

CONFIDENTIALITY

The content of this report qualifies as exempt information under section 100(A)(4) and paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 as it is “*information relating to the financial or business affairs of any particular person (including the authority holding that information)*” and

2) In relation to the “exempt” information, it has been determined that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure would adversely affect the authority’s ability to manage its commercial financial and business affairs.

Accordingly, it is proposed that the Appendix 4 should remain exempt.

URN: 23-032
Subject: New Hospital Development
Report to: Executive Leadership Team – 15th March 2023
Council – 23rd March 2023
Report by: Head of Property & Asset Management



The James Paget University Hospital (JPUH) structure continues to suffer from the Reinforced Autoclaved Aerated Concrete (RAAC) system utilised for the original build in the 1980’s. The building structure has now been confirmed as being life expired as of 2035 and therefore prioritisation has been given by the Government New Hospital Programme (NHP) for the development of a new JPUH on the adjoining site.

This report details the proposal to utilise Council land for the build and identify an alternative site to provide a new and improved Childrens play facilities

RECOMMENDATIONS

That Council:

- 1. Agrees the disposal of land identified on appendix 1 as site 1A, 1B and 5 for the development of a new hospital building as part of the HIP2 (2025-2030) Programme.**
- 2. Recognise and agree the necessity in the approval of point 1 the relocation of the Children’s Playground currently located on the Beacon Park, Woodfarm Lane site.**

1. BACKGROUND

1.1 At the meeting of the Policy and Resources Committee in February 2021 approval was given for Property and Asset Management to enter into an option agreement on Council owned land at Woodfarm Lane Gorleston for the purpose of the development of a new hospital.

1.2 The JPUH incorporates a RAAC system of building which due to the type and method of construction will become life expired in 2035, as a result the JPUH is included in the Government New Hospital Programme.

- 1.3 The Property and Asset Team (PAM) and JPUH have been working together whilst the Strategic Outline Case for the new development is under development.
- 1.4 As reported in February 2021 the hospital has a requirement for a minimum increase of 30% due to patient demand for the coming years. At present the new hospital build is planned on a footprint of 118 m² requiring approximately 29 acres of additional land.
- 1.5 The final funding announcement for the JPUH is anticipated in March 2023.
- 1.6 The option agreement proposed in February 2021 identified the commitment of land located at Beacon Park and identified on the attached plan A as sites 1, 2, 3 and 5. This original agreement incorporated two allotment plots, one operational site at Woodfarm Lane and an allocated plot at Potters Field.
- 1.7 As reported to Policy and Resources Committee a collaboration with the Great Yarmouth and Gorleston Allotment Association (GYGAA) was required to provide the overall requirement for the new hospital site. This would incorporate the council facilitating a land swap with existing council land at East Anglian Way and Queen Annes Road, Gorleston in exchange for the allotment sites.
- 1.8 The original land swap proposal has proved difficult to progress, although the GYGAA are fully understanding of the requirement for a new hospital there is reluctance within the membership to move and due to the new for old proposal costs to provide the alternative site to the standard required by GYGAA continue to escalate.
- 1.9 Work to identify alternative solutions and consider other options has been undertaken to enable JPUH to confirm the overall availability of land for the new hospital build. It should be noted at this stage that without certainty of land the Borough could be at risk of no hospital provision in by 2035.

2. CURRENT POSITION

- 2.1 The original design concept identified that areas 1 – 3 would be required as a minimum for a new hospital facility with some additional areas of land being retained as options by JPUH should further independent facilities be required.
- 2.2 With the difficulty of identifying a suitable solution for plots 2 and 3 (Allotment Land) with all parties JPUH have reconsidered land availability to identify an alternative solution for the overall land requirement. The proposal for Council to consider now relates to sites 1A, 1B and site 5 together with the GYGAA considering the sale of site 2 plot, Appendix 2 outlines.
- 2.3 The new hospital footprint will be developed to the optimum size with the total number of floors to be confirmed once the funding package is available. The floorplate of the building will remain as planned and therefore not impact the overall land requirement, but the height of the development will be adjusted when total funding is confirmed.

2.4 The overall area of land now proposed for development of the new build JPUH is as identified below:

Plan reference	Owner	Indicative areas (acres)	Comment
1A & 1B	GYBC	15.9	<p>1A - The site comprises the Flight Approach and Take Off (FATO) strip which would become redundant through this development.</p> <p>This land is on long-term lease to JPUH and linked to hospital delivery on the current site.</p> <p>The FATO for the helicopters was at the time of the current hospital build and essential requirement enabling helicopters to be able to land and take off at the site. The new hospital will incorporate a Helipad on the roof of the hospital negating the need for a FATO and releasing that land back to the Council for utilisation as new hospital space. The installation of a helipad on the roof of the new building would have benefits for transportation and land utilisation.</p> <p>This plot also incorporated the Children's Playground site located off Woodfarm Lane, Gorleston. The Playground has a skatepark, MUGA and Junior Play facilities all included on the one site. This element will be considered under section 3 of the report.</p> <p>1B – Long term leased to JPUH for staff car parking purposes.</p>
2	GYGAA	4.7	<p>Known as Potters Field, this area is currently a disused former Nursery site which remains outside the current use of the GYGAA.</p> <p>Potters Field freehold was transferred to GYGAA as part of the overall allotment transfer in 1992. The site although previously the location of the Edinburgh Avenue Council Nurseries GYGAA has not utilised this plot for allotments yet due to the costs of bringing the plot into use. The plot benefits from a building utilised by the old Nursery which GYGAA have recently reroofed and have intended to develop to use as a meeting space.</p>
5	GYBC	7 (maximum)	<p>Originally identified as site 5 for JPUH purposes but now incorporating all of site 23 of Beacon Park.</p> <p>Vacant Beacon Park land allocated through the local plan as part of the Neighbourhood Development site.</p>
	Total	27.6	

- 2.5 As part of the Strategic Outline Case JPUH considered a range of land and refurbishment options. Evaluation of sites and the redevelopment option of the existing hospital were all considered but discounted, other sites were found to be undeliverable, and the build system of the existing hospital precludes any refurbishment. The availability of the land adjacent to the existing hospital is therefore the only opportunity for JPUH to develop a new hospital for the Borough.
- 2.6 Initial conversations with GYGAA secured their understanding of the requirement but agreement to the release of the operational allotment land and the value of the Potters Field building have proved problematic. As a result, JPUH have reviewed how land can be utilised and the PAM team have recommended the expanded area of site 23 be included to facilitate this work.
- 2.7 JPUH anticipate the use of site 23 will likely accommodate the administration centre of the hospital and parking for both staff and visitors although final designs for the site are still to be completed.
- 2.8 The operational allotment in Gorleston is a well-used community facility and the Woodfarm Lane site has been an operational allotment for over 30 years. The alternative site was some 2.7 miles from the existing site and difficult to access for some plot holders and this was delaying progression to the next phase for the NHP.

3. CHILDREN'S PLAYGROUND

- 3.1 Site 1A currently accommodates a Children's Play Area incorporating infant and junior play together with a MUGA and Skatepark. The site is located to the south of the existing James Paget University Hospital and identified on appendix 3 – identified site A.
- 3.2 The proposal to enable to development of the new hospital build will be to provide new resources at Crow Hall Green for infant and junior play while improved teen, skate provision and a MUGA would be included within the existing Magdalen Recreation Ground site. The plan at appendix 2 identifies these locations as site B and C on the plan.
- 3.3 Initial investigations into these sites has been favourable with the ability to both improve the provision and create safe areas of play individual to the needs of the age groups.
- 3.4 A capital budget allocated from the land receipt will be required for these relocations and a further report will be brought to the Council to consider the types of equipment, opportunities for enhancement and overall provision in the coming months.
- 3.5 Costs of the new playgrounds will be borne out of the proceeds from the sale.

4. FINANCIAL IMPLICATIONS

4.1 This section is considered within the attached confidential appendix 4

5. RISK IMPLICATIONS

- 5.1 The JPUH has received confirmation in the New Hospital Build for funding to provide a new build hospital in Gorleston. It has not yet been confirmed the level of funding to be released however the overall area of land required is clear. The JPUH require certainty of land and early access to the site with vacant possession required by April 2024 at the latest. The relocation of the Children's Playground will form the main requirement for the Council in terms of relocating a service any delay in relation to the agreement of alternative land and capital provision may be a risk to the project.
- 5.2 The purchase of the GYGAA Potters Field site will now be progressed by JPUH directly with the Allotment Association as no land swap is required. The GYGAA have indicated that they are extremely happy with this new proposal and that members of the Allotment Association will be pleased to agree terms with the JPUH however any delay in relation to this sale may result in a risk to the build of the new hospital facility and the capital receipt for the Council.
- 5.3 Vehicular access to site 5 will need to be considered along with access requirement for the neighbourhood centre located on the opposite side of Hodds Lane. Highway consultants to be engaged to consider traffic movement for both the new hospital development and the neighbourhood centre to ensure road layout are suitable in all circumstances.
- 5.4 The sale of site 5 will reduce the ability to develop further retail, leisure facilities on the site however it should be recognised the future development of a new hospital on the site potential outweighs any loss with opportunities being taken on site 24 of Beacon Park for the neighbourhood centre. Sale of site 5 will secure a capital receipt for the Council and confirm the development of the new hospital benefiting jobs, local economy and housing.
- 5.5 Contamination will need to be treated as an abnormal cost to the Council and will reduce the capital value of the land at this stage details and costs in relation to this are unknown.

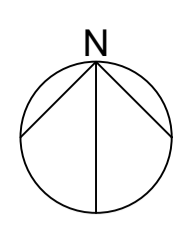
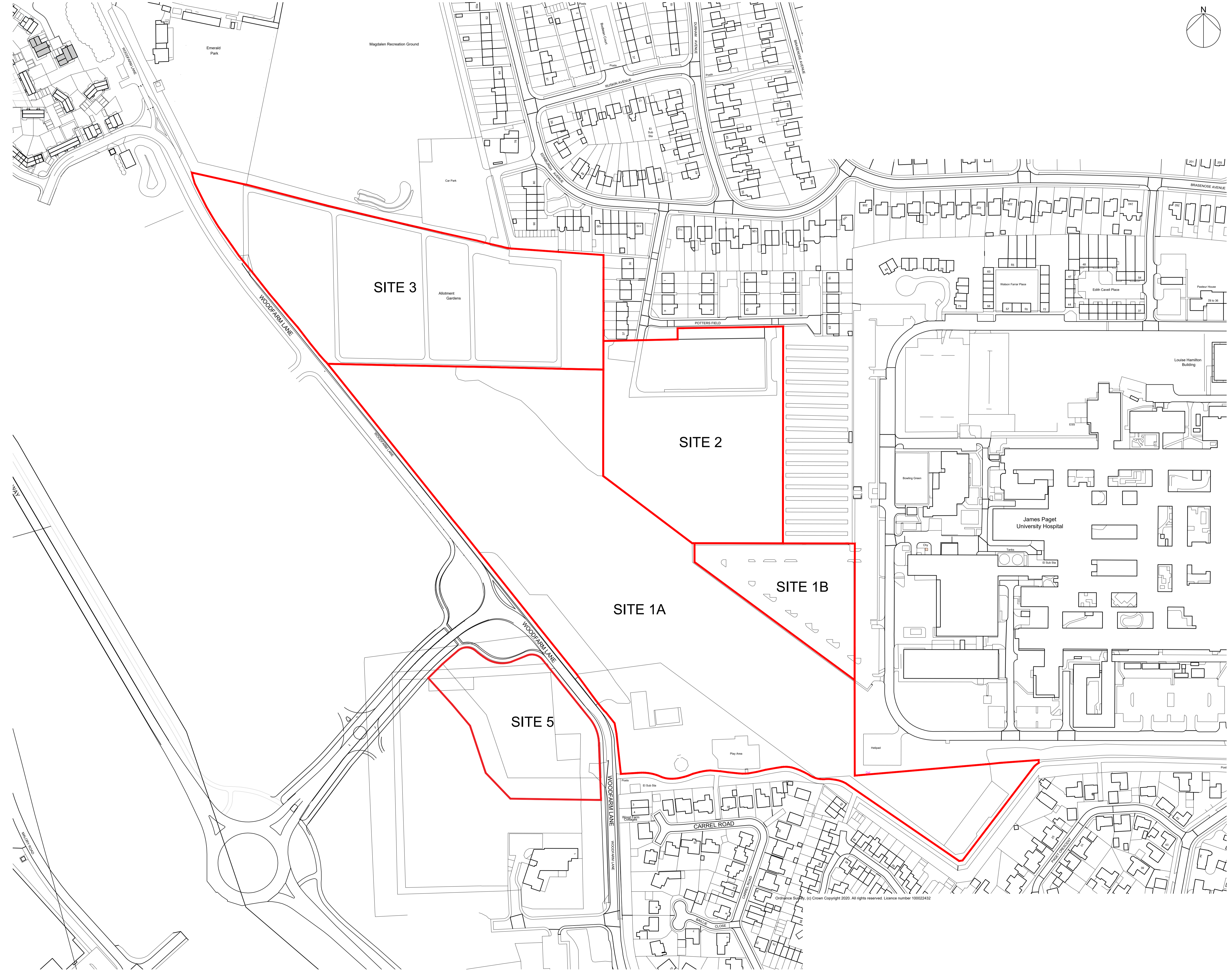
6. CONCLUSIONS

- 6.1 The sites identified within appendix 1 numbered 1A, 1B and 5 are proposed as freehold sale to JPUH for the purposes of the New Hospital Programme (NHP).
- 6.2 In order to secure the funding for the NHP early completion of the sale of these sites is seen as essential and vacant possession would be required at the earliest opportunity but certainly no later than end March 2024. Vacant possession of site 1A will require the relocation of the existing Children's Playground and although the details of these facilities will be considered at a later meeting the principle of the relocation is required to enable the land sale.

6.3 Site 5 in its entirety is proposed for sale to the JPUH to mitigate the loss of the operational allotment site (site 3 on the plan). The operational allotment site will now remain at Woodfarm Lane, no land swap will be undertaken to accommodate the NHP, and allotment holders will be able to continue on their existing sites.

6.4 East Anglian Way will no longer be utilised for the allotment swap and alternative for this site can be brought forward to a future meeting.

Area for consideration	Comment
Monitoring Officer Consultation	via ELT
Section 151 Officer Consultation	via ELT
Existing Council Policies See background papers	Great Yarmouth Local Plan Core Strategy and The Corporate Plan
Financial Implications Within existing budgets	Considered
Legal Implications (including human rights)	Yes
Risk Implications	Yes
Equality Issues/EQIA assessment	Yes – to be considered in relation to the relocation of the Playground facilities
Details contained in strategy	N/A
Crime & Disorder	N/A
Every Child Matters	Yes



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Drawing based on Ordnance Survey data and new link road setting out information.

P5	Scale adjusted. Issued for comment	24/01/23	ALH/ALH
P4	Issued for comment	21/12/22	ALH/ALH
P3	Issued for comment	19/11/20	ALH/ALH
P2	Issued for comment	19/11/20	ALH/ALH
P1	Issued for comment	18/11/20	ALH/ALH
Rev	Description	Date	CHK / Appr
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Drawn By:	ALH		

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 Project:
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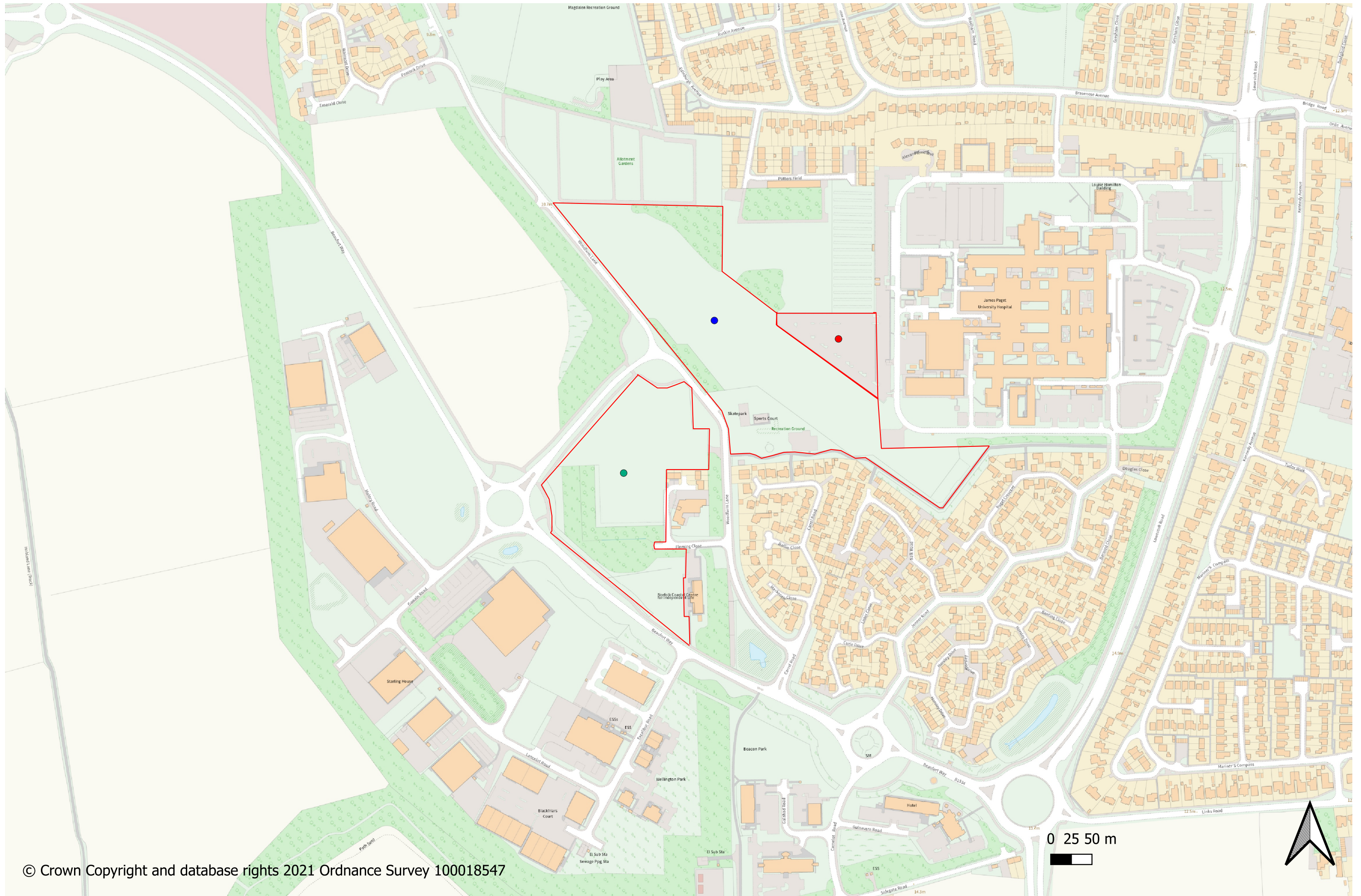
Client:
Great Yarmouth Borough Council

Title:
Sites For Consideration For Proposed
JPH Relocation - Numbered

Drawing Number:
304742-IWD-XX-XX-DR-A-1002

Status:	Purpose of Issue:	Revision:
S2	Information	P05

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BEACON PARK
 BLUE DOT - SITE 1A
 RED DOT - SITE 1B
 GREEN DOT - SITE 5

Appendix 3

Site A – Remove Beacon Park Playground, Skate and MUGA

Site B – Magdalen Recreation Ground - New and improved Teen/ MUGA / Skate

Site C – New Playground Infant and Junior on Crow Hall Green

