



Political Oversight Group

Minutes of Meeting

Official Sensitive - Restricted - Distribution by approval of the Development Director Only

Date & Time: Thursday 25 March 2021 at 16:30

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture
Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity
Sen John Le Fondré - JLF - Chief Minister
Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen
Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements
Con Philip le Sueur - PLS - Constable of Trinity
Dep Rowland Huelin - RH - Deputy, St Peter
Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Paul Martin - PM - Chief Executive & Head of the Public Service
Caroline Landon – CL – Director General, Health and Community Services
Richard Bell – RBe – Director general and States Treasurer
Andy Scate – AS – Interim Director General, Growth, Housing and Economy
Mike Thomas – MT – Director, Risk and Audit
Richard Bannister – RBa – Our Hospital Project Development Director

[REDACTED]
[REDACTED]
Carl Walker – CW – Our Hospital Project Communications and Engagement Lead
Ashok Handa – AH – Our Hospital Clinical Director

Apologies:

Dirk Danio-Forsyth – DDF – Director of Communications



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Minute 077	1 Hold Point process	Action Person/ Date	
	<p>■ Outlined the stages of concept design which would trigger Hold Point 4:</p> <ul style="list-style-type: none"> • Option work to test the Functional Brief requirements against the constraints of the site • Development of the site plan • Initial thoughts on building massing, architecture and approach to design • Block and stack diagrams developed for clinical adjacencies • 1:500 drawings produced which show a whole floor on each drawing and that size, shape and location of departments • 1:200 drawings produced which show individual department plans to help users understand the proposed rooms and adjacencies • This concept design information is coordinated in the Concept Design (RIBA2) Report • The Design and Delivery Partner (DDP) produces the Concept Design Cost Plan • The Government of Jersey Team then work with the DDP to test the Cost Plan • The Cost Plan informs the OBC <p>Both the Concept Design (RIBA2) Report and the OBC would be brought to the Senior Officer Steering Group and the Political Oversight Group (POG) for consideration through the Hold Point 4 gateway. ■ reminded POG of the Hold Point framework that had previously been agreed would be used as stop-go gateways when significant decisions from POG would be required for the Our Hospital Project to continue. Key tasks for Hold Point 4 were:</p> <ul style="list-style-type: none"> • production of the concept design (known as RIBA2 stage) • production of the Outline Business Case (OBC) • Funding approval by the States Assembly <p>■ noted that although concept design and the OBC should both be produced by July 2021, funding approval was now anticipated to be in September 2021, pushing the closure of Hold Point 4 out to this time. However, ■ reminded POG of their role to challenge the designers in order to test their work and ensure the resulting building was fit for purpose in</p>		



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	<p>accordance with the project brief. RBa noted that significant additional intervention in design by POG risked delay in design and associated approvals. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED] RBa reminded POG that the design team were taking opportunities to engage with a range of stakeholders to further analyse their work and these stakeholders included Clinicians, Highways, Jersey Architecture Commission, the Citizens' Panel and neighbourhood and Parish groups. In addition to this process of consultation, the design team also had set criteria to examine options against. Through this iterative process, the design would be tested and developed. There was no political approval for the design required from the Parish of St Helier, POG, the Council of Ministers or the States Assembly. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>PLS asked what the impact of lack of access to third party land had been on the design process. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]. RBa noted that this was not a desirable situation and further noted that everything possible would be done to deliver a top-quality Planning Application. The lack of certain information could lead to significant changes being required later in the process which were more costly to resolve compare to when design was at concept stage. It was therefore important to pursue access to minimise risk in the design process.</p> <p>POG NOTED that the project team's design work was in line with the project brief. POG also noted that design work would continue in line with the approved hold point framework, and that political involvement at this stage could create additional risk as part of the planning process.</p> <p>POG REQUESTED a linear timeline of the project programme and another session dedicated to showing the evolution of</p>	<p>35</p> <p>35</p> <p>35</p>
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[Redacted text]

Therefore, a twin track approach of Ministerial Decisions and permits was necessary. AS noted that powers of access were used on a day to day basis for the planning team and often homeowner would be in agreement.

POG AGREED unanimously to issue a paper to the Council of Ministers requesting the Minister for the Environment agree to use powers in Planning and Building (Jersey) Law for access to third party land, as a preparatory step. Although such powers were likely to be authorised as a near last resort, when the project team had made reasonable attempts to agree access with landowners. This would be an in principle agreement and POG would subsequently be required to make a formal request to the Minister to exercise.

POG FURTHER AGREED to make such a request, should it be necessary.

3 Jersey Bowls Club update

AS- Reminded POG that relocation of the Jersey Bowls Club (**JBC**) was now an IHE project that was being managed through the governance arrangements of IHE and that regular updates would be provided to POG to manage the interdependencies.

[Redacted text]

However, POG had asked Officers to consider other options as it would be necessary to remove a number of trees. [Redacted text]

[Redacted text]

[Redacted text] The land would then need to be cleared making it unlikely to be available for development prior to 2024.

POG AGREED that from the Our Hospital Project's perspective relocation of the JBC to [Redacted text] was not viable and the Sports Project Team should include the JBC in work to deliver at an alternative site.

POG REQUESTED to be updated at each subsequent meeting regarding progress if the IHE project to relocate the JBC.

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	<p>AOB Capital reallocation of Funds £18m</p> <p>AS- Noted POG’s in principle agreement at their meeting of 18 February 2021, regarding asking COM to discuss a transfer of funds from existing capital programmes to enable work on the project to continue once the current funding expired. AS informed POG that a paper was in preparation to be presented to COM in line with this agreement.</p> <p>POG CONFIRMED THEIR AGREEMENT to request COM to agree the transfer of funds as previously discussed and agreed by POG on 18 February 2021.</p>		
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Date of Next Meeting

Minute 078	The next meeting will be held on Thursday 15 April 2021 at 10:00 hrs in the Council of Ministers Meeting Room, 1 st Floor, Broad Street Offices with remote access via Teams	Action Person/Date
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Date & Time: Thursday 15 April at 10:00

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture

Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity

Sen John Le Fondré - JLF - Chief Minister

Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen

Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements

Con Philip le Sueur - PLS - Constable of Trinity

Dep Rowland Huelin - RH - Deputy, St Peter

Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Paul Martin - PM - Chief Executive & Head of the Public Service

Caroline Landon – CL – Director General, Health and Community Services

Alison Rogers – AR – Group Director Treasury

Andy Scate – AS – Interim Director General, Growth, Housing and Economy

Mike Thomas – MT – Director, Risk and Audit

Richard Bannister – RBa – Our Hospital Project Development Director

[REDACTED]

[REDACTED]

Carl Walker – CW – Our Hospital Project Communications and Engagement Lead

Ashok Handa – AH – Our Hospital Clinical Director

[REDACTED]

[REDACTED]

Ian Burns – IB – Director General Customer and Local Services

Apologies:

Dirk Danio-Forsyth – DDF – Director of Communications



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Minute 079	Notes of Previous Meeting, Matters Arising, Action Log and timeline update	Action Person/ Date
2	Interdependencies:	
IB-	<p data-bbox="368 450 1219 528">It was noted that minutes from previous meetings would be circulated via email before the next meeting.</p> <p data-bbox="368 577 1219 611">The March Financial Summary and Risk Register were noted.</p> <p data-bbox="368 734 715 768">Update – Crematorium</p> <p data-bbox="368 779 1235 943">Advised that operation of the crematorium, which would be located next to the proposed new hospital site under current plans, was being considered by the Customer and Local Services Department (CLS).</p> <p data-bbox="368 992 1235 1279">IB noted current issues regarding the crematorium including: a dated building, capacity issues, inefficient cremators and nearing end of life and lack of parking. There were options to relocate temporarily during construction or permanently but that there were no current plans to do so. It was further noted that the cremators had recently been serviced and had a lifespan of a few more years.</p> <p data-bbox="368 1328 778 1361">Three options were outlined:</p> <ol data-bbox="416 1373 1235 1917" style="list-style-type: none"> <li data-bbox="416 1373 1235 1574">1) Leave the crematorium where it was throughout the hospital build, with no change to its operation. It was noted that services could continue respectfully, which would need to be reflected in the building programme to minimize noise and disruption. <li data-bbox="416 1585 1235 1832">2) Services relocated to take place elsewhere either temporarily or permanently with cremators operating on the current site. Access to the gardens would be maintained. It was noted that a Services User Group had been set up, consisting of clergy, funeral directors, and some community representatives. <li data-bbox="416 1843 1235 1917">3) Cremators and services relocated, which would necessitate greater consideration and planning. <p data-bbox="368 1966 1219 2166">RBa noted that the crematorium had always been a consideration for the project and would need careful management to ensure the project worked alongside the services in a respectful way. POG noted communications surrounding this issue would need to be sensitively planned.</p>	



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CLS would continue considering the three options and work with the Our Hospital Project (**OHP**) team and provide the Senior Officer Steering Group (**SOSG**) and POG with their recommendations, at a later date.

IB left the meeting.

Update - Jersey Bowls Club

AS-

Noted that AS, HR and the IHE team met with the Jersey Bowls Club (**JBC**) to advise that consideration of [REDACTED] as a possible location for the club, was being paused but that a number of other sites were now being reviewed.

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[REDACTED]

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[REDACTED] AS noted that initial discussions with the club were positive.

POG NOTED that the interdependent projects for both the crematorium and Jersey Bowls Club would be managed outside the formal governance of the OH project, but regular updates would be shared with POG.

3

Programme timeline update

[REDACTED]

Provided a programme timeline update and noted that there would be an update at each meeting, going forward.

POG noted that a planning determination scheduled for summer 2022 risked falling into the political purdah period. POG asked if it was possible to bring the date forward in order to try and complete the process earlier. RBa reminded POG that a delay to the project timeline had been primarily as a result of the additional work needed to prepare for P167/2020 debate and the access challenges created by the Parish of St Helier requete.

RBa further noted that if access permission was not granted at the Roads Committee meeting on 19 April following applications under the Roads and Events Law, the available choices for the project might be:

- to stop work and wait for access; or
- continue to make assumptions where appropriate. In this case there may be a cost and time delay associated

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with amending design in due course, when the detailed survey information was available.

RBa noted that the planning application would clearly document the assumptions made and would also document what survey data had and had not been collected. RBa further noted that the impact assessment process and subsequent detailed design would be based on the assumptions. Therefore, the design submitted to Planning would be based on assumptions unless it was accepted that further time would be allocated to incorporate changes once full information was known. AS noted that if the planning application was submitted with too many assumptions, the planning inspectors could request that they were resolved before making a decision or recommendation back to the Ministers.

RBa noted that this would not be the preferred approach, which could compromise the quality of a planning application and create greater risk at the point of determination on the submission.

POG asked how quickly access to the land could be obtained. It was noted that it might take one to two weeks for the Environment Minister to consider any POG request to exercise powers of access under the planning legislation.

POG asked when all relevant surveys should be completed in order for the data to be submitted together with the planning application. RBa noted that the programme showed completion of all surveys by 8 May, two weeks later than the original date.

POG AGREED that work on design should proceed and that work should continue to resolve access challenges wherever possible. Where these could not be resolved **POG FURTHER AGREED** to include reasonable assumptions in design work, which may need to be amended in due course causing potential cost and time implications.

LF left the meeting. HR continued as Chair.

POG asked if there would be project team representation at the Roads Committee meeting on 19/4. ■ noted that the



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meeting should be a procedural matter of considering permits in accordance with the defined process and should not stray into political matters. The Design and Delivery Partner (**DDP**) would be presenting their permits, risk assessments and method statements for consideration.

RBa noted that the owner of Field 1551/1552 had agreed on a license to access the land. Therefore, the only land to be accessed using planning powers would be Field 1550, Mont Martin and Thorpe Cottage. RBa further noted that the owner's expectation of the value of the land had increased due to planning consent being approved for the land, which might mean CPO powers would be required to acquire the land.

POG NOTED that there was a reasonable likelihood that there would be a need to request for the Minister for Environment to exercise powers of access on both private and parish land although he may not be minded to do so, dependent on the circumstances. Restricted access may not compromise timing of a submission, but might compromise the quality of any planning submission, with associated risks of the need to undertake additional studies/work and additional risk on planning determination.

POG NOTED the timeline, impacts and key milestones.

4 Land assembly

Updated POG on progress for land assembly.

- Two properties: Hill Crest and Castle View, had now been acquired.
- Westmount Terrace/Plot 9 – Heads of Terms (HoT) signed. Report for Standing Order 168 was published on 29 March and target completion was expected to 23 & 30 April 2021.

noted that discussions were ongoing with a small number of private property owners, not captured by P129/2020 or R47/2021. noted that these properties were located within the plan approved by the Assembly as part of P123/2020 and that the relevant approvals process would be followed.



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- CPO – Other land (not POSH)
 - Jersey Water - HoT being negotiated
 - Field 1550 (N), Mont Martin and Thorpe Cottage
 - No permission for access
 - No agreement on sale
 - Fields 1551/1552
 - Possible agreement on licence for access, subject to negotiation
 - No agreement on sale

- [REDACTED]
- [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

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POG NOTED that land Assembly was progressing.

POG FURTHER NOTED the need to proceed with CPO for some properties/covenants to assemble the site.

5 Relocation of Overdale services

AH- Summarised the supplementary Functional Brief that had been prepared for the relocation of services from Overdale to Les Quennevais. AH noted it had been developed and refined in consultation with the clinical and non-clinical teams who operate in the current Overdale Hospital. The process involved four phases of user group meetings, involving approximately 150 staff members.

Advised that the Connétable of St Brelade and local Deputies had been invited to local resident group meetings, two of which had been held already with three more scheduled between now and end of summer. [REDACTED] noted that in addition to these meetings, regular parish meetings would be set up, going forward. [REDACTED]

POG NOTED that the traffic options, including bus services to Les Quennevais were being considered.



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AH-

POG APPROVED the Supplementary Functional Brief that had been prepared for the relocation of services from Overdale Hospital and **APPROVED** its publication on the Our Hospital website.

Noted five services were to be re-provided at alternative sites away from Overdale and Les Quennevais School. It was noted the relocation sites had been identified through engagement with Jersey Property Holdings:

- HCS Estates Gardening Services – [REDACTED]
- HCS ARU – [REDACTED]
- Health and Safety Training Ward – [REDACTED]
- Pharmacy Stores – [REDACTED]
- Horticultural Therapies Group – [REDACTED]

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AH noted that Meals on Wheels had been offered space at the former Les Quennevais School however, discussions were also still ongoing to identify a suitable space, which was more central.

PLS noted that due to the current Mental Health facility located at the St Saviour site, there were restrictions on what development could take place in the vicinity. AH and CL noted they were unaware of the restriction. CL would explore the matter further.

CL

With the exception of the St Saviour site, for which challenges needed to be resolved, **POG APPROVED** the remaining proposed alternative sites for the services that would not be re-located to the former Les Quennevais School.

RBa noted that the staff and services currently located at Overdale were due to be relocated to the former Les Quennevais School site in September 2022. The estimated start date on site for the alteration works would be January 2022, which would have no impact on the operational start date of main hospital scheduled for 2026. RBa noted that the reprovision could potentially be accelerated, subject to some works commencing in 2021, but that this was reliant on

RBa



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- funding being identified. JLF asked RBA to provide details regarding costs at a later date.
- 6** **Communications and engagement, including OBC messages – Verbal update**
- CW-** Noted that there had been and would continue to be a significant increase in awareness of the OH project around the island including:
- Media advertising
 - Sponsorship of various popular websites across the island. It was anticipated that this would be extended to radio in the next few weeks, subject to funding availability
 - More posters and banners at key locations around the island, which would begin to reopen following the reduction in COVID-19 restrictions, including public transport, such as buses
 - Posters in Government of Jersey buildings and screen savers and intranet posts
 - The use of vacant shop windows was also being explored and currently being negotiated with Town Centre Manager
 - Online exhibition
 - AH and Soundings to be featured in the BBC hot seat
 - The roll out of videos with key clinicians over the next few weeks

It was noted that a communications paper would be circulated in the coming weeks, regarding the key messages for the Outline Business Case (**OBC**), which would be ready for sign off in July.

POG NOTED the increase in communication activity and noted that further comms work would commence in the coming weeks regarding the OBC and design messages.

7 **Approach to compliance with requisites, obligations and accepted recommendations**

Outlined the proposed action plan to ensure compliance with amendments to Our Hospital propositions and accepted Scrutiny recommendations.

LF re-joined the meeting and JLF left the meeting.



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POG REQUESTED officers to develop a timeline of requisites arising from Assembly decisions and accepted Scrutiny recommendations and to draft a letter to Scrutiny and an associated Report to the Assembly for publication, articulating challenges with respect to providing information out of sequence and noting when information would be available and would be shared.



RB advised that ideally the project would revert to the Parish with detailed plans closer to submitting a planning application in November 2021, but there was a need for clarity as to whether the Parish of St Helier (**POSH**) would be prepared to sell/transfer the ownership of land at a Parish Assembly to the Government of Jersey (**GoJ**) before summer 2021, because land would be included in a CPO proposition, if required.

[Redacted text block]

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POG APPROVED responding to POSH in May/June 2021 with outline plans for a new road layout for Westmount Road in accordance with the requête.

POG NOTED that a further Parish Assembly was likely to be required to request sale or transfer of land and this request would need to be considered before August 2021.

[Redacted text block]

CW

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POG NOTED that if sale/transfer of POSH land to GoJ ownership was not supported by a POSH Assembly, that CPO would be required on Parish land and that POG would



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support the process, with a view to a CPO funding debate at the same sitting as a debate on the substantive capital funding for Our Hospital. Some elements of CPO would be needed in all circumstances to resolve title issues and/or covenants.

8 **Team assembly – States Employment Board update**

Noted proposed changes to the team to take the project through design and into construction. It was further noted that the consequent revised structure and composition of the project team would be presented in a paper to States Employment Board (**SEB**), seeking approval for the revised team structure, including those roles that met the P59 criteria and were being extended (as permitted under their contracts) or procured/recruited, namely:

- Development Director
- Project Clinical Director
- Head of Finance Business Partnering - Our Hospital
- Project Communications Director
- Hospital Operational Programme Manager
- Project Transition Director
- Assistant Project Director

CL noted that a new role, to be provisionally named Project Transition Director, would be critical to oversee the reprovision of services from Overdale to Les Quennevais School.

noted that the SEB paper also covered a number of approved changes to the remainder of the project team, including the supply chain, including:

- The recruitment of an OHP Project Apprentice
- The development of the OHP Project Support Officer to Assistant Project Manager
- The development of the OHP Client Project Manager to Project Design Director
- Legal services for land assembly and procurement support to be provided by the Law Officers Department
- Interim support for Finance Business Partnering until permanent recruitment
- The services of Procurement Lawyers to be extended
- FM Lead support services/FM2026 Development Director



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	<p>RBa confirmed that the revised structure and composition of the project team was within allocated budgets.</p> <p>POG NOTED the team assembly update and supported the extension/recruitment to roles outlined in the paper.</p> <p>POG REQUESTED that the matter be considered by SEB.</p> <p>9 Cost control and value for money – presentation</p> <p>LF left the meeting room.</p> <p>RB- Noted that the presentation to be provided was at the request of LF in order to offer assurance regarding the Our Hospital project’s processes for cost control and ensuring value for money.</p> <p>The presentation outlined how value for money was achieved in the procurement of the DDP, how value for money for the construction build contract would be achieved and outlined the key players involved.</p> <p>■ noted the importance of the Our Hospital project’s aim to leave a wider, long term, legacy for Jersey as well as providing a new hospital that aims to improve the health of Islanders was highlighted. Eight strategic priorities had been identified, which were aligned with the Jersey Strategic Goals and the UN Global Sustainable Development Goals; the key to this would be work around maximising opportunities for learning and employment.</p> <p>POG thanked the presenters and noted that the presentation demonstrated controlled processes.</p> <p>POG REQUESTED that a similar presentation be made for members of the Future Hospital Review Panel and that some cost control messages be built into future communications activity.</p>	
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Date of Next Meeting

Minute 080	The next meeting will be held on Thursday 20 May 2021 at 10:00 hrs in the Oules Room, Jersey Museum with remote access via Teams	Action Person/Date
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Date & Time: Monday 19 July 2021 at 10:00

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture
Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity
Sen John Le Fondré - JLF - Chief Minister
Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen
Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements
Con Philip le Sueur - PLS - Constable of Trinity
Dep Rowland Huelin - RH - Deputy, St Peter
Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Paul Martin - CP - Chief Executive & Head of the Public Service
Caroline Landon – CL – Director General, Health and Community Services
Richard Bell – RBe – Director general and States Treasurer
Richard Bannister – RBa – Our Hospital Project Development Director

[REDACTED]
[REDACTED]
[REDACTED]
Carl Walker – CW – Our Hospital Project Communications and Engagement Lead

[REDACTED]
Ashok Handa – AH – Our Hospital Project Clinical Director
Gretta Starks – GS – Our Hospital Assistant Project Director

Apologies:

Dirk Danio-Forsyth – DDF – Director of Communications
Andy Scate – AS – Interim Director General, Growth, Housing and Economy



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Minute 087	1 Minutes of Notes of Previous Meeting, Matters Arising and Action Log	Action Person/Date
	<p>The minutes of the POG meeting held on 25 March and 15 April having previously been circulated would be considered at a future meeting to ensure that all comments had been addressed.</p> <p>The rolling action log was discussed and updated.</p>	
	<p>2 Funding and CPO Proposition</p> <p>■- Outlined the draft Budget, Financing and Land Assembly Proposition and Report, due to be lodged by 3 August 2021. ■ noted that the draft wording was currently under review by the Treasury and Exchequer team and the Law Officers Department.</p> <p>The total budget of £804.5m was based upon figures derived from the Our Hospital Outline Business Case (OBC) and included the allocations for 2019 to 2021 already received by the Our Hospital Project. It was proposed to either amend the Government Plan 2021-2024 to include the balance not yet approved which was circa £50m that had already been allocated to the Our Hospital Project. LF noted that appropriate levels of contingency and optimism bias which would be released with appropriate internal controls in place to help ensure that the project did not exceed the budget. POG were unanimous in their belief that the total budget should not exceed £804.5m. PLS noted that remaining within the £804.5m was essential and asked if there were any economies that could be made in the design to ensure this. RBa noted that the Design and Delivery Partner had worked with clinical staff to identify ways to reduce square meterage whilst improving efficiency and without compromising patient safety or service delivery. POG noted that including a budget cap in the Proposition provided assurance to States Members that the project budget could not be exceeded without recourse to the States Assembly for agreement.</p> <p>RBe noted that it was proposed to finance the Our Hospital Project through borrowing, although the form of debt issuance would be subject to market conditions at the time. However, at this time the preferred option would be a fixed rate public bond. Market conditions could change and it was important to</p>	

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allow the Treasury Minister to appraise options to select the most appropriate at the right time. RBe described the processes outlined in the draft Proposition to draw down funding and how the strategic reserve would be used to service costs of debt. The borrowed monies would be placed in the Strategic Reserve to be drawn down when required. By using borrowing, RBe noted that reserves would not be depleted and the income generated on the retained reserves was estimated to be well above that required to service the debt, based on cautious estimates.

■ reminded POG of plans to date for use of Compulsory Purchase Orders (**CPO**) to acquire land as a last resort. In principle agreement had been gained by States Assembly approval of P.129 on 17 November 2020 which had included the maps showing the land potentially subject to CPO, but not proposed funding. ■ noted that the maps had now been updated as some land was no longer required. Land was now colour coded on one of the maps provided for information to indicate areas where a negotiated position had or had not yet been reached. ■ further noted that CPO would also be required to be used as a mechanism to resolve rights or covenants which need to be newly put in place, cancelled or modified to serve the development.

■ noted that having received initial approval for the use of CPO from the States Assembly in November 2020, CPO law required a Proposition be brought before the States Assembly to agree the required monies. ■ confirmed that the monies required were already included in the £804.5 affordability limit and were not additional to this.

POG NOTED the timetable for the delivery of the Budget, Financing and Land Assembly Proposition and Report

POG FURTHER NOTED that as agreed at the previous meeting, the debate would be requested for 5 October sitting instead of 14 September to allow the Future Hospital Review Panel sufficient time to complete their review and produce their report.

POG APPROVED the Proposition and Report be considered by the Council of Ministers with the recommendation that the final version to be approved for lodging.



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Date of Next Meeting

Minute 088	The next meeting will be held on Monday 26 July 2021 at 15:00 hrs in the Council of Ministers Meeting Room, 1 st Floor, Broad Street Offices with remote access via Teams	Action Person/Date
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Minute 089	Minutes of Notes of Previous Meeting, Matters Arising and Action Log	Action Person/Date
1	<p>The minutes of the POG meetings held on 25 March and 15 April 2021, having been previously circulated were approved. The minutes for the POG meetings held in May, June and July would be considered at a subsequent POG meeting to be held after the summer recess.</p> <p>The rolling action log was discussed and updated.</p>	
2	<p>The former Les Quennevais School - change of use planning application (Hold Point)</p>	
AH-	<p>Noted that a planning application for the change of use of the former Les Quennevais School was due to be submitted during Q3 2021. Representatives of the Design and Delivery Partner would outline the application and answer any questions that POG may have.</p>	
■■■-	<p>■■■ introduced ■■■ from the town planning consultant, Temple. ■■■ reminded POG of the services which would need to be re-provided at the former Les Quennevais School site and outlined the schedule of accommodation. The site provides sufficient space for the services required and had parking provision available for both staff and patients. ■■■ noted that under the Planning and Building Law (Jersey) Law 2002, making a material change in use of land or a building constituted development and required planning permission. Therefore, an application for full planning permission was to be submitted in Q3 2021 for change of use of the former school building. The majority of works necessary to facilitate the former school to house the services currently located at Overdale were internal but there were some external works required such as roof repairs and accommodation of plant. An environmental impact assessment had been confirmed as not required by IHE Regulation. The team had been in regular discussions with IHE Regulation since the latter part of 2020 and a list of application documentation had been agreed. A Les Quennevais Neighbourhood Forum had been established to inform local residents about the project and provide an opportunity for them to offer feedback on proposals.</p>	



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█ noted that the three main entrances to the building would be retained. The schedule of accommodation collated facilities based on their required proximity to these entrances. The plans included bookable meeting rooms, breakout rooms and an open plan hot desking area rather than individual allocated offices. No external extensions to the building were required as all services could be re-provided within the current building.

There was a portacabin on site that would need to be removed and consideration would be given to ensuring the natural environment was maintained and taken into account in the plans. All necessary surveys have been completed for inclusion in the planning application.

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█ noted that team members had met with staff at Liberty Bus to undertake live testing of services and had met with Parish of St Brelade (**POSB**) Connétables and Deputies to investigate potential solutions to improve traffic flow and safety for local residents. Working with POSB, a scheme to revise resident parking for nearby houses had been developed. This would provide those houses with direct access to their properties and improve safety for children, pedestrians.

█ noted that the planning submission submitted during Q3 2021 and there would be a 13-week determination period.

█ outlined key planning risks and noted that there was scope for third party right of appeal. The main works were forecasted to be undertaken in early 2022 to allow the building to become operational by autumn 2022 and support the overall Our Hospital Project programme.

AH noted that specific user groups had been set up to consult the services that would be moving into the new facility. AH confirmed that the clinicians had expressed satisfaction with the modern, patient-centred designs. All patient facing areas



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will be on the ground floor and supporting accommodation on the upper floors. Key stakeholders consulted to date included:

- Overdale Clinical User Groups
- Planning (IHE Regulation)
- Building Control
- Jersey Fire and Rescue Service
- Parish of St Brelade (Roads Committee)
- Infrastructure Housing and Environment (Drainage)
- Jersey Electricity
- Liberty Bus
- Les Quennevais Sports Centre
- Les Quennevais Neighbourhood Forum

Further consultation with various statutory bodies and stakeholders would be undertaken prior to planning submission.

The Les Quennevais Neighbourhood Forum had met five times and feedback has been constructive. Neighbours' concerns centred around traffic and transport. AH noted that an arrangement has been negotiated with Les Quennevais Sport Centre regarding staff parking. The facility would be open between 9am and 5pm with staff generally travelling between 8am and 6pm. POG noted that the re-provided services would not be compromised and that the scheme proposed is appropriate for the services required and the temporary nature of the facility.

POG NOTED the report and **APPROVED** the approach and deliverables within it.

POG AGREED to proceed with the submission of the planning application for the change of use of the former Les Quennevais School to accommodate the relocation of healthcare services and facilities currently located at Overdale.

3 **The former Les Quennevais School - early works preparation contract (Hold Point)**

■ - Noted that the early works contract sought to cover:

- Asbestos removal, demolition and MEP strip out
- Window Survey and Repairs



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- Roof Survey incl. electronic testing
- Scaffolding incl. towers
- Roof works (Provisional)
- Utilities diversion and works (Provisional)
- Sub Station (Provisional)
- Fees and on-costs

[REDACTED] 33

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 35

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] noted that the majority of works, such as asbestos removal and window repairs, would be required in order to repurpose the building regardless of its ultimate use, and so the funds would not be expended unnecessarily. GS noted that the overall Overdale re-provision project was on budget at the figure agreed in the Outline Business Case. AH noted the importance of implementing these works early in order to meet the overall Our Hospital programme.

POG NOTED the update report and **APPROVED** the approach and deliverables within it.

POG AGREED to proceed with the execution of the site preparation early works contract for the removal of asbestos and internal strip out of the former Les Quennevais School



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4 **Overdale - demolition planning application (Hold Point)**

■ - Outlined the scope of the demolition works required at the Overdale site. The indicative timeline for the demolition works was:

- Q3 2021 – submission of planning application
- End of 2021 – planning decision

■ noted that the planning application submission date was currently under review to ensure it was timed appropriately with the application for the former Les Quennevais School site. ■ outlined the anticipated progression of the demolition phasing and AH noted that phase 1 of the programme was the demolition of derelict buildings which could be undertaken without impacting patient experience whilst services remained at Overdale. The second and third phases would only be undertaken once services had relocated to the former Les Quennevais School site. POG noted the proposed construction traffic route and that there would be a traffic management plan in place to ensure that public access to the crematorium would not be unduly impacted during the demolition works.

■ noted that under the Planning and Building (Jersey) Law 2002, demolition constituted development and as such required a full planning application, but an environmental impact assessment was not required. POG noted the 13-week planning determination period and that there was potential for third-party appeals which could delay the works, potentially for up to four months. The project team had been in regular discussions with IHE Regulation since Overdale as agreed as the site for Our Hospital in Q4 2020.

POG NOTED the update report and **APPROVED** the approach and deliverables within it.

POG AGREED to proceed with the submission of the planning application for the demolition at the existing Overdale hospital site once the Project Team have completed the work required to determine the demolition planning application timing.

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Our Hospital | Project

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Political Oversight Group

Minutes of Meeting

Official Sensitive - Restricted - Distribution by approval of the Development Director Only

Date & Time: Thursday 16 September 2021 at 11:00

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture

Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity

Sen John Le Fondré - JLF - Chief Minister

Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen

Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements

Con Philip le Sueur - PLS - Constable of Trinity

Dep Rowland Huelin - RH - Deputy, St Peter

Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Paul Martin - PM - Chief Executive & Head of the Public Service

Caroline Landon – CL – Director General, Health and Community Services

Richard Bell – RBe – Director general and States Treasurer

Hazel Cunningham – HC – Group Director, Finance Business Partnering and Analytics

Andy Scate – AS – Director General, Growth, Housing and Economy

Richard Bannister – RBa – Our Hospital Project Development Director

[REDACTED]
Ashok Handa – AH – Our Hospital Project Clinical Director

[REDACTED]
[REDACTED]
Carl Walker – CW – Our Hospital Project Communications and Engagement Lead

Apologies:

Dirk Danio-Forsyth – DDF – Director of Communications

Gretta Starks – GS – Our Hospital Assistant Project Director



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Minute 091	1 Minutes of Notes of Previous Meeting, Matters Arising and Action Log	Action Person/Date
	<p>It was noted that as this was an additional meeting with a limited timeframe, the minutes of the meetings held on 20 May, 2 June, 16 June and the 13 July 2021, would be circulated in the board pack for the meeting to be held on 22 September 2021 as planned.</p> <p>The rolling action log was discussed and updated.</p> <p>■ [REDACTED]</p> <p>■ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
	<p>POG AGREED UNANIMOUSLY to continue the project under the current timeframe for submitting the planning application in November 2021 and to enter into the main build contract prior to planning approval.</p>	
	<p>3 Design update</p>	
	<p>■- Outlined updates to the design from the 1:200 stage to 1:500 designs, including the latest verified images of the access route which had been produced in compliance with IHE Regulation requirements.</p>	
	<p>The masterplan had been updated as part of design development.. ■ noted that the position of the five buildings on the Overdale site remained virtually unchanged. ■ outlined the architectural development that had occurred, reflecting consultation with clinicians which allowed a rationalisation of the building size with no impact the required clinical spaces. The previous curved roof had been replaced with longer, leaner shape, reducing the visual impact from viewpoints around the</p>	

35



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Island.

RBa noted that a presentation focussing on improvements to clinical layouts would be provided at the POG meeting to be held on 22 September.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 35

■ noted that the Mental Health facility had reduced to a one storey building to improve aspects for residents to the east and to ensure it did not overlook the cemetery. The footprint for this facility had therefore increased to ensure that capacity was not lost. 90 parking spaces had been removed from the multi-storey car park, reducing its height by one storey. ARUP had reassessed the parking requirement and concluded that 550 spaces was sustainable for the Island’s hospital and population. This reduction would have a positive impact on site landscape.

■ noted that in the updated access route designs, the St Aubin’s Road roundabout had been realigned to allow two-way traffic. The parking spaces and unloading bay outside a local business could not remain in their current locations as this could impact safety. POG considered it imperative that an alternative parking solution was identified to prevent a negative impact on the business. ■ confirmed that a meeting with the business owner was scheduled for the following week and that the owner had been contacted as far back as February 2021 for their views.

POG requested

- A summary of the Design and Delivery Partner’s log of feedback and responses that had informed the changes in design
- That the updated images of the access route be shared with the Deputies for St Helier 3 and 4 districts

CW/■

RBa/■

POG NOTED the design update and that the design would



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continue to evolve in light of feedback and efficiencies being considered.

4 Latest Road Verified Views

POG noted that this item had been covered in item 3.

Date of Next Meeting

Minute		Action Person/Date
092	The next meeting will be held on Wednesday 22 September 2020 at 15:00 hrs in the Council of Ministers Meeting Room, 1 st Floor, Broad Street Offices with remote access via Teams	



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Official Sensitive - Restricted - Distribution by approval of the Development Director Only

Date & Time: Wednesday 22 September 2021 at 15:00

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture

Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity

Sen John Le Fondré - JLF - Chief Minister

Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen

Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements

Con Philip le Sueur - PLS - Constable of Trinity

Dep Rowland Huelin - RH - Deputy, St Peter

Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Paul Martin - PM - Chief Executive & Head of the Public Service

Caroline Landon – CL – Director General, Health and Services

Richard Bell – RBe – Director general and States Treasurer

Andy Scate – AS – Director General, Growth, Housing and Economy

Richard Bannister – RBa – Our Hospital Project Development Director

[REDACTED]

Ashok Handa – AH – Our Hospital Project Clinical Director

[REDACTED]

Gretta Starks – GS – Our Hospital Assistant Project Director

Carl Walker – CW – Our Hospital Project Communications and Engagement Lead

[REDACTED]

Apologies:

Hazel Cunningham – HC – Group Director, Finance Business Partnering and Analytics


Dirk Danio-Forsyth – DDF – Director of Communications



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Minutes of Meeting

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Minute 093	1 Minutes of Notes of Previous Meeting, Matters Arising and Action Log	Action Person/Date
	<p>The minutes of the POG meeting held on 20 May, 2 & 16 June 13 July 2021, having been previously circulated were approved, subject to any comments received from POG within the following 24 hours.</p>	
	2 Changes to clinical layouts	
	<p>AH- noted that following the production of the RIBA2 Report, the concept design was undergoing review in light of feedback from a range of stakeholders including, but not limited to:</p> <ul style="list-style-type: none">• Clinical User groups• The Health Workers Panel• The Overdale Neighbourhood Forum• Jersey Architectural Commission (JAC)• The Planning Department	
	<p>In addition, both POG and the Future Hospital Review Panel had provided challenge on the size of the proposed building and the investment required. Modifications had therefore been made to the designs including adjustments and repositioning of clinical areas.</p>	
	<p>AH noted that there had been five principles underpinning the review of clinical space:</p> <ol style="list-style-type: none">1. Patient safety must not be compromised2. There should be a focus on improving patient experience3. Jersey's clinical working practices and improvement programmes must be accounted for4. Staff well-being needed to be considered5. Visitor and family experience must also be taken into consideration	
	<p> as clinical design lead for the Architects Llewellyn Davies, outlined the major changes floor by floor.</p>	
	Lower ground floor	
	<p>The overall area had been reduced due to the relocation of staff changing areas to the first floor and plant being located</p>	



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adjacent to their relevant departments to reduce the number of risers running up through the building. An increase in natural light to elevations had also been facilitated.

Ground floor

The footprint had been reduced in size at the south east corner. There had been a reduction in the Emergency Department area to correspond with the updated clinical mode, however, Diagnostics had increased to incorporate an Interventional Radiology suite. A. Staff wellbeing had been removed from its original location and dispersed around the hospital which allowed staff to remain closer to their clinical areas. Multiple entrances to the building had been provided including a dedicated 24/7 entrance for the maternity department. This had been supported by feedback from clinicians and the ambulance service, which highlighted that patients were often frail or fragile on initially entering a hospital and in need rapid access to the service. In addition, some services benefitted from more discrete entrances and exits. Separate entrances also assisted services to continue during emergency situations such as a pandemic.

First floor

The locations of Endoscopy and the Critical Care Unit (**CCU**) had reversed, allowing for a more efficient route between the CCU, the Emergency Department, Theatres and Imaging. This supported patient safety by ensuring the journey for resuscitation patients was as brief as possible. To facilitate clinicians moving between clinical and administration tasks quickly, ensuring maximum time was spent with patients, the administration offices for Theatres, the Critical Care Unit and Paediatrics had been included on this floor. In addition, flexible renal bays were anticipated for this floor to accommodate an increase in shifts per day leading to their more efficient use.

Second Floor

At the RIBA2 stage this floor had been allocated to the Private Patient facility, Chemotherapy and a 26-bed inpatient ward. However, under current proposals this had become an interstitial floor to house plant formerly envisaged to be located on the roof of the main building. The main benefit of housing plant in the middle of the building was that there was less space required for service risers. This also made the building more flexible for future modifications as and when



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care models and health practices and procedures changed. The on-call rooms had been relocated to ensure they were in a quieter location with direct access to Theatres, the Critical Care Unit and Paediatrics and the inpatient wards. This increased efficiency in staff journey time around the hospital.

Third Floor

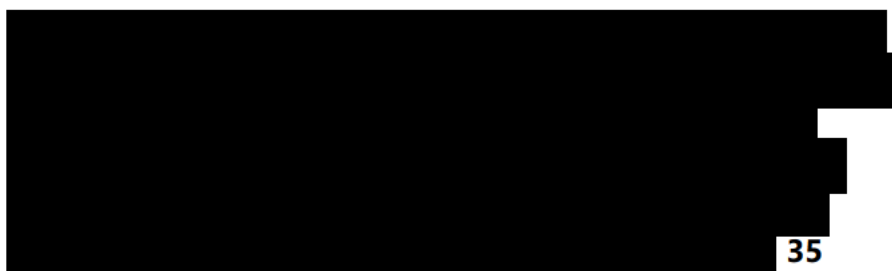
At RIBA2 stage, there had been five 26-bed wards with one ward located on a separate floor. This had now been updated to four 30-bed wards on a single floor. This was initially driven by clinical safety and Jersey's nursing staff ratios, which at 1:6 was better for patients than the 1:8 ratios that were typical in the UK National health Service. However, as a result the mass of the building could be reduced which addressed feedback from a variety of stakeholders including local residents, Planning and JAC.

Fourth Floor

At RIBA2 stage half of this floor had housed plant and half administration. The floor now held the Private Patient facility which could be repurposed in a future emergency situation, such as a pandemic, to essentially become a separate hospital within a hospital. This floor now also housed the Administration offices. CL noted that approximately two thirds of administration and management posts were held by clinical staff, with a policy to replace managers leaving the department with clinicians where at all possible. It was vital that clinicians needing to undertake administration tasks remained as close to their clinical areas as possible to ensure patient time was maximised. The west side of the roof space was dedicated to roof gardens which allowed for potential extension of both the Private Patient facility and the Administration area to transform them into further ward space in the future as Jersey's health and care needs evolved.

3 Virtual exhibition

CW-





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[Redacted text block]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5 Jersey Bowling Club update 35

AS- Reminded POG that delivery of the principle access route to Our Hospital requires the relocation of the Jersey Bowling Club. The Infrastructure, Housing and Environment department had been tasked with identifying a suitable relocation site. A review of possible sites had been undertaken in conjunction with a specialist multi-disciplinary sport, leisure and culture consultancy. AS outlined the potential sites that had been considered and the merits and constraints of each as outlined in the report that had been produced as a result of the review of sites.

[REDACTED]

POG noted that whilst no ideal site has been identified, it was recommended to initiate earnest discussions in relation to three potential sites, alongside further investigative work and consideration against planning policies.

POG NOTED the report and **APPROVED** the approach within it, specifically:

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- To endorse the instigation of formal discussions and negotiations for each of the three sites identified as most suitable, with a view to securing one of them in line with valuations that reflect potential housing allocations or the circumstances of each site
- That further investigations should also proceed in parallel to assess the feasibility of each site from a practical and regulatory perspective.

Date of Next Meeting

Minute 094	The next meeting will be held on Friday 1 October 2021 at 15:15 hrs in the Council of Ministers Meeting Room, 1 st Floor, Broad Street Offices with remote access via Teams	Action Person/Date
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Official Sensitive - Restricted - Distribution by approval of the Development Director Only

Date & Time: Friday 1 October 2021 at 15:15

Venue: Council of Ministers Room, 1st Floor, Broad Street, St Helier with remote access via Teams

Welcome and Apologies

Present:

Sen Lyndon Farnham (Chair) – LF – Deputy Chief Minister and Minister for Economic Development, Tourism, Sport and Culture

Dep Hugh Raymond (Deputy Chair) - HR – Ass. Minister for Health and Community Services - Deputy, Trinity

Sen John Le Fondré - JLF - Chief Minister

Dep Richard Renouf – RR – Minister for Health and Community Services – Deputy, St Ouen

Dep Lindsay Ash - LA – Ass. Minister for Treasury and Resources - Deputy, St Clements

Con Philip le Sueur - PLS - Constable of Trinity

Dep Rowland Huelin - RH - Deputy, St Peter

Dep Kevin Lewis – KL – Minister for Infrastructure – Deputy, St Saviour No2

In Attendance:

Caroline Landon – CL – Director General, Health and Community Services

Richard Bell – RBe – Director general and States Treasurer

Hazel Cunningham – HC – Group Director, Finance Business Partnering and Analytics

Andy Scate – AS – Director General, Growth, Housing and Economy

[REDACTED]
Ashok Handa – AH – Our Hospital Project Clinical Director

[REDACTED]
Gretta Starks – GS – Our Hospital Assistant Project Director

Carl Walker – CW – Our Hospital Project Communications and Engagement Lead

Apologies:

Paul Martin - PM - Chief Executive & Head of the Public Service

Dirk Danio-Forsyth – DDF – Director of Communications

Richard Bannister – RBa – Our Hospital Project Development Director



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Minute 095	1 Minutes of Notes of Previous Meeting, Matters Arising and Action Log	Action Person/Date
	<p>The minutes of the POG meetings held on 19 July 2021 to date would be circulated for approval at a meeting to be held later in the month.</p>	
	<p>The rolling action log was discussed and updated.</p>	
	<p>2 Compulsory purchase</p>	
	<p>█ Outlined the properties which remained in negotiations. Final offers were being made to three private property owners in respect of three fields, two houses and part of a driveway. A final offer had been made to the Parish of St Helier (POSH) in respect of the land currently leased to the Jersey Bowling Club and the car parking and trees around People’s Park. █</p>	
	<p>█ █ █ █</p>	35
	<p>█. POG noted that offers are backed by valuation and in consideration of the fact that they are part of a Compulsory Purchase. (CPO). In the event that CPO was required, the level of compensation appropriate would be decided by a Board of Arbitrators. POSH were reverting to their parishioners due to the size of the offer made for the public land which at present they were bound by the outcome of the requete of 10 February not to accept.</p>	
	<p>█ █ █ █</p>	33
	<ul style="list-style-type: none"> █ █ █ █ █ █ █ █ █ █ █ █ 	
	<p>█ █</p>	



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[Redacted text block]

POG NOTED the CPO process and anticipated timeline

3 Jersey Bowling Club update

AS- Outlined the three options that were available for relocating the Jersey Bowling Club (**JBC**). As the JBC have now confirmed that they required a single, artificial green together with a clubhouse and car parking provision, the Sports Project team have re-examined Warwick Farm as fourth option. The team have concluded that a new amenity is deliverable at Warwick Farm and the JBC could be relocated there in mutually agreeable timeframe. Work would continue to secure a resolution and POG would be kept informed of progress.

[Redacted] **33**

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Date of Next Meeting

Minute	Action	Person/Date
096	The next meeting will be held on Wednesday 29 October 2021 at 09:30 hrs in the Council of Ministers Meeting Room, 1 st Floor, Broad Street Offices with remote access via Teams	