

Council of Ministers

(5th Meeting)

23rd August 2022**Part A (Non-Exempt)**

All members were present, with the exception of Deputy I.J. Gorst of St. Mary, St. Ouen and St. Peter, Minister for Treasury and Resources and Deputy M.E. Millar of St. John, St. Lawrence and Trinity, Minister for Social Security, from whom apologies had been received.

Deputy K.L. Moore of St. Mary, St. Ouen and St. Peter, Chief Minister
 Deputy C.F. Labey of Grouville and St. Martin, Minister for International Development
 Deputy K.F. Morel of St. John, St. Lawrence and Trinity, Minister for Economic Development, Tourism, Sport and Culture
 Deputy I. Gardiner of St. Helier North, Minister for Children and Education
 Deputy P.F.C. Ozouf of St. Saviour, Minister for External Relations and Financial Services
 Deputy D.J. Warr of St. Helier South, Minister for Housing and Communities
 Deputy H.M. Miles of St. Brelade, Minister for Home Affairs
 Deputy J. Renouf of St. Brelade, Minister for the Environment
 Deputy T.J.A. Binet of St. Saviour, Minister for Infrastructure
 Deputy K.M. Wilson of St. Clement, Minister for Health and Social Services

In attendance -

Connétable A.N. Jehan of St. John, Assistant Chief Minister
 Deputy S.M. Ahier of St. Helier, Assistant Minister for Infrastructure
 Deputy M.R. Ferey of St. Saviour, Assistant Minister for Social Security
 Deputy A.F. Curtis of St. Clement, Assistant Chief Minister
 Deputy L.K.F. Stephenson of St. Mary, St. Ouen and St. Peter, Assistant Minister for Economic Development, Tourism, Sport and Culture
 L.-M. Hart, Greffier of the States
 S. Wylie, OBE, Chief Executive and Head of the Public Service, Government of Jersey
 R. Bell, Treasurer of the States (for item B1 only)
 T. Walker, Director General, Strategic Policy, Planning and Performance Department
 A. Scate, Director General, Infrastructure, Housing and Environment Department (for item B1 only)
 D. Danino-Forsyth, Director of Communications, Office of the Chief Executive
 J. Hardwick, Our Hospital Team (for part of item B1 only)
 I. Gallichan, Chief Executive, Andium Homes (for part of item B1 only)
 L. Wood, Finance Director, Andium Homes (for part of item B1 only)
 M. Grimley, Group Director, Chief Operating Office (for item B2 only)
 P. Bradbury, Head of Ministerial Office
 K.L. Slack, Clerk to the Council of Ministers

Note: The Minutes of this meeting comprise Part A and Part B.

Hospital

A1. The Council of Ministers, with reference to Minute No. B2 of the meeting of

review.

6th April 2022 of the Council, as previously constituted, recalled that, on 17th November 2020, the States Assembly had approved the Proposition entitled ‘Our Hospital Site Selection: Overdale’ (P.123/2020 referred). It was further recalled that, as part of the new Government’s 100-day plan, it had been agreed to review the process and scope of the Our Hospital project, led by Deputy T.J.A. Binet of St. Saviour, Minister for Infrastructure, in consultation with other Ministers, officers and experts, including an external advisor with a lengthy background in the delivery of health capital projects.

The review was considering the appropriateness, deliverability, affordability, requirements and functional specification for the new Hospital, which included whether the Overdale site was appropriate, or a single site option at the extant *locus* on Gloucester Street was worthy of reconsideration and those leading the review had requested that site flexibility be retained until completion of the same. Ministers accordingly received and noted a report, dated 18th August 2022, entitled ‘Our Hospital Project – Review’, which had been prepared by Mr. A. Scate, Director General, Infrastructure, Housing and Environment Department and heard from him in connexion therewith.

Ministers were mindful that, on 1st December 2016, the States Assembly had given in principle approval for the location of the new Hospital on the current Hospital site with an extension along the east side of Kensington Place and other nearby sites, including Westaway Court. This would have required some private land to be acquired to create an appropriate development site and, to this end, the Government had intended to purchase the former Stafford and Revere Hotels in Kensington Place. However, planning permission for the outline scheme at Gloucester Street had been refused and, on 13th February 2019, the States Assembly had rescinded that location as a preferred site. This had resulted in the proposal for the development at Overdale, which has obtained planning permission, subject to a Planning Obligation Agreement.

As a consequence of the foregoing, the Government had not acquired the hotels in Kensington Place and they had been purchased from private owners in 2020 by Andium Homes, which had obtained planning permission to create 106 units of accommodation and had entered into a construction contract with a developer, with a completion date of 2025. Ministers were informed that building on the site was due to commence imminently, as demolition works were nearing completion and the piling rig was scheduled to arrive on 23rd August 2022.

In order for the aforementioned review to complete and if Ministers wished to reconsider the Gloucester Street site as a potential option for the new Hospital, it would be necessary to instruct Andium Homes to delay its development of the Kensington Place site. The Council considered this matter and concluded that to exclude the Gloucester Street site from consideration for the delivery of the new Hospital could have a significant cost and would limit the ability of the new Government to choose the best value and most appropriate option for the delivery of the Hospital.

Accordingly, it was concluded that the Government should proceed investigations regarding the Gloucester Street site option for the new Hospital, alongside any other options and that the Minister for Treasury and Resources should be given authority to negotiate and agree the matter with Andium Homes such that the housing development did not proceed at this time.

The Council noted the position.