

Whipps Cross Redevelopment

Q and A on enabling works

1. What is the vision for the redevelopment of Whipps Cross Hospital?

The vision is to build a brand new state-of-the-art hospital providing the same core services as today, alongside other health and wellbeing services and much needed new homes, bringing real benefits to the local community. Further information about the vision can be found in our publication [Building a Brighter Future for Whipps Cross](#).

2. What stage are the plans at for the Redevelopment?

In September 2019, the Government announced Whipps Cross Hospital as one of six sites in the country to get the go ahead to build a brand new hospital subject to business case approvals. There are three stages to the business case approvals process. The first is the Strategic Outline Case (SOC).

Following our engagement work to inform our plans, summarised – along with our response - in this [publication](#) in February 2020, we have since submitted our SOC to the Department of Health and Social Care (DHSC). We will publish a summary of our SOC once we receive feedback from the DHSC. In the meantime we are taking forward the next stage of our work – the Outline Business Case – which is to develop detailed plans for the new hospital and will involve further engagement with the community and with our staff to support us to develop those plans.

3. When will a new hospital be built?

We expect the construction of a new hospital to begin towards the end of 2022.

4. Have you decided where the new hospital will be located?

Our publication *Building a Brighter Future for Whipps Cross* had three options for where a new hospital could be located on the site. The disused site of the old nurses' accommodation is emerging as the preferred way forward because it best allows a hospital to be built more quickly, with less disruption to services.

5. Why are you developing plans to demolish the disused buildings on the site of the old nurse's accommodation before a final decision on the location of a new hospital and before the business case for the new hospital has been approved?

These plans are compatible with the delivery of any of the three full redevelopment options and will be subject to a separate business case approval. The works are particularly relevant to the emerging preferred option of a single-phased build on the site of the old nurses' accommodation because doing so will ensure that construction of a new hospital could commence as soon as the Government approves the final business case for the new hospital (currently anticipated towards the end of 2022), which will save significant time and money.

6. When will you be demolishing the old nurses' accommodation?

We are currently commissioning the necessary surveys to decide how demolition should proceed (eg asbestos). For example, if asbestos is found this will need to be safely removed and disposed of by an approved contractor, which we would expect to commence in October. Subject to that process, we would expect the demolition to start towards the latter part of this year.

7. It is not clear from the application what the intention is with regard to the indication of the work site boundary outline, where it shows only part of the so-called 'panhandle' land. Please can you advise.

The demolition of the old nurses' accommodation itself does not impact on the 'panhandle'. As plans for the wider site are developed further, working alongside the Waltham Forest Council, we can expect that a planning application for the future of the full site will include the 'panhandle'.

8. How will you ensure that the works are carried out safely and will there be a disruption to hospital services?

We will be commissioning approved specialist contractors to undertake the work, for example for the removal of asbestos. The work will not disrupt the provision of health services at the hospital.

9. Could the old nurses' accommodation buildings be redeveloped rather than demolished?

The size and condition of the buildings mean it would not be cost effective to renovate for modern day healthcare facilities or residential uses, nor would it represent the best use of the wider site. Locating the new hospital on the site of the old nurses' accommodation allows the new hospital to be built whilst retaining the operational use of the existing hospital and thus causing least disruption to patients, staff and visitors and, most importantly, to the provision of healthcare during the period of construction.

10. Is there a commitment to keep the mature trees that line the back of Fulready Road?

All issues such as this one will be considered as part of the next phase of detailed design for the new hospital.

11. What is the ecological impact of the demolition?

We have commissioned an ecological survey, which is currently being undertaken. We will ensure the demolition is undertaken with due regard to that survey's results.

12. Can local residents have access to the ecological impact, asbestos and land contamination surveys prior to demolition?

We will produce a summary report of the findings of the ecological, asbestos and land contamination reports from the surveys for interested parties.

13. Will the existing car parking spaces on the site of the old nurses' accommodation be re-provided?

Yes, that is our intention. Developing a plan for the re-provision of car parking spaces will be the next phase of the works. We also anticipate a phased demolition of the site of the old nurses' accommodation, so that the overall number of car parking space numbers will not be reduced during the demolition period.

14. Will building the new hospital on the site of the old nurses' accommodation impact the value of surrounding premises?

We are not in a position to advise on the value of the surrounding premises.