

Minutes of the Hospital Liaison Group Meeting  
Held on Monday 27<sup>th</sup> February 2012 (7pm to 9pm) in the Audrey Emerton Building,  
Royal Sussex County Hospital, Brighton

**Present:**

Cllr Craig Turton (Chair), Mrs Jackie Nowell (Vice-Chair), Cllr Warren Morgan, 23 members of the public.

*Brighton & Sussex University Hospitals:*

Richard Beard, 3Ts Head of Engagement & Communications

Steve Gallagher, Operational Director, Estates & Facilities

Nick Groves, AD, 3Ts Service Modernisation

Duane Passman, Director of 3Ts, Estates & Facilities

1. **Welcome & Introductions**

Cllr Turton welcomed everyone to the meeting.

2. **Minutes of Last Meeting**

The minutes of the previous meeting (21<sup>st</sup> November 2011) were agreed.

3. **Matters Arising**

3.1 **Colour Palette**

The Hon. Sec. of the Brighton Society noted that under the planning conditions<sup>1</sup>, 'samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development' will need to be approved in advance by the City Council. She asked whether the Brighton Society could be included in these discussions from an early stage.

Duane reported that discussions between the Trust/Supply Chain and the Council had not yet been scheduled but agreed that the Brighton Society could be involved.

**Action: Duane**

4. **Update**

Duane reported that at its meeting on 27<sup>th</sup> January the City Council Planning Committee was 'minded to grant' Full Planning Consent for the redevelopment<sup>2,3,4</sup> subject to agreement of a Section 106 Agreement<sup>5</sup>. Duane gave a presentation [*posted on the HLG website*<sup>6</sup>] updating the meeting on next steps. Key points:

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<sup>1</sup> <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/?assetdetesct16698965=386744>

<sup>2</sup> [http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION\\_NUMBER=BH2011%2F02886](http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION_NUMBER=BH2011%2F02886)

<sup>3</sup> [http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION\\_NUMBER=BH2011%2F02888](http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION_NUMBER=BH2011%2F02888)

<sup>4</sup> [http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION\\_NUMBER=BH2011%2F02887](http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION_NUMBER=BH2011%2F02887)

<sup>5</sup> 'Section 106 (S106) of the Town & Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission... These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms... The scope of such agreements is laid out in the government's Circular 05/2005. Matters agreed as part of a S106 must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development,

## Timetable

- Following the planning determination, NHS South of England (the Strategic Health Authority) will formally review the business case for the redevelopment at its meeting on 29<sup>th</sup> March<sup>7</sup>. Assuming approval, the business case will then be submitted to the Department of Health (DH) and HM Treasury for approval, likely in the next few months.
- In the meantime, detailed planning is underway for the decant scheme (ie. plans to relocate the accommodation currently on what will be the Stage 1 development site) and the necessary planning consents have been received for the new temporary modular buildings. The decant plan was presented to the HLG at its July 2010 meeting [*presentation*<sup>8</sup> (see slide 11) and *minutes*<sup>9</sup> (see item 3.5 and 4) are posted on the HLG website]. Construction of the new temporary modular buildings for decant is likely to start about a month after approval of funding.
- Duane reported that construction of the air ambulance helipad on the Thomas Kemp Tower is likely to start six months after approval of funding.
- On this basis, the Stage 1 demolition and construction should start in late 2013, for completion in 2017. Work would then start on the Stage 2 site.

## S106 Agreement & Conditions

- Duane explained that the draft Conditions & S106 Agreement [*posted on the HLG website*<sup>10</sup>] do not cover issues such as hours of work and construction phasing. However they do require development of a Construction Environmental Management Plan (CEMP), which will include these details; this will need to be approved by BHCC. [*See minutes of the November 2011 meeting*<sup>11</sup>, item 6]. The practicalities of the construction will be refined over the coming months as the certainty of the business case approval increases.

Duane added that BHCC's standard hours of work for construction sites are 7am to 7pm. The Trust is requesting site work from 8am to 6pm Monday to Friday, with workers bussed in (from the Consolidation Centre) from 7am. BHCC permits some Saturday morning working, however the Trust envisages that this will be needed in exceptional circumstances only, eg. to bring the tower crane on site.

Duane confirmed that the CEMP will be presented to the HLG and widely promulgated, eg. on the HLG website, through the 3Ts Facebook page, through the HLG and wider community mailing list, and hopefully through local media.

CLlr Turton thanked Duane for the presentation and update and invited questions.

### 4.1 Consolidation Centre

A resident asked about progress with the Consolidation Centre.

Duane replied that Laing O'Rourke is investigating two or three sites, all of which are outside the city limits. However the site will only be determined once funding for the

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fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects.'

6 <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/?assetdetesctl6698965=386745>

7 <http://www.southcentral.nhs.uk/about-us/the-board/public-board-papers/nhs-south-of-england/>

8 <http://www.bsuh.nhs.uk/EasysiteWeb/getresource.axd?AssetID=363005&type=full&servicetype=Attachment>

9 <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/?assetdetesctl6824280=365112>

10 <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/?assetdetesctl6824280=386744>

11 <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/?assetdetesctl6824280=385509>

redevelopment and Laing O'Rourke's contract for the construction has been confirmed. The draft Planning Conditions include that the facility be operational prior to commencement of the Stage 1 demolition works.

Duane noted that the owners of the Shoreham Cement Works have not indicated interest in use of the site for the Consolidation Centre.

#### 4.2 Construction Routes

A resident asked whether all the likely routes for the construction traffic have traffic lights.

Duane replied that the final route will depend on the location of the Consolidation Centre. However there is a limited range of options, as identified by Council Officers. The potential routes have been presented to previous HLG meetings and are included in the planning application<sup>12</sup>.

A resident asked whether Eaton Place was on any of the possible routes. Duane confirmed that Eastern Road and Marine Parade are on the possible routes but Eaton Place is not.

#### 4.3 Rampion Wind Farm

A resident asked about proposals for the offshore wind farm<sup>13,14</sup> and the aggregate impact of construction vehicles for this and the hospital redevelopment on traffic/highways.

Duane replied that he has not seen details of the wind farm construction proposals.

*[Post meeting note: E.ON estimates the scheme will take two years to build and hopes to have it complete it 2017. The 12-week community consultation runs from 13<sup>th</sup> February to 6<sup>th</sup> May 2012].*

#### 4.4 Funding Approval

A resident asked about the process for approval of funding.

Duane replied that approval of capital schemes in the public sector involves a three-stage process<sup>15</sup>, as determined by HM Treasury:

- i) The Strategic Outline Case (SOC) confirms the strategic context of the investment; makes a robust case for change; and provides stakeholders with an early indication of the proposed way forward (not the preferred option), having identified and undertaken SWOT<sup>16</sup> analysis on a wide range of available options, together with indicative costs.
- ii) The Outline Business Case (OBC) revisits the SOC in more detail and identifies a preferred option that demonstrably optimises value for money (VfM). It also sets out the likely deal; demonstrates its affordability; and details the supporting procurement strategy and for the successful rollout of the scheme.

<sup>12</sup> [http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document\(s\)-1943910.pdf?extension=.pdf&id=1943910&location=VOLUME3&contentType=application/pdf&pageCount=1](http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document(s)-1943910.pdf?extension=.pdf&id=1943910&location=VOLUME3&contentType=application/pdf&pageCount=1)

<sup>13</sup> <http://www.brighton-hove.gov.uk/index.cfm?request=B1159624>

<sup>14</sup> 'The project would include an offshore wind farm of up to 195 individual turbines and interconnecting cables under the seabed, transferring the power to two offshore electrical substations. Subsea cables approximately 13km in length would transport the power to shore at a location east of Worthing. From there, onshore underground cables of around 30km in length would complete the route to the existing National Grid substation at Bolney in Mid-Sussex. A new substation would be required adjacent to the existing substation to connect the power into the grid.'

<sup>15</sup> [http://www.hm-treasury.gov.uk/d/greenbook\\_toolkitguide170707.pdf](http://www.hm-treasury.gov.uk/d/greenbook_toolkitguide170707.pdf)

<sup>16</sup> SWOT analysis is a strategic planning method used to evaluate the Strengths, Weaknesses/Limitations, Opportunities and Threats involved in a project or business venture.

- iii) The Full Business Case (FBC) revisits the OBC and records the findings of the subsequent procurement. It also sets out the recommendation for an affordable solution that continues to optimise VfM, and includes detailed arrangements for the successful delivery of goods and implementation of services from the recommended supplier.

Duane explained that an OBC normally only requires Outline Planning Consent<sup>17</sup>. However given heritage considerations and the proximity to five Conservation Areas and Sussex Square (Grade 1 listed), it was identified that Full Planning Consent would be required for this scheme. The OBC is due to be considered by the Strategic Health Authority on 29<sup>th</sup> March and, assuming approval, will then be submitted to the DH and HM Treasury.

The final approval stage is the FBC. This follows negotiations with Laing O'Rourke to agree a Guaranteed Maximum Price (GMP) for the scheme, which requires tendering of 'works packages' (eg. door handles, panels). Once the FBC is approved by the DH and HM Treasury, funding is confirmed.

#### 4.5 Contractor Appointment

A resident asked whether Laing O'Rourke has been appointed to undertake the construction.

Duane replied that appointment of the constructor would follow confirmation of funding for the scheme. However the expectation is that Laing O'Rourke will be appointed, subject to agreement of the GMP.

#### 4.6 Guaranteed Maximum Price

A resident asked how prices could be guaranteed for a project 10 years before completion.

Duane replied that the £420m cost estimate includes inflation. GMP will be for the Stage 1 build in the first instance and it is then in the Trust's interest to retender for the Stage 2 build.

#### 4.7 Cashflow

A resident asked how the funding is made available.

Duane replied that funding is made available for the Trust to 'draw down' on a monthly basis as required. The maximum projected expenditure in any one year is £95m in 2014/15. He added that although the NHS capital budget has been reduced from c. £4bn/year to c. £3bn/year, in this context the cost of the hospital redevelopment is still relatively small.

#### 4.8 Private Finance Initiative

A resident asked whether there is a risk the scheme could change to a Private Finance Initiative (PFI).

Duane replied that the Trust is in regular dialogue with the DH about the scheme and the preferred procurement route. Reviewing the PFI programme in July 2011, the Treasury Select Committee concluded that it had 'not seen clear evidence of savings and benefits in other areas of PFI projects which are sufficient to offset this significantly higher cost of finance.'<sup>18</sup> Duane added that the DH data on NHS PFI schemes show that the time from the stage at which the Trust scheme is now at to

<sup>17</sup> [http://www.planningportal.gov.uk/uploads/1app/guidance/guidance\\_note-outline\\_application\\_with\\_reserved\\_matters.pdf](http://www.planningportal.gov.uk/uploads/1app/guidance/guidance_note-outline_application_with_reserved_matters.pdf)

<sup>18</sup> <http://www.parliament.uk/business/committees/committees-a-z/commons-select/treasury-committee/news/pfi-report/>

start of construction would be about four years, whereas with public funding construction could start in just over 12 months.

## 5. Update on Other Developments

### 5.1 Cancer Information Centre / Rosaz Site

Duane reported that as noted at previous meetings, the Sussex Macmillan Cancer Information Centre development on the Rosaz House/Cottage site (Bristol Gate) received planning consent<sup>19</sup> in October 2011. Macmillan is hoping to start construction in May 2012, for completion in September 2013. The cost of the redevelopment will be funded by the Macmillan charity.

#### 5.1.1 Design

A resident asked how tall the building would be.

Duane replied that he understands it will be 1.5 storeys. Images and plans are available on the Council's website<sup>20</sup>. Duane offered to post other images on the HLG website and invite the Project Manager to present to the next HLG meeting. Residents agreed that this would be helpful.

Action: Duane

#### 5.1.2 Contractors

Residents expressed concern about the impact of small contractors on resident and other on-street parking.

Duane replied that although the development is not large enough to warrant a Consolidation Centre, he would not expect to see contractors' vans in inappropriate parking spaces/places. The contractor has not yet been appointed.

### 5.2 3<sup>rd</sup> Cardiac Theatre

Duane reported that the Trust is confident of securing additional investment of £1.5m for the 3<sup>rd</sup> cardiac theatre. This will be created between the two link bridges between the Thomas Kemp Tower and Millennium Building/Sussex Cardiac Centre. Construction is expected to run from June 2012 to February 2013.

#### 5.2.1 Architecture

A resident asked whether the designs of both the 3<sup>rd</sup> Cardiac Theatre and the Cancer Information Centre would be in sympathy with the 3Ts design.

Duane replied that the Cardiac Theatre needs to slot in between the two link bridges so this has been the principal driver for the design; it should not be visible from beyond the RSCH site. The Rosaz/Cancer Information Centre has not been designed specifically to integrate with the 3Ts design, but it is off the main RSCH site so Duane did not feel this would present a significant issue.

### 5.3 A&E Refurbishment

Duane reported that works are underway to refurbish parts of the Accident & Emergency Department as part of the Major Trauma Centre development. This includes installing a new CT scanner<sup>21</sup>. All the works are internal. Funding has been secured for this.

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<sup>19</sup> 'Demolition of Rosaz House and Rosaz Cottage and erection of a three storey building to accommodate the Sussex Macmillan Cancer Support Centre incorporating new vehicular accesses off Bristol Gate, 25 parking spaces and landscape works.'

<sup>20</sup> [http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&application\\_number=BH2011%2F02181](http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&application_number=BH2011%2F02181)

<sup>21</sup> X-ray computed tomography, also Computed tomography (CT) or Computed axial tomography (CAT), can be used for medical imaging and industrial imaging methods employing tomography created by computer

## 6. General Q&A

### 6.1 Mobile Phone Reception on Bristol Gate

A resident noted that there is a large 'box' on Bristol Gate, opposite the Rosaz House site, and that her mobile phone signal cuts out in this area. She wondered whether the two were connected.

*Post-meeting note. The Deputy Head of Capital Development replies: This is the electricity sub-station installed by the Electricity Authority UKPN. It is fairly standard equipment and widely used but there may be a shielding problem or fault. Unfortunately there are probably not the data to show whether or not there was a pre-existing 'dead' spot in mobile phone signal strength in this location prior to the sub-station. However I have asked the Project Manager to investigate. Thank you for bringing this to our attention.*

### 6.2 Views from Bristol Gate

A resident asked whether any of the verified views of the redevelopment are from Bristol Gate.

Duane replied that unfortunately none of the verified views requested by the City Council is from Bristol Gate. The verified views are posted on the Council's website. The closest to Bristol Gate is the view looking west along Eastern Road from the junction with Eaton Place (view 8 - in the first weblink<sup>22</sup>).

### 6.3 Landscaping on North Road

A resident asked whether the redevelopment plans included any landscaping around the modular building on the North Road (outside the A&E Department).

Duane replied that this is the Dorothy Robinson building, currently used for the Trust's resuscitation and cardiac rehabilitation teams' offices and training space. These facilities are due to move to St Mary's Hall once the refurbishment is complete (likely April/May 2013). This site has then been earmarked for secure covered cycle parking and Duane indicated that there might be an opportunity to provide landscaping as part of this.

### 6.4 Bristol Gate Piers

A resident asked whether there are any plans for the strip of land running along the east side of Bristol Gate.

Duane replied that this land is owned by the Trust. The plan is to widen to Bristol Gate/Eastern Road junction and to restore and relocate the Bristol Gate Piers<sup>23</sup>.

### 6.5 Smoking on Site Periphery

A resident expressed concern that Trust staff are smoking on Eastern Road (in front of the Barry Building), on Upper Abbey Road/Whitehawk Hill Road at the entrance to the

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processing. Digital geometry processing is used to generate a three-dimensional image of the inside of an object from a large series of two-dimensional X-ray images taken around a single axis of rotation.

<sup>22</sup> [http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document\(s\)-1942064.pdf?extension=.pdf&id=1942064&location=VOLUME3&contentType=application/pdf&pageCount=1](http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document(s)-1942064.pdf?extension=.pdf&id=1942064&location=VOLUME3&contentType=application/pdf&pageCount=1)  
[http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document\(s\)-1942056.pdf?extension=.pdf&id=1942056&location=VOLUME3&contentType=application/pdf&pageCount=1](http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document(s)-1942056.pdf?extension=.pdf&id=1942056&location=VOLUME3&contentType=application/pdf&pageCount=1)  
[http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document\(s\)-1942059.pdf?extension=.pdf&id=1942059&location=VOLUME3&contentType=application/pdf&pageCount=1](http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document(s)-1942059.pdf?extension=.pdf&id=1942059&location=VOLUME3&contentType=application/pdf&pageCount=1)  
[http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document\(s\)-1942060.pdf?extension=.pdf&id=1942060&location=VOLUME3&contentType=application/pdf&pageCount=1](http://wam.brighton-hove.gov.uk/PlanningWAM/doc/Supporting%20Document(s)-1942060.pdf?extension=.pdf&id=1942060&location=VOLUME3&contentType=application/pdf&pageCount=1)  
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<sup>23</sup> [http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION\\_NUMBER=BH2011%2F02887](http://www.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&APPLICATION_NUMBER=BH2011%2F02887)

South Service Road and outside Courtney King House at the junction with Eastern Road. This is unpleasant for local residents and creates litter.

Duane explained that Trust premises are now smoke-free but this inevitably displaces smoking by staff, visitors and patients to just beyond the periphery of the site. As discussed at previous meetings<sup>24</sup>, an employer is limited in the action it can take where staff are smoking off its premises. The Trust Uniform Policy does state that *'staff must not smoke or drink alcohol whilst wearing a uniform in public houses or clubs, or other public places, or within the hospital grounds'*, however this only applies where staff are *'in a BSUH identifiable uniform'*.

Cllr Turton offered to ask City Clean to sweep these areas more frequently, and reminded residents that they could also make this request via the BHCC website<sup>25</sup>.

**Action: Cllr Turton**

Cllr Turton also asked the Trust to consider whether it could consider sweeping these areas.

**Action: Duane**

#### 6.6 General Estates Issues

A resident asked where she should report general estates issues, eg. the South Service Road gate.

Duane confirmed that general estates issues should be directed to Wendy Burley (Head of Administration Services, Estates & Facilities) on (01273) 664 433 or by email to [wendy.burley@bsuh.nhs.uk](mailto:wendy.burley@bsuh.nhs.uk)

#### 6.7 Compensation

A resident asked whether the Trust would compensate residents for the inconvenience and disruption caused during the construction period.

Duane replied that as confirmed to the HLG meeting<sup>26</sup> in February 2010, the Trust does not intend to offer financial compensation. However the Trust will contract with Laing O'Rourke to undertake window-cleaning if the on-site dust-damping measures are not sufficiently effective.

#### 6.8 Impact of Vibration

A resident asked whether structural surveys of local residences would be undertaken prior to construction to assess whether the construction process has caused damage.

Duane replied that as discussed at the August 2011 meeting<sup>27</sup>, modelling of the vibration from the demolition/construction site indicates that it presents no risk to the structure of local properties whatever their form of construction. Pre-construction surveys have not therefore been undertaken, however Laing O'Rourke will make available a structural engineer to liaise with residents if required during the construction stage.

#### 7. Future Focus of HLG

Cllr Turton noted the Trust's previous commitment to continue the HLG for at least the duration of the construction programme. This is reflected in the draft S106 Agreement, which states that the HLG should meet [at least] four times a year throughout the construction period and for a limited period following full occupation of the redeveloped site. The CEMP, which is also a requirement of the draft Planning

<sup>24</sup> Minutes of 22<sup>nd</sup> August 2011, item 9.2; minutes of 16<sup>th</sup> May 2011, item 6.6.

<sup>25</sup> <http://crmforms.brighton-hove.gov.uk:8080/Ef3/General.jsp?form=StreetCleansingRequest&page=StreetCleanPage1>

<sup>26</sup> Minutes of 1<sup>st</sup> February 2010, item 6.6.

<sup>27</sup> Minutes of 22<sup>nd</sup> August 2011, item 7.2.

Conditions, will set out how contractors will liaise with local residents to brief them on site developments and manage and keep a record of complaints.

Cllr Morgan felt that it would be important for residents to raise site issues as they occur, using the various agreed channels (eg. the helpline and 'single point of contact' Liaison Officer), rather than leave them until the next HLG, as had happened with the RACH development. A resident added that arrangements would need to be in place to cover the Liaison Officer in case of sickness or holidays.

Jackie suggested publishing (eg. on the HLG website, through a regular newsletter) the issues and their resolution. Residents agreed that this would be helpful and Duane agreed to do so.

Duane noted that the draft S106 Agreement requires the Trust to present annual updates of its Travel Plan to the Brighton & Hove Strategic Partnership's Transport Partnership<sup>28</sup>. Council Officers had suggested that this be rolled into the HLG meetings, however Duane and Cllr Turton both felt that the HLG should be reserved for local residents' issues. An update on the Travel Plan can be provided to the HLG periodically if required.

It was agreed that the Terms of Reference for the HLG should be refreshed to recognise the transition to the next stage of development, to be presented to the next meeting.

**Action: Nick**

#### 10. **Next Meetings**

It was agreed that for the time being the HLG should meet every two months. The next meetings will therefore be on **Monday 30<sup>th</sup> April** and **Monday 25<sup>th</sup> June 2012**. Meetings will be held from 7pm (refreshments from 6.45pm) to 9pm in the Audrey Emerton Building.