

Deputy Steve Ahier - Vice Chair
Hospital Review Panel
Scrutiny Office
States Greffe
Morier House
St Helier
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28 August 2024

Dear Deputy Ahier

Hospital Review Panel: Review of the New Healthcare Facilities Programme

I write in response to your request for the view of the local construction industry to the New Healthcare Facilities programme, as set out in your letter to the Jersey Construction Council, dated 29th July 2024.

In order to assist in compiling responses, I have addressed your specific questions below and added some additional information not captured by the questions. I trust this format is of assistance.

1. Please can you tell us whether you attended the Construction and Supplier Forum facilitated by the Programme team in November 2023?

I and other senior members of staff attended the supplier forum at the Royal Yacht hotel on 6th November 2023. The forum provided very little in the way of specific information about opportunities for the local industry or timescales for future engagement events.

- ***Did you provide feedback about procurement contracts, notice periods and timescales for undertaking works on the Programme?***

Rowney Sharman representatives raised questions at the session and followed up with queries to members of the team, but have not received any formal communication regarding methodology and timescales for the programme on which reliance can be placed.

- ***If so, have you received any follow-up communications or engagement since this event?***

There was no direct communication or structured follow up meetings until the 'Designers and Advisors' session on 11th July 2024. Rowney Sharman did not receive an invitation to this session. We understand that this was due to an administrative error, but were made aware of it from another invitee.

The information provided at that session lacked any real detail and speakers were unable to provide any 'roadmap' that we could use when considering future involvement in the main or ancillary projects. I set out below one of the slides presented as an example of the lack of information provided:



Programme: Indicative timeline of Projects

Projects - 2024 to 2026	Design Team Tender Period	Contractors Tender Period	Construction Commence	Construction Completion
Demolition of Overdale Hospital	N/A	N/A	Sep-23	Sep-24
Facilities Management Hub - Jersey Water Works Refurbishment	Jul-24	Oct-24	Dec-24	May-25
Westmount Terrace Redevelopment	TBC	TBC	TBC	TBC
Overdale Acute Hospital Development Works				
A Hoardings, Gates, Ground Clearance, Reduced Level Dig	TBC	TBC	TBC	TBC
B Utilities and Drainage for Construction and Site Offices	TBC	TBC	TBC	TBC
C Temporary Haul Roads, Site Office Pads, Crane Bases	TBC	TBC	TBC	TBC
D Design, Supply and Installation of Site Welfare & Offices	TBC	TBC	TBC	TBC
Kensington Place / Edward Place - Meanwhile Use/ Development	TBC	TBC	TBC	TBC
Overdale Acute (Emergency and Inpatients) Hospital	TBC	TBC	TBC	TBC
SER consultant	TBC	TBC	TBC	TBC
Westmount Road and St Helier Highways Minor Modifications	TBC	TBC	TBC	TBC
Overdale Acute Hospital Drainage and Utilities	TBC	TBC	TBC	TBC
Active Travel Route - West Park / Val Andre	TBC	TBC	TBC	TBC

Frankly, neither the November 2023 nor the July 2024 session provided any basis for us to be assured of the potential for future opportunities, when or how they would be communicated and whether they would be limited to on-Island companies.

2. Have you been made aware of opportunities to engage with projects within the Programme on the Government's Proactis online portal?

Rowney Sharman are recipients of regular notifications from the Proactis system for all relevant categories. We have not received any information regarding New Healthcare Facilities opportunities for professional services support.

We were made aware of a Proactis notice for 'Quantity Surveyor/Cost Advisor Services' published in June 2024 that we did not receive. We queried why we hadn't been included on the notification despite being part of the Category grouping on 13th June 2024 (with a follow up query in July) and are yet to receive a response.

- ***If so, have you expressed interest in engaging with any projects related to the Programme through the Proactis online portal?***

We have not been made aware of any opportunities to provide expressions of interest.

3. Have you engaged directly with the Programme team regarding opportunities to undertake works on projects as part of the Programme?

We have not been made aware of the process to engage with the Programme Team and have not received any information other than that provided at the two sessions in November 2023 and July 2024.

4. Do you feel that you understand how contractors are being procured to undertake works on the Programme?

In a word, 'No'. There is a complete lack of communication from the Programme Team and a paucity of published information on the Government's New Healthcare Facilities Programme webpage¹

¹ [The New Healthcare Facilities Programme \(gov.je\)](https://www.gov.je)

5. Do you feel that you understand how works on projects within the Programme will be managed?

Again, we struggle to understand the delivery structure, methodology, procurement process for providing professional services at both a programme and project level and associated timetable. We are unable to identify a named individual with responsibility for engagement with the local industry.

Having been heavily involved in previous incarnations of the Hospital project and other major healthcare works, I find it disappointing that the considerable legacy experience gained by ourselves, and others, is not being harnessed for the benefit of the project.

Delivering the New Healthcare Facilities programme, based around a new General and Acute Hospital, is acknowledged as the most important series of capital works that the Island will deliver in a generation. From the perspective of the local industry, in my opinion, it is rapidly becoming the most obscure, frustrating and difficult to engage with.

In my view, we need clarity as to the programme for both decision making and delivery. There are still too many unanswered questions as to the certainty of achieving all necessary approvals - political and other - for the local industry to understand the role it could play and what resources would need to be procured.

We would welcome:

- Confirmation of the key decision making process and timeline
- Political commitment to using local resources
- A review of the Proactis system to ensure it is reaching its intended target audience
- A clear understanding of the programme structure and governance, including roles that are to be undertaken by government team and those that will be opportunities for the local market
- Points of contact to field queries and a dynamic website directed to suppliers that is regularly updated
- Confirmation of the number of off island recruited professions resources that have been directly appointed as GoJ employees working in the project delivery team

I trust our responses are comprehensive and informative and will help with the review.

Yours Sincerely,



Stewart Rowney
Managing Director

cc: Jersey Construction Council

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