

STATES OF JERSEY



OUR HOSPITAL: ALTERNATIVE SITE SELECTION PROPOSALS

Lodged au Greffe on 22nd September 2020
by Deputy T. Pointon of St. John

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to request that the Council of Ministers amend its shortlist of potential sites for Jersey's new hospital, by:

- (a) removing People's Park;
- (b) including Warwick Farm; and
- (c) including the St. Saviour's Hospital site.

DEPUTY T. POINTON OF ST. JOHN

REPORT

Introduction

The current site selection for the new hospital has been narrowed down to 2 locations: Peoples Park and Overdale. There are clearly problems with both sites, which I outline below. I also propose that Warwick Farm and St. Saviour's Hospital be included on the shortlist of potential sites due to their favourable qualities in terms of accessibility and suitability.

People's Park

Building a new hospital on People's Park will be vigorously opposed by the Parish of St. Helier and the general public of the Island. There is a serious question mark hanging over the site given its limited spacial capacity (22,784 m²). In order to accommodate the proposed hospital and future expansion needs, extensive underground (basement) development will be required, as well as additional high-rise extensions; because in terms of total square metres the area is, at present, too small. Any proposed development on this site must therefore go down, and upwards. In addition, there is a serious question about the ability of the site to accommodate a co-located Mental Health Inpatient Unit.

Overdale

On the other hand, Overdale - although an existing Health site - would require extensive demolition works, as well as the creation of direct access for ambulances that current routes do not provide. This would, undoubtedly, involve the demolition of over 55 buildings located at the base of the most likely route for a new road. Given that Overdale could be a viable option, especially in light of the total area available (97,349 m²), it is important to recognise that this would be an expensive choice because of the constraints outlined. This is not to say it would not be an option if all other affordable and societal options had been explored and discarded as unworkable.

Warwick Farm

Warwick Farm is a near level site with capacity to accommodate some basement facilities and is more than able to meet the spacial requirements (52,041 m²) of a planned new hospital with room for future expansion. It is adjacent to Town with road access and infrastructure services already in existence. The site is already in States ownership and although there is currently a lease holder in occupation, it should be possible to amicably break the lease.

St. Saviour's Hospital

St. Saviour's Hospital has long been standing derelict and is currently earmarked for housing development. However, in these times of uncertainty relating to our future hospital facilities, we should not be discounting this existing Health site. Whether in terms of housing or hospital development, infrastructure upgrades will be needed to this site. A modern hospital would require its own in-house shopping facilities, restaurant and café. A housing complex on the site would be remote from retail amenities, meaning that residents would have to resort to their car to buy essentials. There is more than

sufficient room on the site (74,271 m²)¹ to meet the spacial requirements. However, for this site to work, the existing granite building would have to be de-listed.

Financial and manpower implications

There are no financial or manpower implications associated with this proposal.

¹ [The States of Jersey Hospital Pre-Feasibility Spatial Assessment Project, May 2013](#)