

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE
BY DEPUTY R.J. WARD OF ST. HELIER CENTRAL
QUESTION SUBMITTED ON MONDAY 28th NOVEMBER 2022
ANSWER TO BE TABLED ON MONDAY 5th DECEMBER 2022**

Question

“In relation to the work being carried out on the Springfield Stadium gym area, and further to reports of a delay, will the Minister advise –

- (a) the current estimated date for completion of the work;
- (b) the reason for any delay; and
- (c) whether there are any additional costs to be incurred as a result of delays and, if so, what they are and from which budget they will be met?”

Answer

- A) Current estimated date for completion is unknown (currently estimated as end of Q1 2023). There is approval needed from Jersey Property Holdings (JPH) in respect of fire stopping proposals to the original building fabric (proposal received 28th November 2022). The approval from JPH is expected to be received week commencing 5th December 2022. Once these have been approved, a formal schedule of works will be issued with timescales set in place for the fire stopping works and completion of the refurbishment.
- B) The project has been delayed for several reasons
- At Pre-contract stage
 - i. Client changes (mitigated within update works programmes and tender)
 - ii. Delay to planning process (mitigated within update works programmes and tender)
 - Contract works
 - i. Client changes in specification (mitigated within latest programme)
 - ii. Fire Stopping works to existing structure (ongoing)
 - iii. Delay of materials to Jersey (mitigated within the latest programme)

It is worth noting that whilst it is not unusual for projects to experience client change or delays in materials the main project delay specifically to the Springfield development, is due to the lack of fire stopping and fire compartmentation between building areas, which is needed to be brought up to date in line with the latest fire safety legislation.

The fire stopping issue was first noted in May 2022 at which time the project team engaged with local fire stopping specialists (a specialist type in limited supply on Jersey) to survey the building, to establish areas of fault and subsequent resolution. Please note this survey does not cover all areas of the building but those parts immediately affected by the refurbishment works project and thus the remaining building is likely to incorporate the same risks (currently untreated).

Please note as these are original building defects the current design team will except no liability for the works undertaken and thus seek approval from the States of Jersey for the works proposed. Without completion of these works, further delay will be inevitable as without these works the refurbishment project cannot be completed.

- C) The existing project budget will incorporate the delay to the original refurbishment works as well as the fire stopping works that are necessary prior to the resumption of the refurbishment.