



## **SITE REDEVELOPMENT- LOCAL RESIDENTS MEETING**

**Held on Thursday 16<sup>th</sup> January 2020 at 6pm in COMET Seminar Room 2**

### **In Attendance:**

David Hartshorne (DH) - Programme Director, Hospital Redevelopment, L & D (Meeting Chair)  
Kyle McClelland (KM) - Construction Director, Hospital Redevelopment, L & D  
Melanie Banks (MB) - Deputy Programme Director, Hospital Redevelopment, L & D  
Charles Frampton (CF) - Senior Programme Manager, Hospital Redevelopment, L & D (Note Taker)  
Roger Turner (RT) – Lead Governor, L&D  
Don & Julia Beach (DB & JB) – Lewsey Road  
Richard Burgess (RB) - Charlwood Road  
Kamini Patel (KP)- Lime Avenue  
John Armitage (JA) - Calnwood Road  
Beryl Chapman (BC) – Calnwood Road  
Mike Gibbs (MG) - Byron Road  
Iris & Graham Noble (IN & GN) - Holgate Drive  
Chris Martin (CM) – Leagrave High Street

### **Apologies from:**

Suzanne Ware (SW) - Holgate Drive

### **A. Introduction, welcome and sign in.**

DH introduced KM to the meeting, who has recently joined the Trust as the Construction Director for the Hospital Redevelopment programme. Now has senior team in place to support the scheme moving forward.

### **B. Minutes of last meeting:**

- Apologies from DH about delay in producing minutes
- Comment from one resident that Meeting notes are not reflective of what the residents have said. DH commented that this meeting is an attempt by the Trust to talk to residents about what is going on at the hospital.
- Some of the residents were concerned that this forum does not capture residents comments. This was accepted and meeting notes will in future aim to be more reflective of feedback. Residents are asked to provide feedback on notes if changes need to be made.
- Terms of reference that KM will be writing will support this.
- DB requested that dates of planning apps and response dates are included- please see section A.
- Discussion was also held over how the planning application notifications are circulated to the public by LBC. Agreed that it was a legal stipulation of LBC to circulate a planning note, to adjacent properties that will be affected by the planning application, plus signs on lampposts. However, members were unsure how far this reached.
- MB confirmed that meeting notes, plus latest plans and drawings, would be included on redevelopment pages of the hospital website. This will provide another reference point for residents and public.

### C. Terms of reference- Residents Meeting

- An action from last meeting was for draft terms of reference to be produced, DH apologised that this had not happened.
- KM has stated that these will be produced and distributed by end of January 2020.

### D. Planning applications:

- Planning performance agreement now in place with Luton Borough Council (LBC) to support with the programme.
- Noted that some planning applications will be temporary consents and therefore will require shorter planning periods

Project	Reference	Submission date	Decision date	Decision
Lime Avenue Exit	19/00784/FUL	11 June 2019	14 January 2020	Withdrawn
Energy Centre	19/01098/FUL	15 August 2019	08 January 2020	Approved
ASB, CCB, car park, demolitions		17 January 2020	TBC	
Temporary car park		January 2020 (TBC)		
Electrical incomer		February 2020 (TBC)		
Temporary offices		February 2020 (TBC)		
Mortuary/ Pathology		February 2020 (TBC)		
Bariatrics		February 2020 (TBC)		

- E. Business case-** DH explained that MB was currently leading on producing the business case for central government to provide funding approval for the scheme.

### F. Energy Centre

- Now planning permission has been approved seeking to commence works in Easter
- First phase will be service diversions and demolition of buildings (e.g. linen store and workshops)
- Requirement to divert the HV ring main to be able to connect with the Energy Centre,

### G. Electrical Incomer

- Requirement to move the main electrical incomer to the site. Currently located where the Critical Care Block will be built.
- Current electrical incomer- UKPN need to upgrade switchgear. Noted that the current incomer is in an old building which does not meet current standards.
- Proposed a new incomer is built behind Senior Home to support upgrades and to overcome issues with location.
- Planning permission is due to be submitted in February 2020.

### H. Temporary Offices

- Two office blocks (Block 38 and Trust HQ) to be demolished to clear site for Acute Service Block/ Critical Care Block.
- This will require 450 staff to be moved.
- 360 staff are expected to be housed in a temporary office block on St Mary's car park (off Dunstable Road, close to M1 junction)
- 40 staff to be moved to Travelodge as part of Bariatrics scheme
- Remaining 50 to be accommodated through smaller schemes and change in working practices.
- Long term solution for offices- DH explained that this is challenging due to the merger with Bedford Hospital. Until the strategy for this becomes clear, the hospital cannot make a permanent decision. Temporary offices give the trust a solution to moving staff and providing a robust environment in which to work, whilst working processes within the merged organisation become embedded.

### **I. Other enabling schemes:**

- Relocation of temporary mortuary store through expansion of existing mortuary into space currently occupied by Pathology (Blood Transfusion). This will require a small ground level floor only extension of Pathology. This will be into an internal courtyard. Planning permission for this scheme will be submitted February 2020.
- Bariatrics Outpatients is expected to move to vacant space within Travelodge, following previous scheme of moving Trauma and Orthopaedics to this site.

### **J. Car parking**

- Subject to planning approval, Lewsey Road public car park will be closed for approximately 6 months to enable building of the additional decks.
- One resident asked if Sat Nav could be updated to reflect the temporary change. KM commented that this will be almost impossible as this would require public to update their software.
- DH confirmed that there be a widespread communications plan to let as many people as possible know about this closure plus general updates on the programme.
- To mitigate against the closure of this car park, Farringdon fields car park will be open to the public.
- To provide staff parking, the Trust will submit a temporary application in to provide temporary car parking on Dunstable Road using two vacant plots of land. Planning permission to be submitted January 2020.
- Some of the residents raised concern about the safety of a staff car park on Dunstable Road. DH explained that Trust has been speaking to LBC about the scheme prior to submitting planning.
- One of the residents raised concern about turning Farringdon fields into a public car park temporarily due to the potential noise that will be created. Explained that there is a planning condition that says we cannot use Breast Screening car park for visitors. DH stated that the Trust were keen to ensure that, during the closure of Lewsey Road, patients and visitors were able to park as close to the trust as possible. Staff will have to park and walk onto site.
- Mitigation plans should prevent overall loss of car parking during both the closure of Lewsey Road car park plus enabling works for the main scheme. Will also seek to get further staff parking in Challney School during holidays.

### **K. Lewsey Road**

- JB asked about what the hospital were doing about congestion caused by the parking area used for renal patients to park and drop off. DH commented that the Renal Unit will move to the community in 18 months. Additionally, the gas bottle store will be moved to be just off main service road meaning that lorries dropping off at this store will no longer enter via this entrance. This should ultimately relieve congestion in this area of Lewsey Road.
- JB asked if the exit from the new Lewsey Road car park would be changed to left turn only. DH stated this will need to be in discussion with LBC. This was previously refused for health and safety reasons.
- Discussion had about making road a red route, felt it was a a good idea but residents did not believe that LBC would enforce it. DB stated that public consultation was anticipated before Christmas but this hasn't happened.
- LBC have proposed that double yellow lines are placed along Lewsey Road, this will make situation worse as blue badge holders can park on double yellow lines. Loading bays were meant to overcome this issue but it hasn't been enforced by LBC.
- DH stated that LBC trialled red routes in Luton town centre, feedback from this trial was that it was not very effective as it was not enforced. Felt by residents that if Lewsey Road is made into a red route, cameras must be installed.

#### **L. Lime Avenue**

- JB asked about planning request for exit from Farringdon Fields onto Lime Avenue. DH stated that LBC asked for this to be withdrawn day before this app went in. Due to legal uncertainties.
- DH stated Trust will re-submit application with a legal view on the application.
- One resident asked for evidence that the hospital needs this exit. DH stated this will be provided.
- One resident asked if the hospital cut the hedgerow on Lime Avenue. DH confirmed this was not the hospital.

#### **M. Calnwood Road**

- Noted that Calnwood Road will become main construction route to and from the site, making issues of parking will be made worse during this period.
- Noted that access to the main hospital site from Calnwood Road will be closed to both vehicles and pedestrians during construction works.
- One resident commented that without ensuring cars are not parked on Calnwood Road, Construction team won't even get their traffic down
- One resident asked if DH could put pressure on LBC regarding the parking on Calnwood Road.

#### **N. Public Highways**

- DH accepted all the points being made about roadways and the issues raised, but it is limited as to what the Trust can do and influence.
- DH stated that Trust will do whatever legally entitled to do to support flow and safety on public roads, however Trust have a legal right to manage traffic flow on site but not on the roads. Furthermore they have an obligation to ensure pedestrian safety on site during construction.
- DH confirmed that the Trust have obtained expert transportation advice as well as submitting a parking strategy to support the redevelopment programme.

#### **O. Utilities supply to the site**

- DH explained there are currently 16 gas supplies to site, these will reduce to one single supply to the Energy Centre. Ultimately moving forward the Trust will use less gas in the future as right now due to this project.
- There will be a new gas manifold to feed the Energy Centre to run both the CHP plant and boilers.
- In order to facilitate this, a new gas main needs to be supplied to the Energy Centre. This will need to be run along Calnwood Road. This will need to be installed by the end of 2021, which is when the plant and equipment in the Energy Centre gets connected.
- DB commented that houses on Lewsey Road have had gas problems with outages.
- Furthermore it was noted that the gas main runs along the far side of Lewsey Road, meaning that the main will need to cross Lewsey Road to connect to Calnwood Road. Questioned how this will be achieved, DH had not been provided these details yet.
- No new mains electrical cables are to be run onto the site.

#### **P. Any other business**

- DH stated that during construction the Trust must ensure safety and clinical care is maintained at all times.
- Noted by members that noise and disruption during the construction will be inevitable.
- DB commented that he hopes that LBC will enforce construction working hours as per Monday to Friday normal working hours. If works are conducted out of hours/ over the weekend then a hospital point of contact was be circulated for residents to escalate concerns. Residents recalled that when Farringdon Fields car park was put up over a weekend, there was no point of contact to raise concerns.

- KM confirmed that there will be a point of contact at all times.
- RT confirmed that the merger with Bedford Hospital is still expected to complete on April 1<sup>st</sup> 2020, and that new governors from Bedford will be appointed.

**Q. Actions**

1. KM to circulate ToR by end of January
2. CF to circulate meeting notes, with site plans and alterations, by end of January

**Next meeting: 26<sup>th</sup> March 2020 @ 6.00pm**