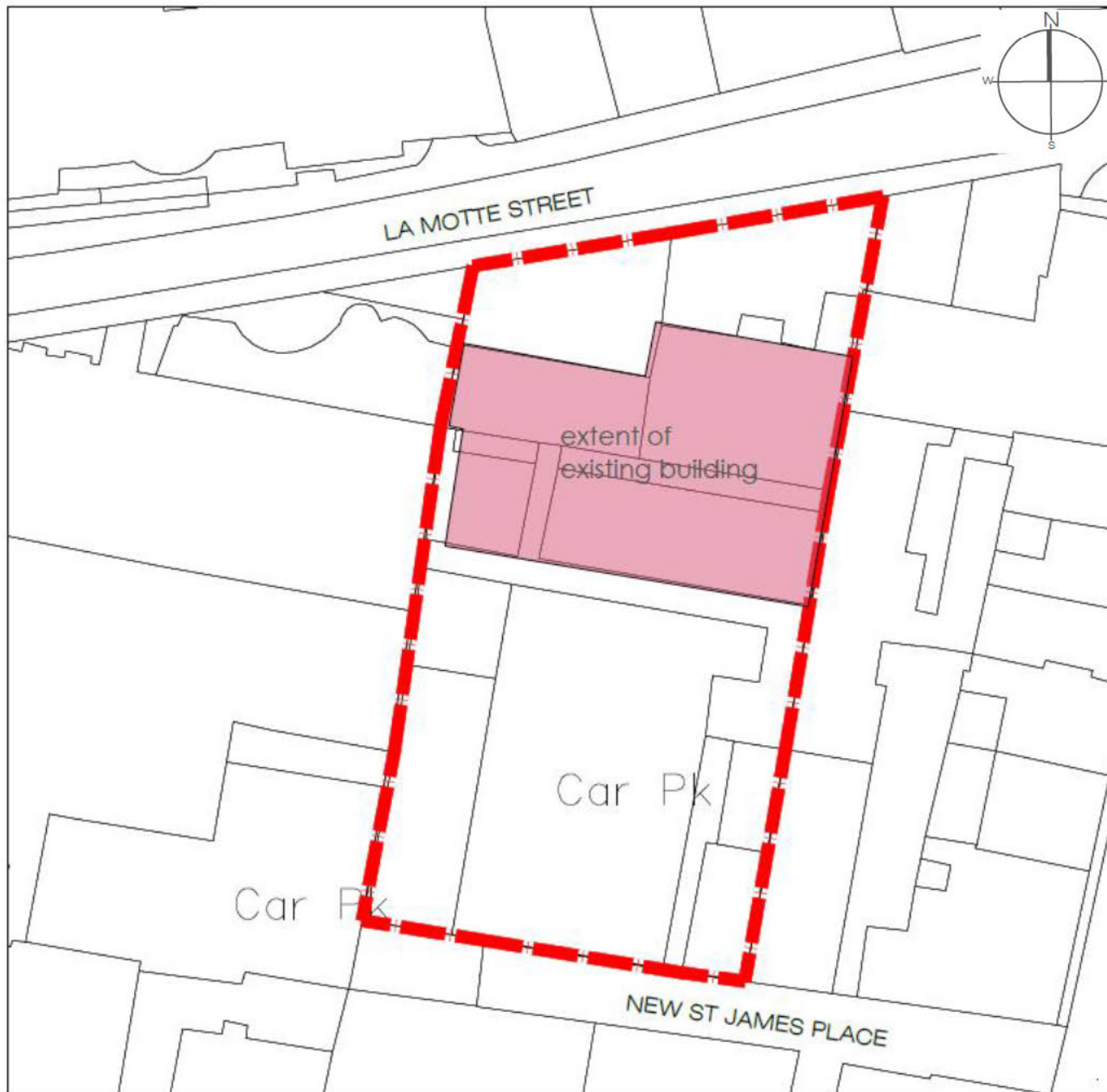
Existing Building (GIA): 742m² (excluding the Lodge)

Advantage

- Would meet size aspirations of the brief
- Good location on the edge of town (St Helier Ring Road)
- On site parking (visitors / visiting professionals)

Disadvantage

- Site might be better suited for social housing
- Only available once new hospital is complete. Circa 5 to 6 years.
- Grade 3 Listed building



Option 7 — La Motte Street,

Overall Site Area: 1,752 m²

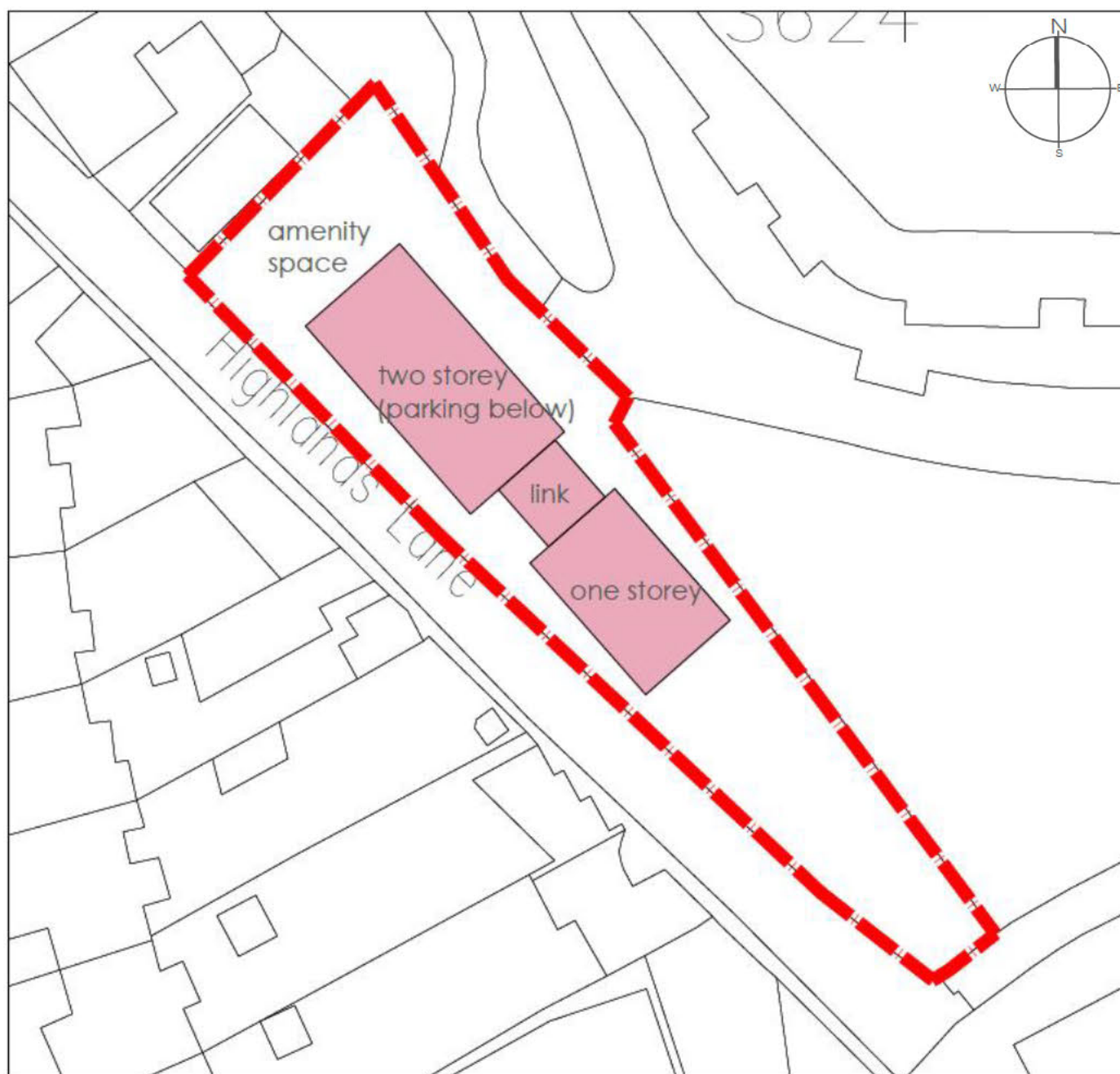
Existing Building highlighted (GIA): 544 m²

Advantage

- Available
- Would meet size aspirations of the brief
- Good location on the edge of town (St Helier Ring Road)
- On site parking (visitors / visiting professionals)

Disadvantage

- Site might be better suited for alternative use. (social housing / educational/youth facility)
- Listed building on street elevation



Option 8 — Highlands Lane.

Overall Site Area: 1,200 m²

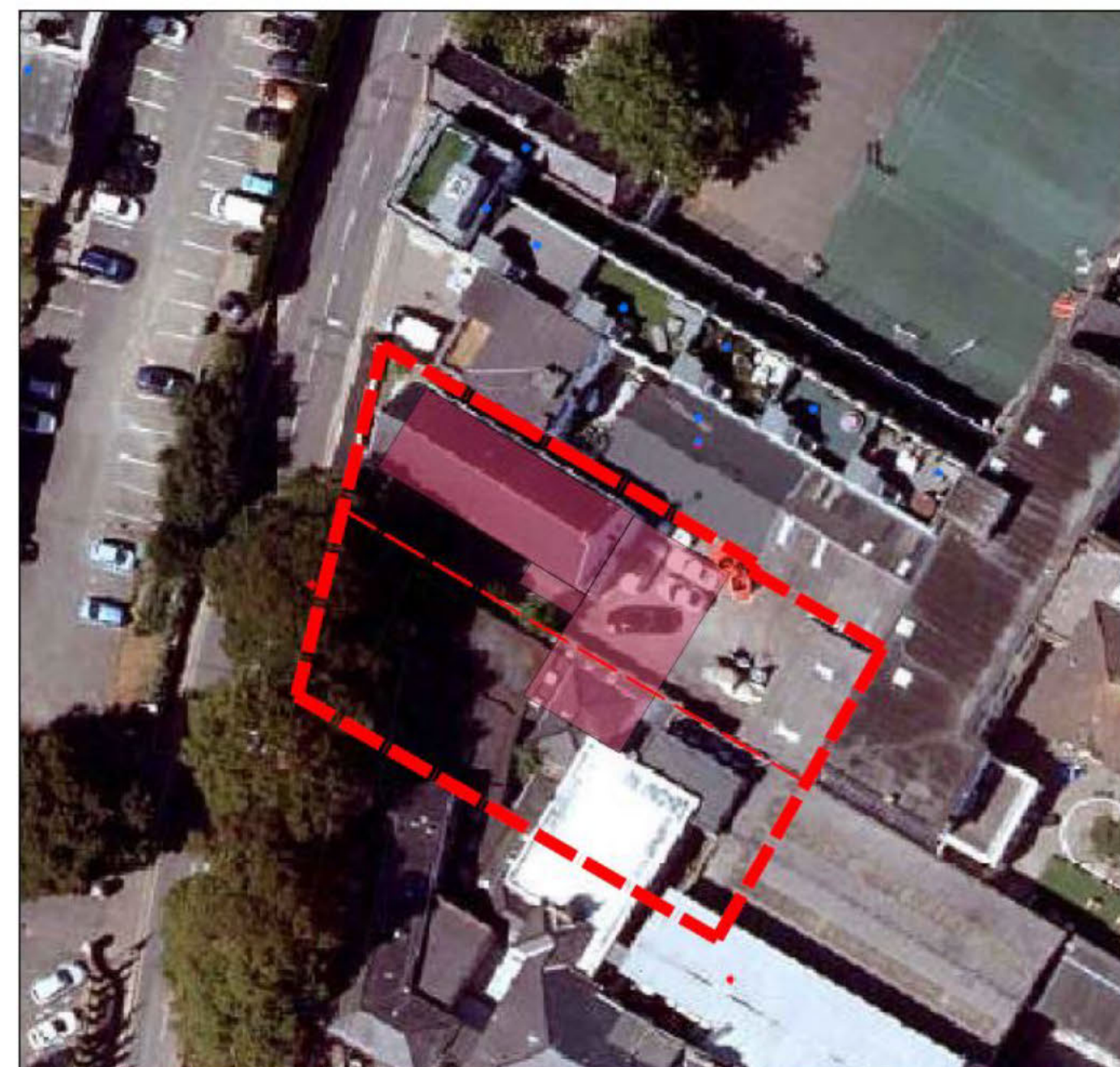
Existing Building (GIA): N/A

Advantage

- Available
- Good location on the edge of town (St Helier Ring Road)

Disadvantage

- Extensive ground works / site preparation
- Expensive construction. Would require under-croft parking
- Long / narrow site – which is not conducive to the required building layout.



Option 9 — 46, Rouge Boullion, St Helier

Overall Site Area: 1,130 m²

Site Area of 46, Rouge Boullion: 603 m²

Existing Building (GIA): 252 m²

Advantage

- Available
- Would meet size aspirations of the brief
- Good location on the edge of town (St Helier Ring Road)
- On site parking (visitors / visiting professionals)

Disadvantage

- Additional site acquisition required from Police station site.
- Site might be better suited as part of new Fire / Ambulance Station.
- Access issues to neighbouring properties
- Parking limited

Short List — Preferred Sites:

A short listing exercise was undertaken on the 18.12.2020 and sought to provide a list of 3 sites that met the benefits criteria agreed by the Project Board, for further review.

The outcome of the review resulted in the following shortlist sites:

Option 1. Former Heathfields Children's Home.

Option 7. La Motte Street Site

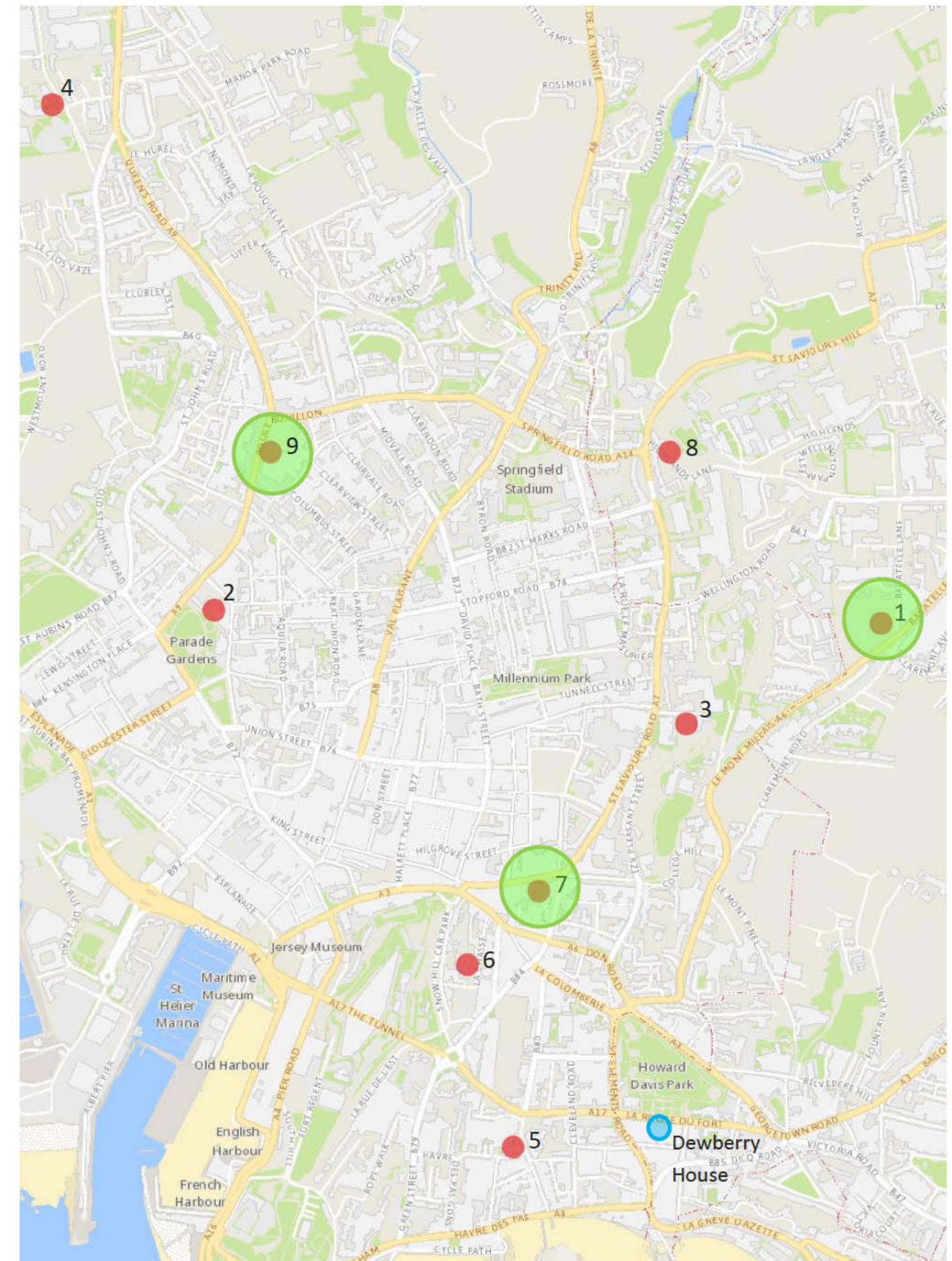
Option 9. 46 Rouge Bouillon

At the Corporate Asset Management Board meeting on 13.01.2021 it was agreed that 46 Rouge Bouillon could be required to form part of the site for the proposed new Ambulance, Fire & Rescue HQ and Station (or any similar development at that site), and it was therefore removed from the shortlist

The forth and fifth sites shortlisted (La Bas and La Chasse) are not available until the completion of the new Hospital and it was therefore agreed to focus on two options only, namely:

Option 1. Former Heathfields Children's Home.

Option 7. La Motte Street Site



● Sites reviewed (with Option number)

Overview Existing Facilities / Services

Dewberry House (Sexual Assault Referral Centre) opened in May 2017. The facility provides Crisis Support and Forensic Medical Examinations for victims of sexual abuse and is accessible 24 hours a day for both adults and children. The facility operates as a partnership between the Police and Health & Social Services.

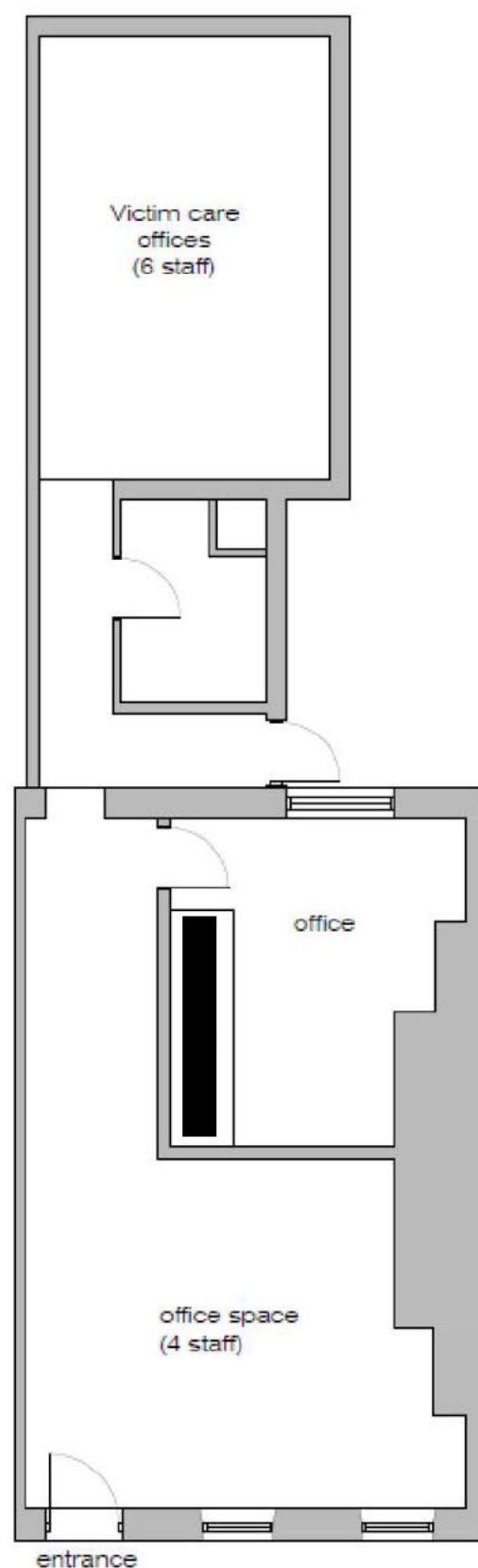
The current SARC facilities at Dewberry House are located within a converted terraced house on the outskirts of St. Helier. The current facilities have a number of long-standing operational issues and is not conducive to extending or redevelopment:

- Access is poor, with no on site parking or access for people with disabilities.
- There are practical and safety issues (in terms of the current layout) which limit the number of people who can use the building.
- The size and scope for expansion are limiting the services which can be provided.
- The type of space and amount of it restrict the scope of the services which can be provided.
- There is limited opportunity for dealing with more than one victim at a time.

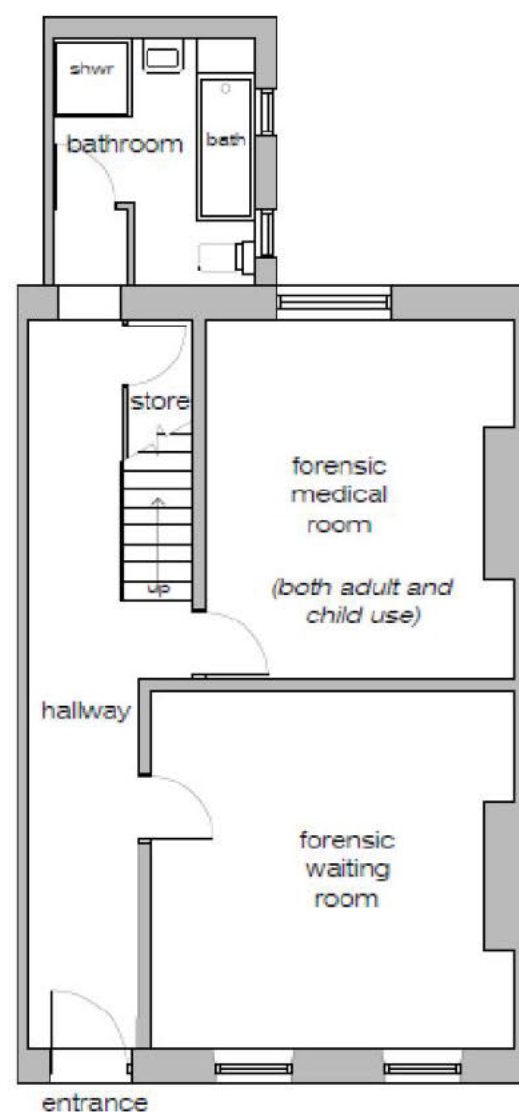
Existing SARC Unit at Dewberry House		
Room	Area (m ²)	Comments
Basement		
Office Space	28.0	4 staff
Office	12.9	includes forensic freezers (approx 2.3m ²)
Ground Floor		
Forensic Waiting Room	17.0	
Forensic Medical Room	14.5	Both adult and child use
Understair Store	1.9	
Bathroom	5.8	
First Floor		
Lounge/Client Waiting Room	22.9	Both adult and child use
A&E Video Interview Room	14.5	
Kitchen	3.4	
WC	2.1	
Second Floor		
Police A&E Viewing Room	6.1	
Client Meeting Room	19.7	Includes video link space (1.9m ²)



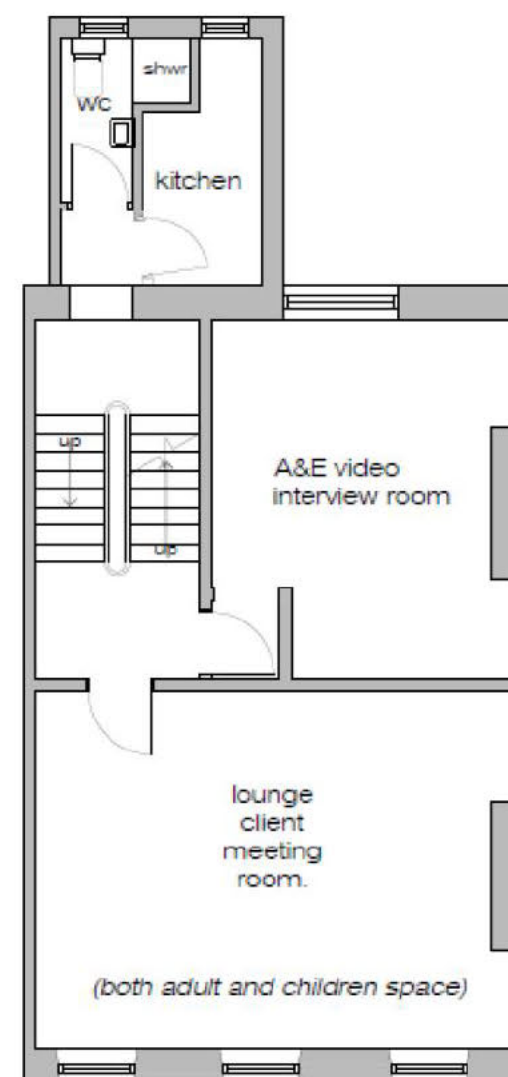
garden area



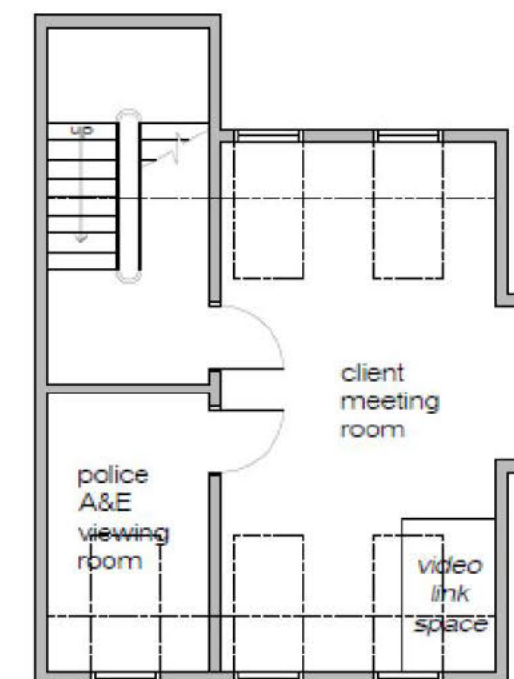
Existing Basement Plan
scale 1:50



Existing Ground Floor Plan
scale 1:50



Existing First Floor Plan
scale 1:50



Existing Second Floor Plan
scale 1:50

5.0 Development Brief

The proposed new SARC/Child House/Victims Support Centre is a little unique. In larger jurisdiction such as the mainland, these facilities may be delivered independently (or partially combined) from separate buildings.

As part of this feasibility study JPH has collated a schedule of replacement accommodation which has been bench marked against the existing accommodation areas currently being used at Dewberry House and a similar facility in Manchester (Saint Mary's). See Section 05.

An examination of the proposed accommodation areas has been undertaken by JPH as follows:-

1. The quantum of existing functional areas was established and checked against existing record drawings.
2. In conjunction if the SARC Management Team a discrete schedule of proposed accommodation areas for individual services (new or re-provision) has been prepared. Where applicable these will meet current UK Health Building Note (HBN's) and Police Forensic recommendations and modern working best practices.
3. Benchmark against an existing facility.
4. Benchmark against the Reference Project

A schedule of accommodation has been developed based on parameters developed with the Service Lead and with reference to the 'reference project'.

Briefing Document of Areas

ZONE / ACCOMMODATION TYPE	AREA	COMMENTS
	(M2)	

ZONE / ACCOMMODATION TYPE	AREA	COMMENTS
	(M2)	
CHILD HOUSE		
Discreet entrance	6.00	
Forensic Initial Waiting Area	15.00	
Forensic Examination Room + Forensic WC	20.00	
Post Examination Room + Bathroom	20.00	
Quiet Soft Lounge	15.00	
Medical Room / Doctors Office	9.00	
ABE Room	10.00	
Police Viewing Room (Linked to ABE)	4.00	
Mop Kitchen	3.00	
WCs	-	Included with 35% allowance for Circulation & Services*
VICTIM SERVICES / JERSEY DOMESTIC SUPPORT UNIT		
Office Space (Open Plan) – (30no Workstations)	200.00	Allows 6M2 per person + 20M2 for breakout spaces.
Large Meeting Room / Training Facility	25.00	
Staff Room / Kitchen	15.00	
Staff Zone	Incl.	Size?
OTHER ?		
Filing Store	-)
Storage	-)
WC's	-) Included with 35% allowance for Circulation & Services*
Cleaner	-)
Services	-)
SUB TOTAL	564.00	
*Circulation/Services – 35% =	197.40	
TOTAL	761.40	

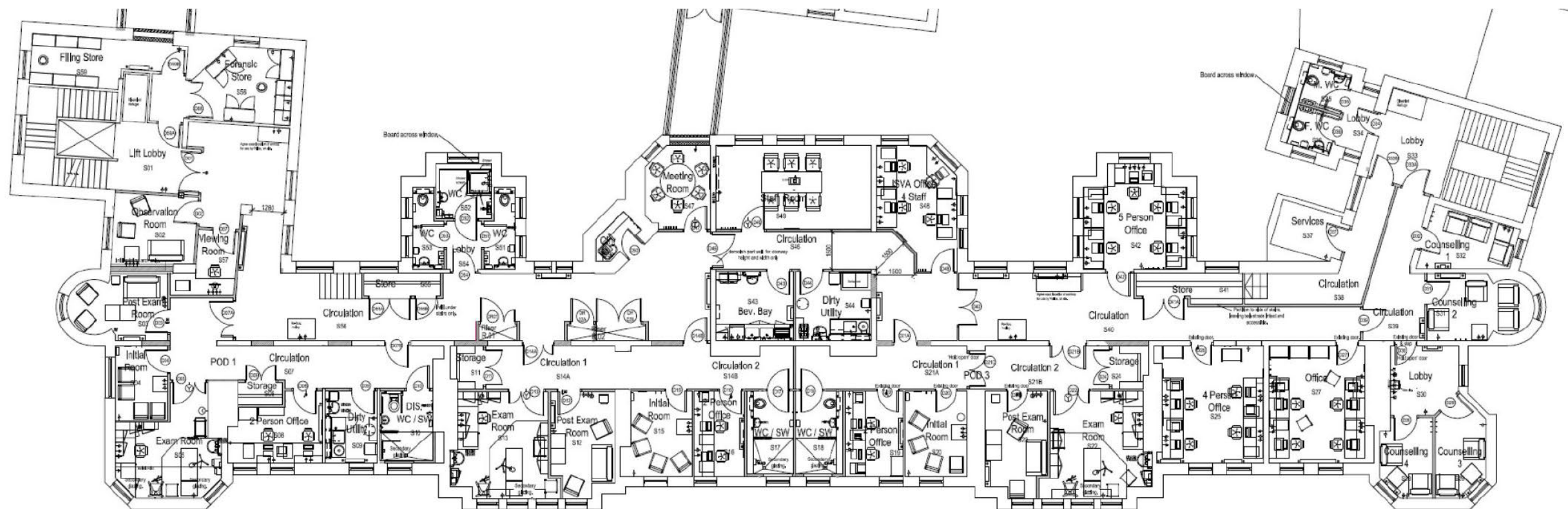
Reference Project 1— Saint Mary's SARC, Manchester

Whilst the client brief and business case as identified in section 2 highlights the service user needs and the standards required, there are case studies within the UK that could be considered exemplar models which could be utilised in the design of the scheme. Such case studies can be used in refining the brief further to provide a 'state of the art' facility, These can provide the client with a 'live' visual aid in what can be achieved.

Such an example model is **Saint Mary's Sexual Assault Referral Centre**, The Old St Mary's Hospital, York Place, Oxford Road, Manchester M13 9WL, United Kingdom

Saint Mary's Sexual Assault Referral Centre (SARC) provides a comprehensive and coordinated forensic, counselling and aftercare service to men, women and children living in the Greater Manchester area who have experienced rape or sexual assault, whether this has happened recently or in the past.

The Centre also offers a dedicated children's service to provide care and assessment for child victims of sexual abuse. Centre staff work in collaboration with the police and children and families services in the safeguarding of children who have experienced sexual crimes.



Key Services provided for at the centre include:

- Forensic medical examination.
- Emergency contraception and sexual health screening/advice.
- Immediate crisis support.
- Ongoing support through the criminal justice process, access to other healthcare services and community based services.
- Counselling for clients and their significant others.
- Training and consultancy services.

A room area schedule for St Marys can be seen opposite.

Section	Room Description	Room No.	Area (m ²)
Examination Area 1	Observation Room	S02	9.14
	Viewing Room	S57	4.94
	Initial Room	S04	6.18
	Exam Room	S05	14.21
	Post Exam Room	S03	9.27
	2 Person Office	S08	9.09
	Dirty Utility	S09	5.94
	DIS. WC / SW	S10	5.88
Examination Area 2	Storage	S06	2
	Initial Room	S15	8.81
	Exam Room	S13	15.88
	Post Exam Room	S12	9.88
	2 Person Office	S16	6.72
	WC / SW	S17	6.03
	Storage	S11	2
Examination Area 3	Initial Room	S20	8.21
	Exam Room	S22	16.36
	Post Exam Room	S23	9.83
	2 Person Office	S19	7.81
	WC / SW	S18	6.11
	Storage	S24	2.37
Counselling Area	Counselling 1	S32	7.66
	Counselling 2	S31	10.01
	Counselling 3	S29	7.16
	Counselling 4	S28	6.24
	4 Person Office	S25	19.2
	Office	S27	18.41
	WC	S35 / S36	10
Communal Areas	Filing Store	S59	10.14
	Forensic Store	S58	11.04
	Store	S55	2.77
	WC / SW	S52 / S53 / S51	14
	Cleaner	S50	2
	Meeting Room	S47	8.12
	Staff Room	S49	20.56
	Bev. Bay	S43	8.47
	Dirty Utility	S44	8.12
	ISVA Office 4 Staff	S48	13.16
	5 Person Office	S42	15.42
	Store	S41	4.46
	Services	S37	6



Reference Project 2—Lighthouse in London

Opened in 2018, the **Lighthouse in London** is a multi-agency service for children and young people who have experienced any form of sexual abuse, including exploitation. The facility offers a child-centred approach, providing guidance and support to help children and young people recover.

The Lighthouse was based on the Icelandic Barnahus ('Child House') and the American Child Advocacy Centre model and promotes a multi-agency approach that puts the health and wellbeing of the young person first. The facility provides early support after the trauma of abuse, increases the length of time support is provided to children and families, gathers more effective evidence from interviews and offers speedier progress in investigations and court cases.

Dawn Hodson (Theme Lead Development Manager, Early Years) at the NSPCC was part of the Project Team that oversaw the development and implementation of the 'Lighthouse'. On the 04.02.2021 Dawn and Jacky Moon (NSPCC Service Manager, Jersey), meet (via Teams) with Tony Norman (JPH) to discuss the successes and lessons learnt from the Lighthouse project. The following key points were noted:

- The Lighthouse is a multi-agency Child House in which the NSPCC have a permanent presence.
- The 'mapping out' of what services which would be provided and the mapping out of a victim's journey was key to the design.
- Acknowledged that Jersey is different due to population size – but this would be reflected in the 'mapping out' of the services to be provided.
- Victims can be referred to a Child House in many way (i.e. by Phone, Social Worker, Police).
- The ability for large group meetings for daily case/referral reviews is important. At the Lighthouse Project bi-fold partitions between meeting / training rooms allows for this flexibility.
- All victims are allocated a Social Worker/Advocate and space is needed for them.
- Space/facilities are required for Police interview / gathering best evidence.

- A waiting room for Police interview / ABE important. Families and siblings often attend and/or are equally affected.
- Space/facilities for NSPCC 'letting in the future'.
- At the Lighthouse there is a Health / Medical room. Forensic examination undertaken off site.
- Medical Room needs to accommodate 5 to 6 people. Families and sibling often attend or are affected.
- Flexible space also required for 'Advocate Sessions', Therapeutic Consultations and NSPCC work with both victim and families. Consider waiting space for family members.
- The Lighthouse has two separate waiting areas with access to a kitchen for children to make drinks.
- The Lighthouse has a separate Playroom.
- The main entrance needs to be friendly.
- The main reception needs a line of sight to the front door. Perhaps external CCTV.
- Some interview/meeting rooms require an emergency button.
- Avoid the colour red.
- Meeting rooms require 'tech' for MS Teams Meetings etc.
- NSPCC Jersey (Gower Centre) has 3 therapeutic rooms (one includes a waterpoint). Rooms require appropriate flooring for messy play.
- Sound protection / privacy between meeting / consultation room is important.
- Consider needs of staff. Some days can be stressful. Café style staffroom.
- The Sheldon Kennedy Centre in Canada is a good example of a Child House.
- Make sure the End Users have an appreciation of room sizes. Avoids later disappointment.
- From experience of with previous Child House Projects the anticipated referral numbers have tended to increase. Possibly because of the wider awareness of the support on offer when a new facility opens?
- Requirement for outside space.
- Ensure there is a provision for and FF&E budget (incl. provision for toys).
- Ensure early consideration needs to be given to the 'room booking system'.
- There are international standards for Child Houses' (Promise 2).

Stakeholder Consultation

The 'stakeholder consultation' meeting took place on 16th February 2021. Invitees included representatives from the NSPCC, Police, Health, Domestic Abuse, Children's Service and CAMHS.

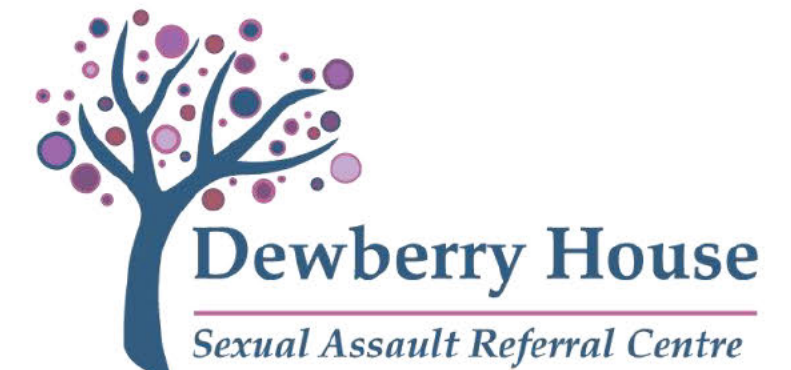
Individual consultations with key stakeholders will be undertaken by the Service Lead for the new Victims Support Centre.

Working Groups will be established (by the Service Lead) at which the 'operating vision' of the proposed new 'Victims Centre' will be discussed and agreed.

The key stakeholders who will be associated with the new Victims Centre include:

1. The NSPCC
2. Child and Adolescent Mental Health Service (CAMHS)
3. Management of the Jersey SARC
4. Faculty of Forensic Medicine
5. Children's Service
6. Input from a family / young person.

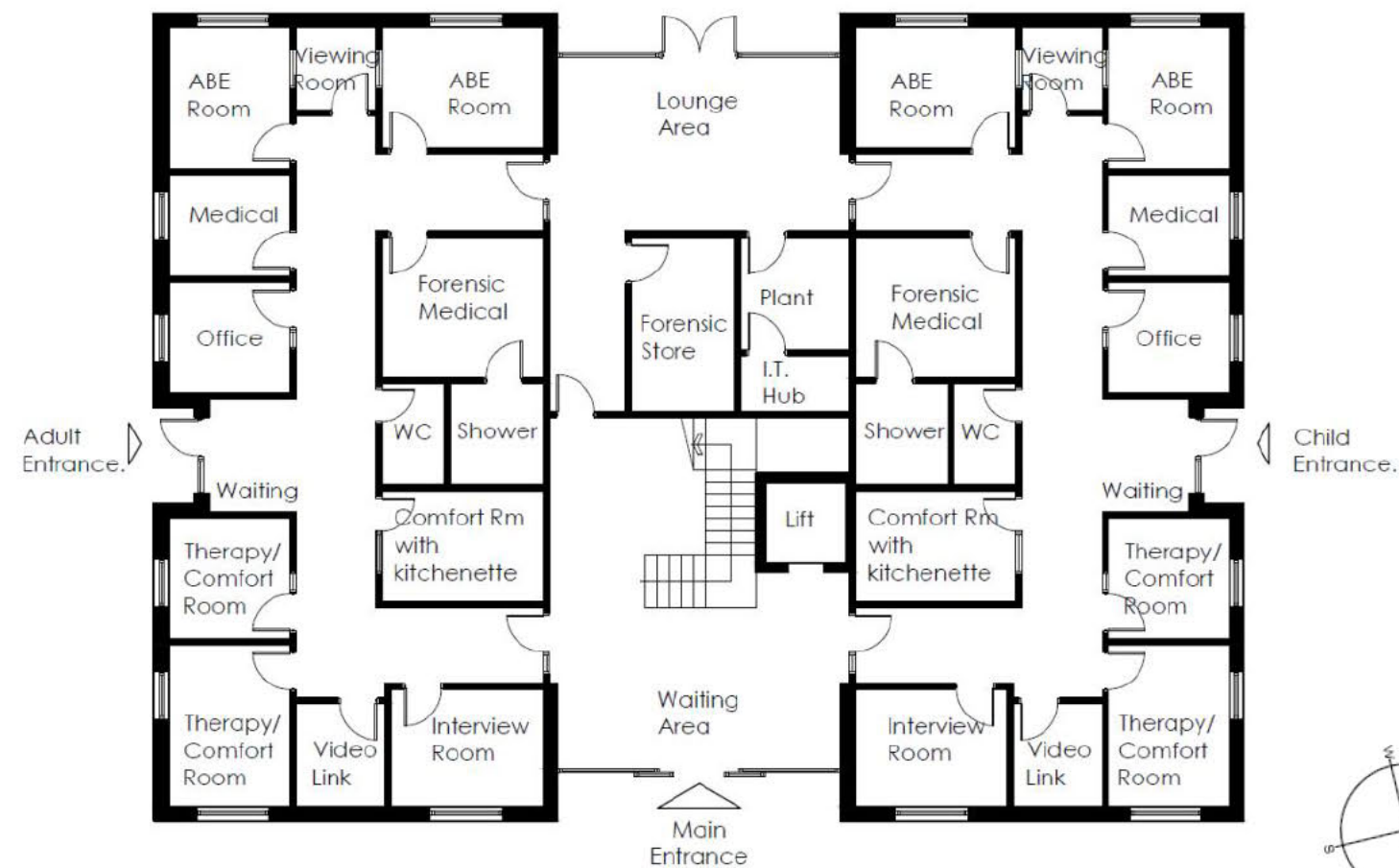
NSPCC



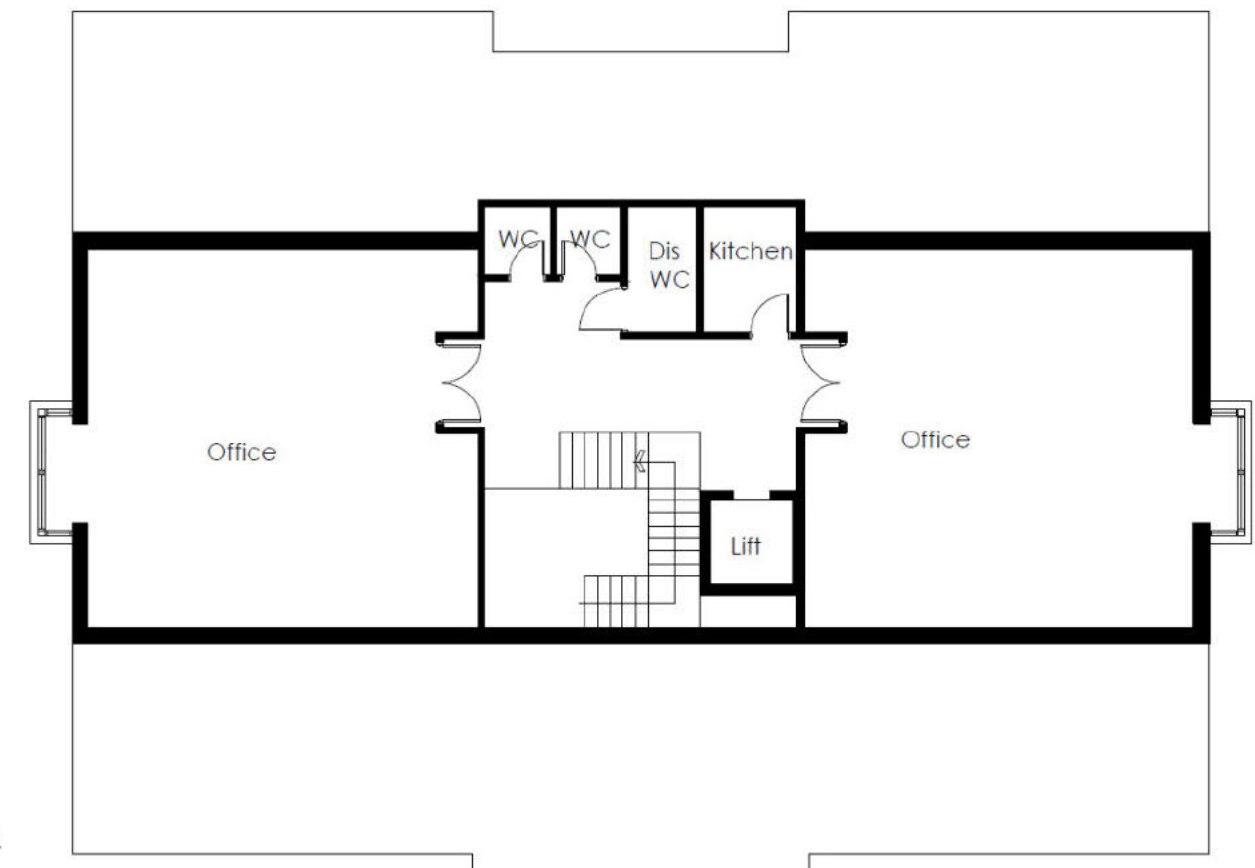
6.0 Proposed Options

Following the shortlisting exercise held on the 18.12.20 and based in the agreed accommodation schedule the following two options have been developed:

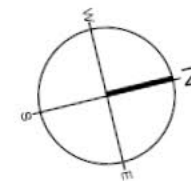
Option 1 – Heathfield Site



Proposed Ground Floor

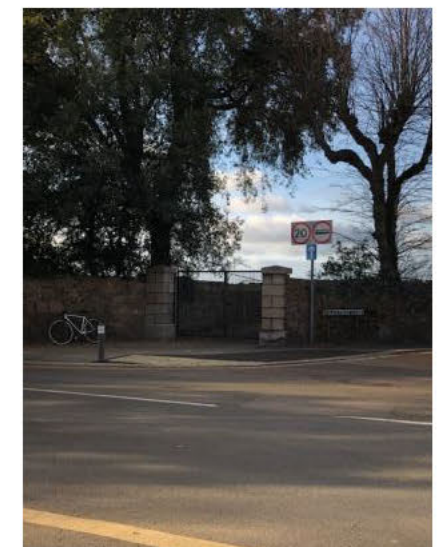
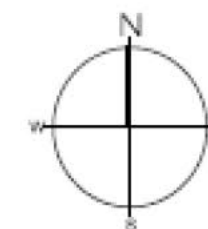


Proposed First Floor

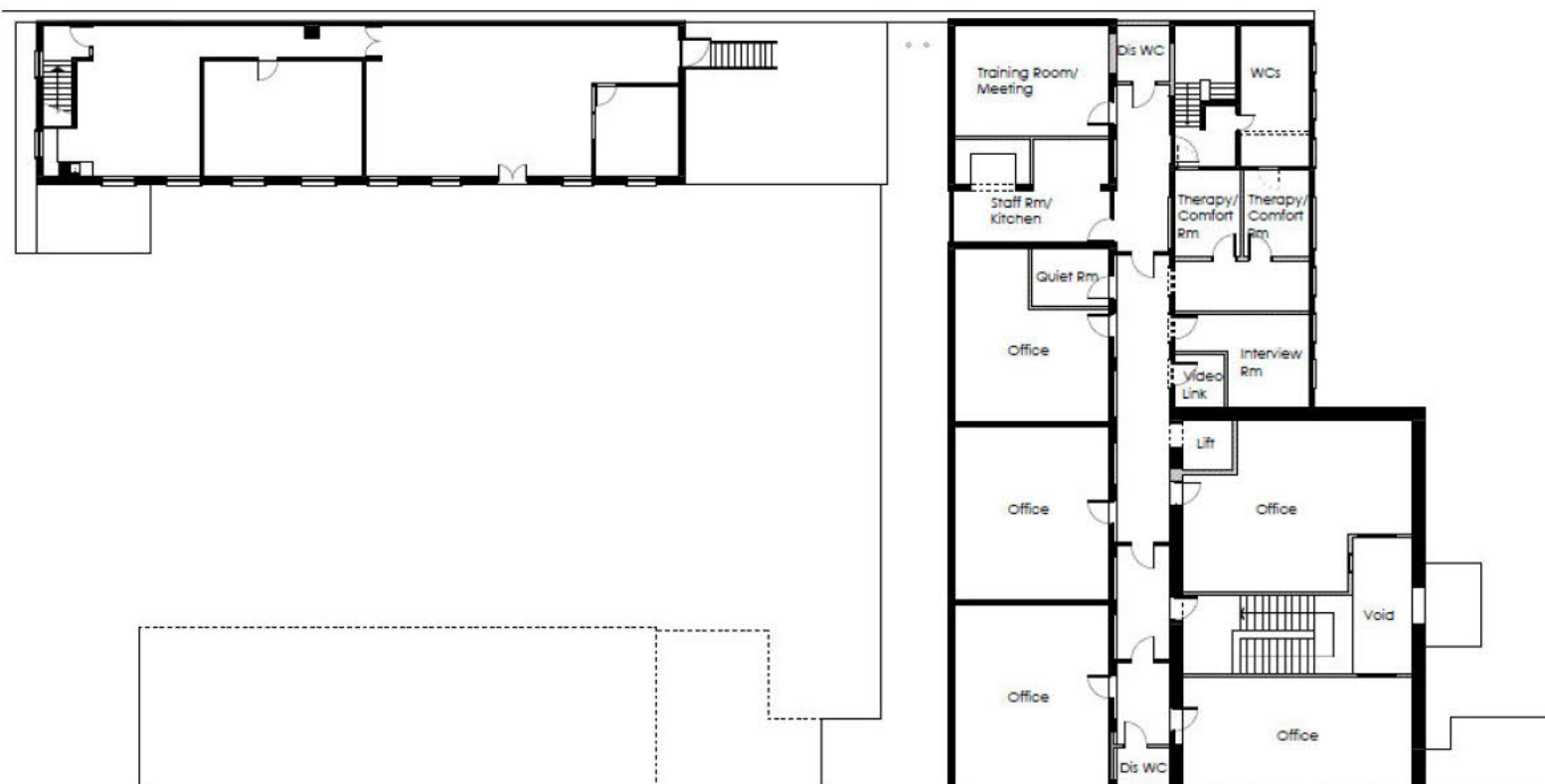




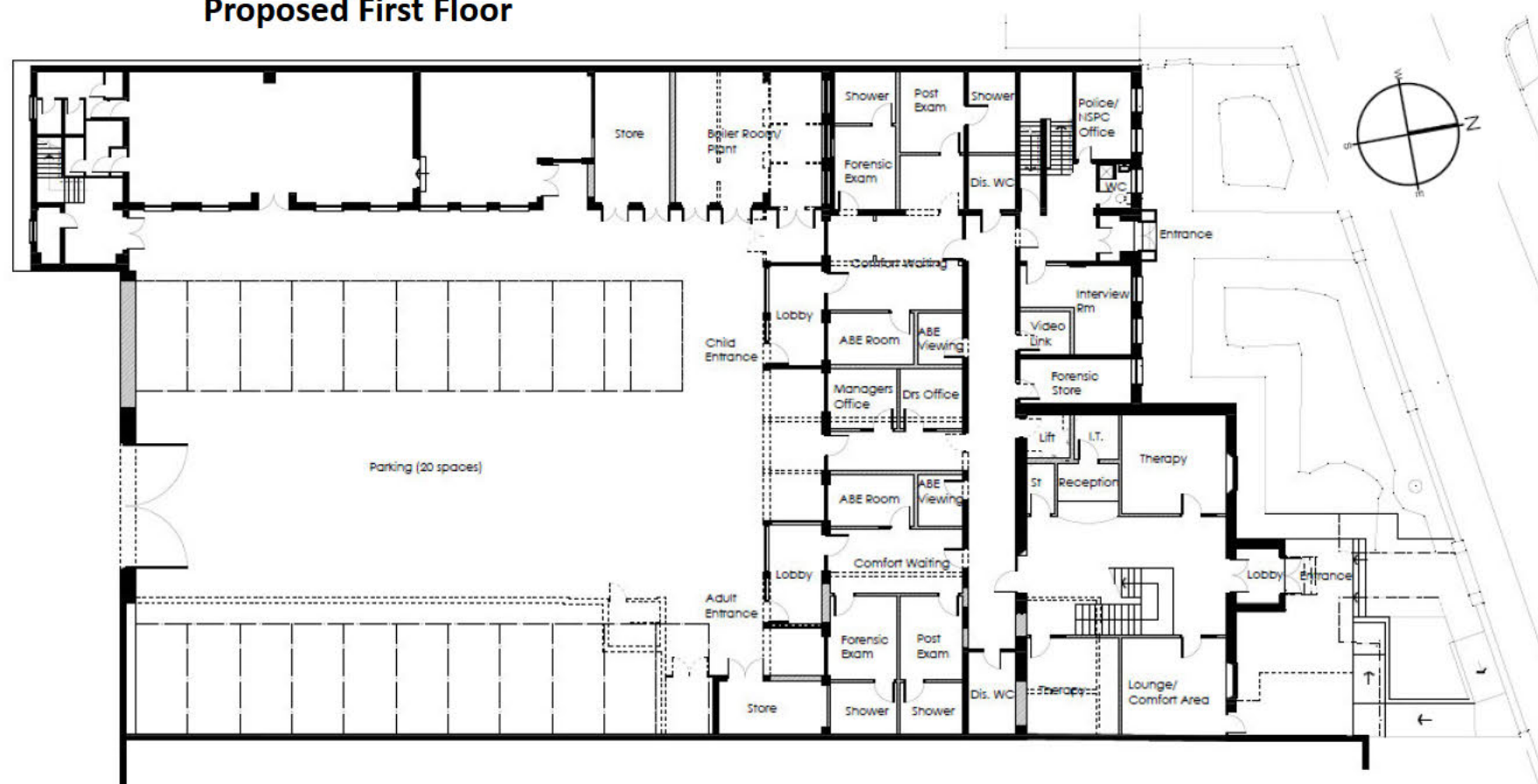
Proposed Site Plan - Heathfield



Option 7 – La Motte Street Site

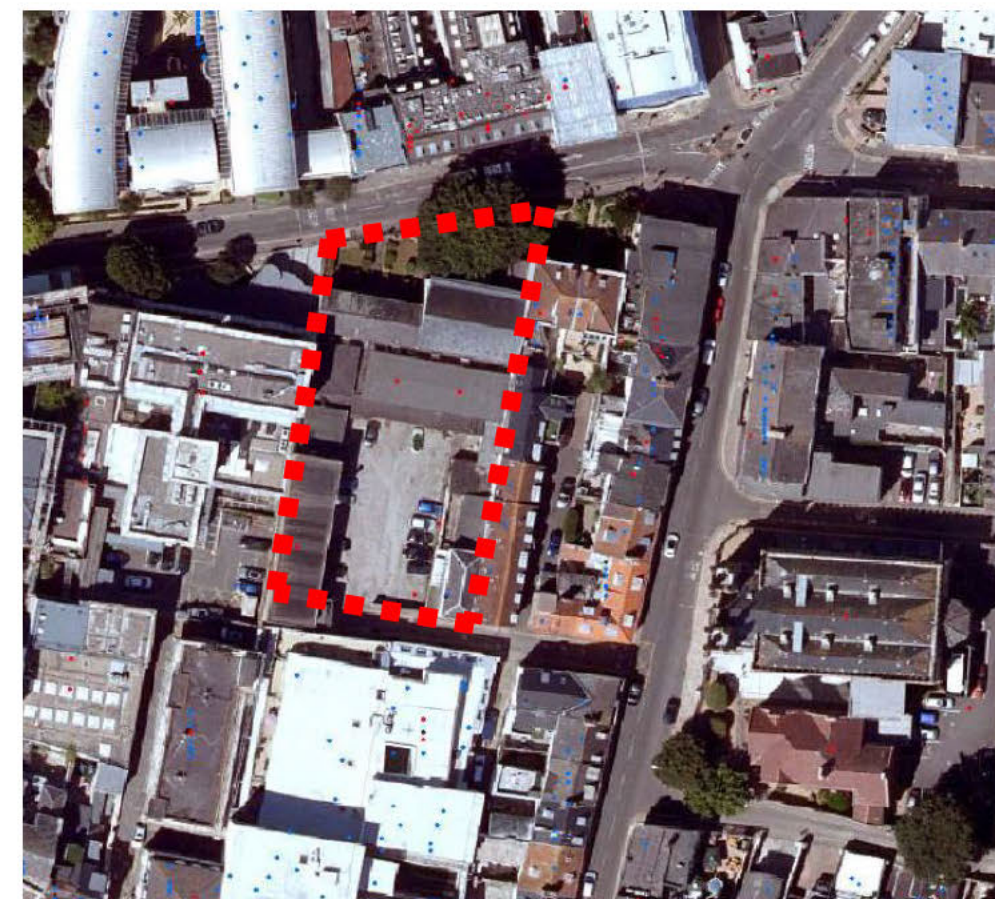


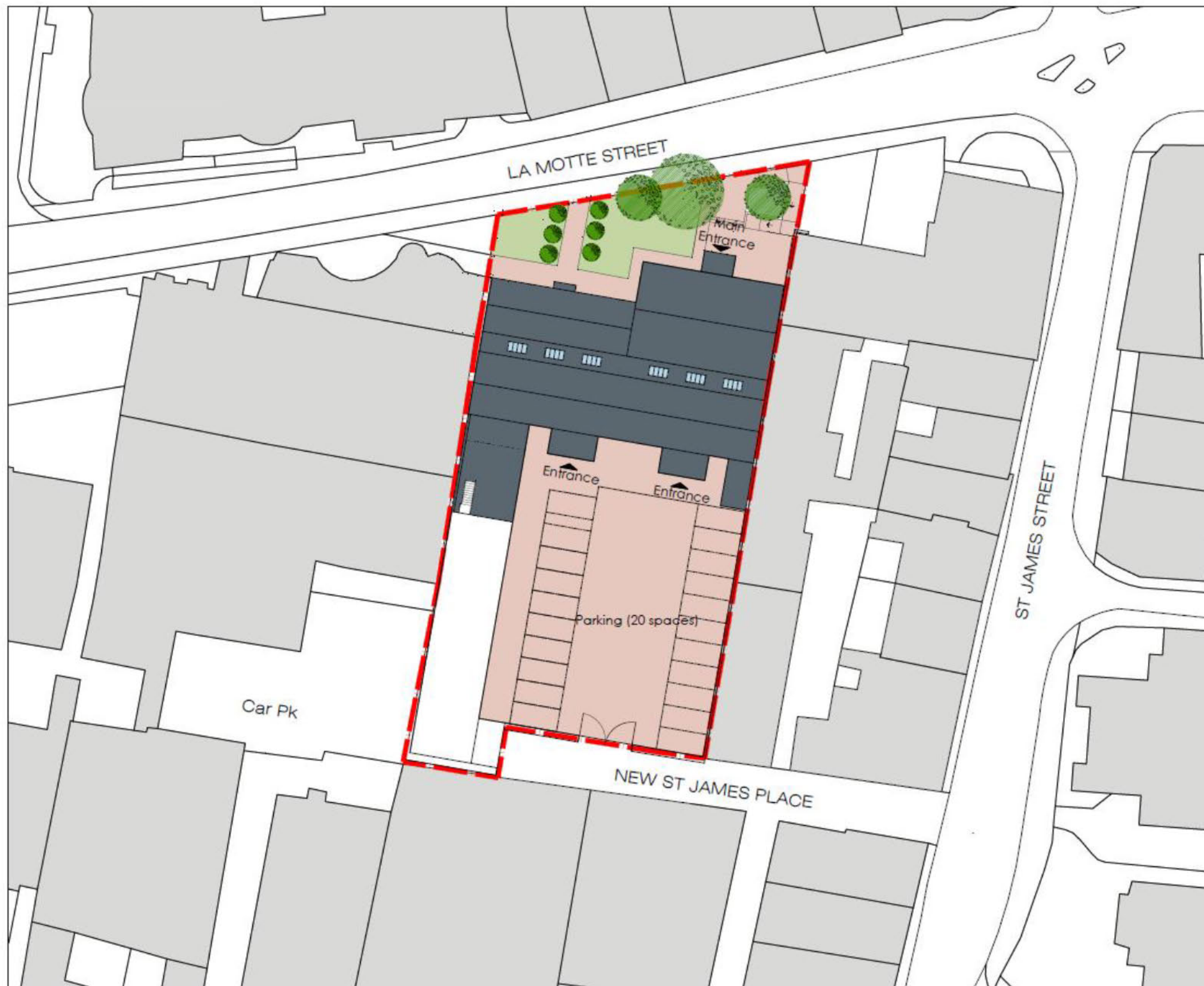
Proposed First Floor



Proposed Ground Floor

Proposed Victims Support Centre





Proposed Site Plan - La Motte Street

Statutory Planning & Pre-Application Meeting

The foremost priority is to ensure we can facilitate a workable framework with the Planning Department.

Further consultation with Planning Officers is needed to develop a framework document which will provide guidance on the general character of which scheme is seen as the favoured option for future development. Consultation with the public and outside organisation will be required and undertaken once a comprehensive plan is established so that the design process is developed and addressed as a whole to avoid piecemeal development.

The Island Plan currently identifies the two main sites as green backdrop zone and built up zone.

Protection of open space or potential future development needs to be reviewed and encouraged.

Policy SCO2 of the Island Plan 2011 (revised 2014) supports the development and extension of existing Healthcare facilities and within the grounds of an existing Healthcare facility.

Policy GD1 states that there should be no unreasonable harm to the amenities of neighbouring properties and that the quality of design is of a high standard, and would maintain and enhance the character and appearance of the area, existing buildings and its surrounding context.

Natural landscape will need to be reviewed and enhanced and be seen of high importance to ensure the buildings will blend into the wider landscape and does not detract from its visual appearance.

Consultation and involvement with the Planning Department Officers is paramount. A supplementary guidance document and ultimately an environmental impact assessment may be required as part of any future Planning application.

Planning Policies Needing to be Reviewed Further:

Policy G1 -Sustainable Development

Policy G2 -Maintain Character

Policy G3 -Scale, Form and Massing

Policy G4 -Principles of Design

Policy G5 -Environment Impact

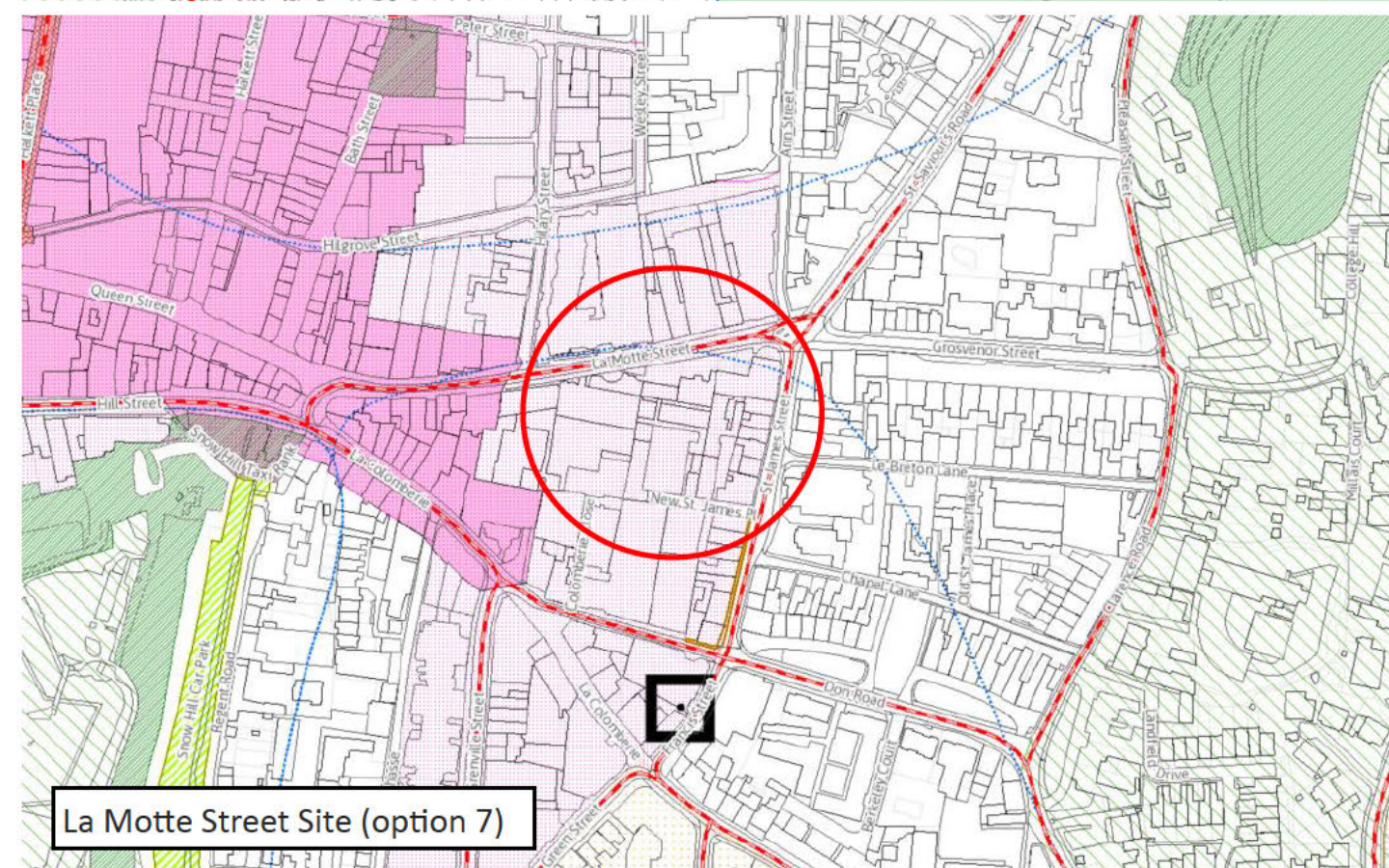
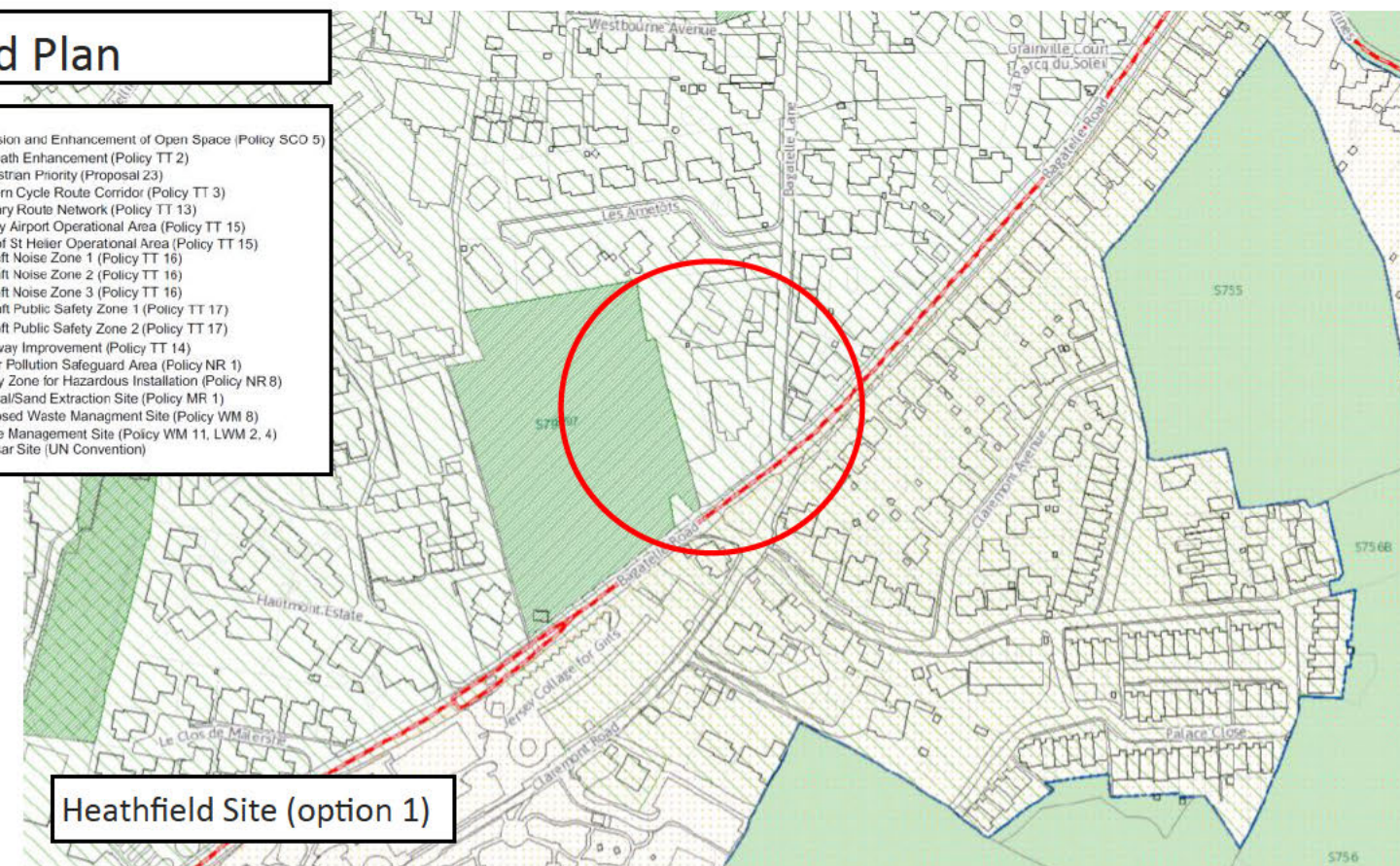
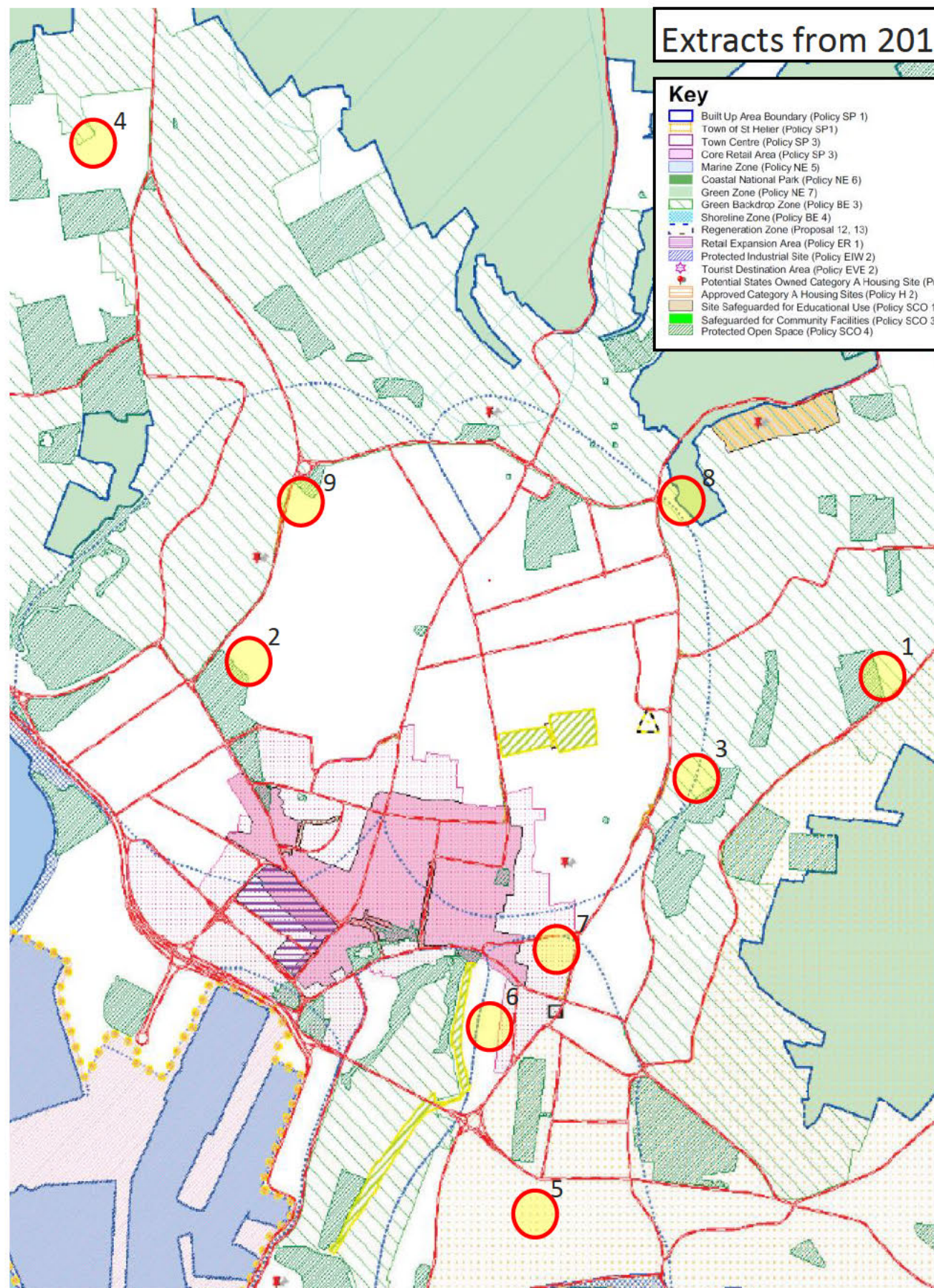
Policy G8 -Access for All

Policy G9 -Design Out Crime

Policy G10 -Site of Special Interest Status

Policy G20 -Light Pollution

SPG NOT 3 -Parking and Access



7.0 Cost Plan

PROPOSED VICTIMS SUPPORT CENTRE PRELIMINARY FEASIBILITY STUDY ESTIMATE HEATHFIELD OPTION				
15/06/2021				
Description	%	Area (m2)	£ / sq m	Total Cost (£)
FEASIBILITY COST SUMMARY				
1 General Works Costs (CSP Est 2 [Rev B] June 2021)		761		
2 Site Specific Works Costs (External Lightings)				
3 Contingency/Design Development				
4 Sub Total				
5 Site Specific Works Costs (Service Connections)				
7 Sub Total				
8 Provisional UK geographical location adjustment - on item 1 only		Local Estimate	n/a	
9 Works Cost Total				
10 Consultant and Design Team Fees				
11 Site Specific Non-Works Costs		Gov Owned Site	n/a	
11.1 Land				
11.2 Other (Planning/Bye-Law Fees, Surveys, FF&E etc.)				
12 Equipment costs (inc shipping), circa	Sum			
13 Project Cost Total				
14 Contingency (Planning Contingency)				
10.1 Design development risk				
10.2 Employer other risk (Exc Main Contract)				
15 Sub Total				
16 Optimism bias / Construction risk & Employer change risk			n/a	
17 Sub Total (At June 2021 prices)				
18 Inflation adjustment - mid June to end Dec 21 (BCIS Q1 2020 to Q1 2022 4.3%)				
19 FORECAST PROJECT COST				
Average Cost / m2 (At December 2021)				

(Note: The figures shown represent the SARC, Child House and Support Services footprint as identified in the Home Affairs Business Case of May 2021. Figures quoted previous to this referred to a stand alone SARC facility only—an increase in area has since incurred.)

FEASIBILITY STUDY

Jun-21

Ref	Description	Quantity	Unit	Rate	Total
This feasibility was prepared from measurement of areas from JPH drawings received 21.5.2021 The updated area for the Heathfield site is based upon a verbal confirmation from JPH on 15.6.2021 The cost/m2 rates are from the BCIS database uplifted for site location and date					
1	Option 3 - La Motte Street Site				
	Major Refurbishment	1,051 m2	£		
	Site Works and Drainage	1,017 m2	£		
	External Lighting	Say			
	Sub-total				
	Contingencies/Design Development	approx		say	
	Option 3 TOTAL				
2	Option 4 - Heathfield Site (Rev B Updated dated 15.6.2021)				
	(drawings currently being prepared by JPH)				
	New Build (including site works and drainage)	765 m2	£		
	External Lighting	Say			
	Sub-total				
	Contingencies/Design Development	approx		say	
	Option 4 TOTAL				
Drawings					
	La Motte Street Site - Option Three Ground Floor Plan	1:200			
	La Motte Street Site - Option Three First Floor Plan	1:200			
	Heathfield Site - Option Four Ground Floor Plan	1:200			
	Heathfield Site - Option Four First Floor Plan	1:200			
	Heathfield Site - Option Four Site Plan	1:500			
	Heathfield Site - Gross Floor Area as advised by JPH on 15.6.2021				
Exclusions					
	Professional fees				
	Planning and Building Control fees				
	GST				
	Finance charges				
	Legal fees				
	Increases in building costs beyond June 2021				
	Planning Obligation Agreements or Percentage for Art				
	Loose fittings and furniture				
	Kitchen equipment				
	Site abnormalities (eg. asbestos removal, contamination, piling, retaining walls, drainage attenuation, substations etc)				
	Upgrading to external mains services				
	Specialist Installations				

8.0 Programme

A draft indicative programme for the new SARC Centre has been prepared highlighting the key dates which have to be achieved to allow a commencement of work on site in 2022.

A draft indicative programme is as follows:

The key dates listed are vital to the success of this project and require actions by third parties.

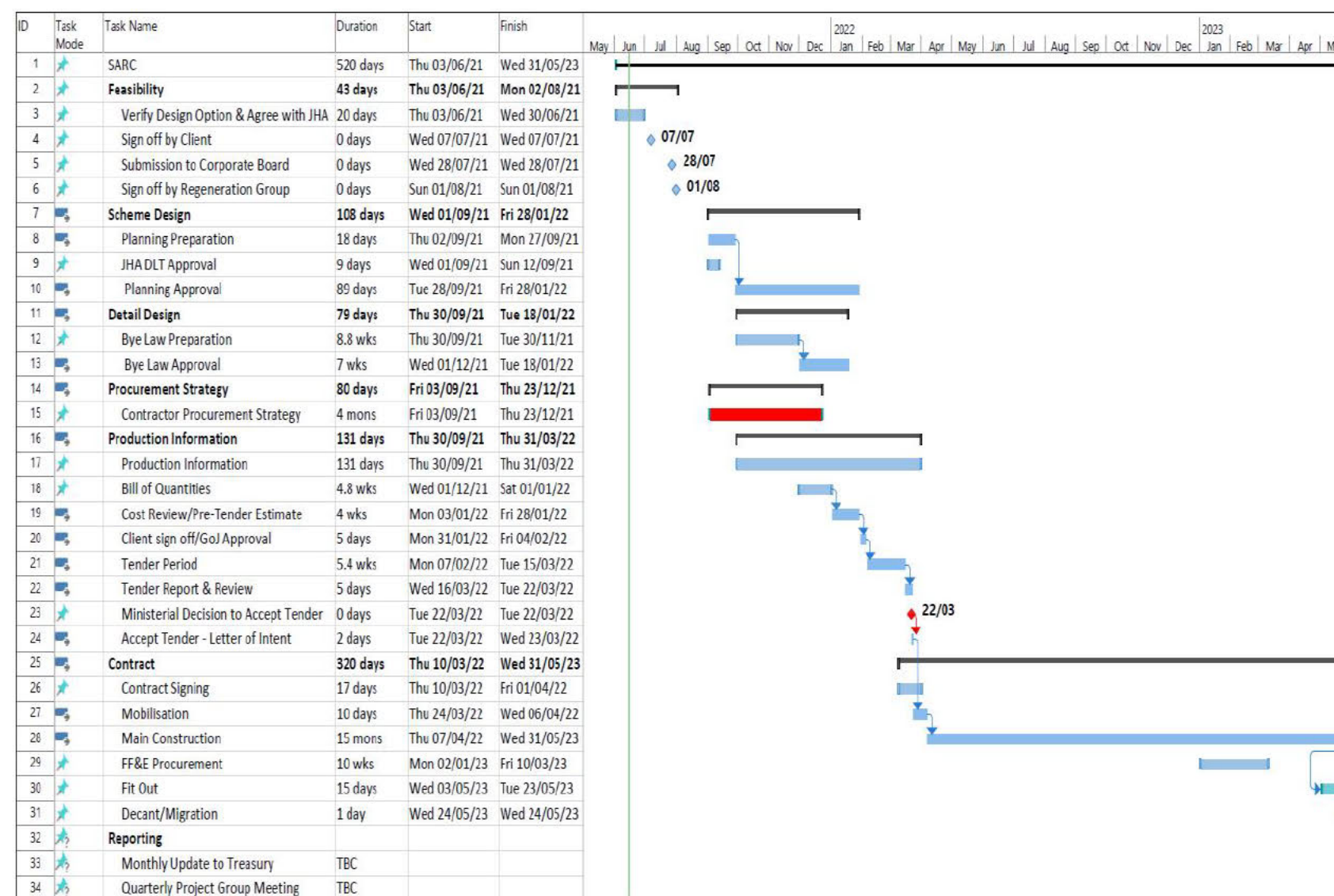
- Approval to proceed with the scheme June 2021
- Site options to be reviewed June 2021
- Completion of Pre-Feasibility Study Mid June 2021
- Client/ Minister sign off of Feasibility End June 2021
- Regeneration Group sign off July 2021
- Planning application submission September/ October 2021
- Planning approval attained December 2021
- Building Control Submission December 2021 – January 2022
- Procurement / Tender period January 2022– March 2022
- Commencement of building works March 2022 – May 2023

Factors that may affect timescales indicated above include:

Planning Department in progressing the application. Pre application advice suggests supports to ensure the application is correctly presented and to facilitate an approval.

Decision by Jersey Property Holdings/Home Affairs on which site is to be chosen.

- Any occupation/ vacation will need to be resolved.
- Remedial works need to be established.
- Land acquisitions (if needed) to be firmed up and agreed
- Procurement methods and fit-out.
- Programme and procure decant/move into new premises.



9.0 Conclusion

It is clear from the Business Case there is significant long-term costs to not dealing with this issue of sexual assaults in such a coordinated, victim centre way.

If not appropriately treated it will have a profound economic impact in terms of lost income through the inability to work, increased benefits costs, the long-term support costs and other general health related costs. NSPCC forecast costs in the at UK £ 3billion every year.

The SARC and Child House is to put the victims of such assaults at the centre of the service will bring long-term financial benefits.

This case is for additional investment to deliver the outcomes outlined in the Children's Plan. The plan is reviewed and progress examined at the monthly operational board with scrutiny of progress and any issues to progress resolved at the quarterly Strategic Board co-chaired by the Chief Minister and Minister for Children and Housing.

The SARC is currently subject to joint governance arrangements under Health and Police and has an established joint board which meets quarterly. The board has a wide multi-agency membership which includes Children Services, Jersey Independent Domestic Abuse Service, Adult Mental Health, Forensic Medical Examiners, Paediatricians, Designated Safeguarding Doctor and Nurse.

The extension of the SARC to include the Child's House Model will require project management support. NSPCC has expressed an interest in providing that project support, however, it will be at a cost yet to be determined. Alternative project management support will be sought internally through either Health or Justice and Home Affairs. Stakeholder engagement has already taken place at a multi-agency workshop in June 2018, however, community engagement benefits realisation planning and risk

management is still to take place.

Having an appropriate facility is essential to the successful provision of the SARC service. This business case must be read in conjunction with the revenue business case to support the development of the SARC service.

Responsibility for the development of appropriate facilities will rest with the Capital Project Management Team of Jersey Property Holdings. A governance structure reflecting the joined up approach with cross ministerial ownership of the service would be established. The project will comply with the provisions of the current financial direction for capital project management.

The option for a new build is a long-term solution to the development of a fully functioning integrated SARC service. It is based on the accommodation schedule. Building a new facility will meet a number of key objectives, it will ensure that a fit for purpose built property is designed which meet the needs of the service where it can provide a facility for a period of at least 25 years and importantly it will demonstrate a strong commitment to the way victims are viewed and treated by the Government.

10.0 Recommendation

Initially this study considered 9 sites around the Parish of Helier and St Saviours. It became apparent that there are only two options worth considering. The Home Affairs Department are asked to opt for either site.

Once this decision has been taken the scheme can be developed and more clearly defined and detailed. Submission to the Corporate Board and Regeneration Board for their approval and agreement to proceed.

Involvement of all agencies to date needs to continue to keep them fully aware of developments.

The study has demonstrated the two sites being considered could be developed to meet the basic requirements of the brief and will meet the following criteria.

- The site area meets the accommodation schedule and boundary constraints. The design of the building, its scale of two storeys and layout in principle will meet Planning requirements.
- Access and egress can be achieved on both sites, with privacy and logic of arriving and leaving a high factor identified during the briefing stages.
- Elemental cost plans have been produced for both schemes drawn to a sufficient level of design.

We believe either option will/can meet the Client Brief once the decision is made to proceed that optimises value for money and creates the opportunity to form a building of architectural interest, environmentally appropriate, robust and meets the functional and operational needs of a Victim Support Centre and Child House.

Name Of Organisation	Preferred Site	Comments/ reasons
[REDACTED]	Heathfield	
Move On Young people	Heathfield	A better site as further away from main town, but still able to walk to it. Lots of parking, liked the garden
Children, Young People, Education and Skills, including CS and CAMHS	Heathfield	<p>I think either site could work.</p> <p>[REDACTED] allowing for a separate site for the SARC at the corner.</p> <p>[REDACTED]</p> <p>I think the site at Heathfield lends itself to a more therapeutic development than in La Motte street but La Motte street may be easier if someone was making their own way there.</p> <p>Parking could of course be easier at Heathfield and it is close to schools which I don't think is a bad thing. I think using the layout and position of access/egress is important for privacy – so perhaps an entrance on Bagatelle lane rather than main road and environmental surroundings would be important.</p> <p>We can support the development of splitting the site [REDACTED]</p>
[REDACTED] Education	Heathfield	My view is the Heathfields site would be most appropriate given La Motte is very visible and close to Liberte House and CLS. It would lend itself well to meeting the needs of children and families in terms of confidentiality in this sensitive area of work – and the parking is an added bonus for families and staff.
NSPCC	Heathfield	<p>My view of this document is that the proposed building at the Heathfield site would lend itself for the proposed plans for a Child's House. I think it will afford children and young people more privacy when they attend their appointments/ meetings.</p> <p>The building at la Motte Street is in town practically opposite the current children's service/CAMHS building, I am unsure if this would put off children/ young people coming to the building for fear of being seen by their peers? The Heathfield site also has an outdoor space that could also potentially be used by practitioners with children which the other doesn't have. Both sites have parking which is great.</p> <p>The layout inside also looks more child centred on the Heathfield site.</p>
[REDACTED]	Heathfield	We think the site plan for the Heathfield site looks best taking into account both the internal and external facilities
SOJP	Heathfield	I personally believe that having this bespoke facility just out of town would offer a discreet location rather than being in the town centre. It would be approachable by foot or vehicle. The location with the garden setting would also assist in soothing anyone who is attending and offer some outside area for them to go for a break. I personally believe that this site is the best option and would suit the need for a bespoke SARC / Child's House.