

Union Street | St Helier | Jersey | JE2 3DN

Dep. S. Ahier, Vice-Chair,
Hospital Review Panel

BY EMAIL

3 April 2025

Dear Deputy Chair,

Re: Follow-up questions

Thank you for your letter dated 27th March 2025. Please see the below in answer to the Panels questions:

Overdale Acute Facility: Main Contractor Procurement

1. The procurement process for the main contractor to undertake works on the Overdale Acute Facility underway with the PQQ having been published on Proactis with a closing date of 31st January 2025. The NHFP team and advisors are now entering the first Invitation to Tender phase which is likely to conclude in June 2025. A second stage of tender, ITT2 with a preferred tenderer will commence from that date with final contract negotiations intended to complete in Q3 or Q4 2025. These discussions and negotiations remain commercially sensitive and the dates provided are subject to change given the nature of procurement. They need to accommodate requests from tenderers where possible to maximise the opportunity for competition.
2. As noted above, the first stage in the tender process is likely to conclude in Q2 2025.

Overdale Acute Facility: Early works and main construction start

3. The NHFP team has been working to develop initial designs and procurement documentation to continue physical works at the Overdale site. Moreover, further design work has taken place to the Acute Building to inform designs for early works and their procurement.
4. Development works are on track to commence in Q2 2025 and we remain on track to commence the main construction in Q4 2025 as scheduled.

Kensington Place Ambulatory Facility: Development Works

5. Initial discussions related to Kensington Place Ambulatory Facility have begun to consider the approach to the future Ambulatory Facility at an early concept stage. When considering the construction of the Acute Facility there has also been work on the consolidation and location of remaining services within the existing General Hospital. In addition, there has been some making safe activity related to the acquired properties adjacent to the existing General Hospital. Moreover, the acquired site along Kensington Place has provided meanwhile use for non-clinical services, allowing the storage of materials and operational vehicles. An area has also been used by contractors maintaining the existing facility.

6. As the concepts for Kensington Place Ambulatory are developed, the Development Works will be refined along with its programme.

St Saviours Health Village: Field acquisition

7. Discussions regarding the acquisition of fields for the St Saviour's Health Village remain ongoing. As previously stated in response to Written Question WQ.130/2025, no final decisions have been made regarding the use of Field 579. The Programme continues to engage with relevant stakeholders to explore the best options for the development of the St Saviour's Health Village.
 - a. No activities have taken place in relation to the St Saviour's Health Village since the start of 2025. The current focus remains on the Acute Hospital at Overdale, and as a result, further work on the St Saviour's Health Village within Phase 1 of the OBC has not yet commenced. This is in part owing to alternative facilities being identified for the rehabilitation ward at St Ewold's resulting in these activities moving off the critical path for the development of Overdale.
8. The concept designs for the St Saviour's Health Village will be developed flexibly to account for the space available and the land that is owned or to be acquired. The design process will ensure that the site layout and facilities align with the functional brief, which will define the services to be provided and the requirements needed to support them. The Programme remains committed to delivering a well-integrated facility that maximises the site's potential, with ongoing discussions informing how best to optimise space for healthcare services, access, and future expansion if required. These parameters were all set out in the Feasibility Study developed in Summer 2023 and the Strategic Outline Case and Strategic Outline Case Information Update.
 - a. Engagement with local stakeholders has been a key aspect of the development of the Acute Hospital at Overdale, and in the same way, it will be integral to the development of the St Saviour's Health Village. Feedback from residents will play a crucial role in informing discussions and plans. This ongoing consultation will help shape the designs and ensure that the development aligns with the needs and concerns of the local community.
9. Discussions regarding the acquisition of fields for the St Saviour's Health Village are ongoing. However, due to the commercially sensitive nature of these discussions, I am unable to confirm any details at this stage. We will provide further information and confirmation once discussions reach a more advanced stage and in accordance with all governance relating to the acquisition of property.

Final Business Case

10. The Programme is aiming to have the Final Business Case prepared by Q4 2025. The question of publication of the Full Business Case will be dependent on the status of commercial negotiations related not only to the contract for the construction of the Acute Facility but also progress on the other projects contained within Phase One of the Programme. It is also notable that in most jurisdictions and for most organisations including public bodies, Business Cases are not usually published and are prepared for assurance and decision making, being available to those stakeholders.

11. The Full Business Case will focus on Phase One of the NHFP which is those works that are scoped to be within the £710m envelope. This scope includes the construction of the Acute Hospital, meaningful progress at Kensington Place and St Saviours Health Village.

Yours sincerely,



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