

**WRITTEN QUESTION TO THE MINISTER FOR HEALTH AND SOCIAL SERVICES  
BY DEPUTY K.G. PAMPLIN OF ST. SAVIOUR  
ANSWER TO BE TABLED ON TUESDAY 12th FEBRUARY 2019**

**Question**

Will the Minister provide the list of maintenance work and any other vital building works that in his view is required to keep the current hospital running safely for the next 10 years?

**Answer**

Health and Community Services is in the final stages of completing a 6 Facet Building Condition Survey. This type of survey provides an 'industry standard' means of assessing the condition of the Jersey General Hospital estate with respect to 1) physical condition 2) functional suitability 3) space utilisation 4) quality 5) fire, health and safety and 6) environmental management.

A summary of backlog maintenance costs as of February 2019 is set out below. These costs are associated with maintaining statutory and regulatory compliance. They are currently going through a process of internal validation before a final report can be provided to the Health and Community Services Management Executive

All Blocks									
Summary costs									
	Cost	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5-10	Year 11-15	
Works cost	£54,871,514	£21,632,588	£1,514,795	£1,891,026	£733,802	£511,352	£16,612,687	£11,975,265	
Additional costs (inc. Jersey %)	£283,310	£283,310	£0	£0	£0	£0	£0	£0	£0
<b>SUB TOTAL</b>	£55,154,824	£21,915,898	£1,514,795	£1,891,026	£733,802	£511,352	£16,612,687	£11,975,265	
PRELIMINARIES (20%)	£11,030,965	£4,383,180	£302,959	£378,205	£146,760	£102,270	£3,322,537	£2,395,053	
CONTINGENCY/RISK (10%)	£6,618,579	£2,629,908	£181,775	£226,923	£88,056	£61,362	£1,993,522	£1,437,032	
PROFESSIONAL FEES (11%)	£8,008,481	£3,182,188	£219,948	£274,577	£106,548	£74,248	£2,412,162	£1,738,809	
<b>OVERALL COST</b>	£80,812,849	£32,111,174	£2,219,477	£2,770,731	£1,075,166	£749,233	£24,340,908	£17,546,159	
		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5-10	Year 11-15	
<b>Cumulative Costs</b>		Year 0	Year 1	Year 2	Year 3	Year 4	Year 10	Year 15	
		£32,111,174	£34,330,651	£37,101,382	£38,176,549	£38,925,782	£63,266,690	£80,812,849	

These costs are associated with the General Hospital alone. The relatively large amount in 'Year 0' (£32m) reflects the accumulated deferred backlog maintenance. Much of this work was deferred because buildings were programmed for early demolition as part of the Future Hospital Project. These buildings will now need investment not previously considered. Further surveys will need to be undertaken for the remainder of the Health and Community Services estate including community and ambulatory services at Overdale Hospital and mental health and other services at St Saviour's site. There is also a significant number of individual Health and Community Services buildings across the Island whose condition will need to be surveyed.

They do not include the capital costs of other vital building works, particularly those associated with providing additional hospital bed, operating theatre or outpatient clinic capacity that will be needed to meet the demand created by the increasingly ageing demographic on the Island. Nor do they include any additional costs such as service decant and temporary buildings, associated with enabling backlog maintenance projects to proceed. The costs are current costs excluding the impact of inflation on any programmed works.

In conclusion, these costs set out in this written answer are likely to represent only the *minimum* costs required to keep the current General Hospital statutory and regulatory compliant for the next 10 years.