

**Manchester City Council  
Report for Information**

**Report to:** Economy Scrutiny Committee – 2 September 2015  
**Subject:** UHSM and the development of a Medipark in Wythenshawe  
**Report of:** Strategic Director: Strategic Development

---

**Summary**

This report provides a brief overview of the framework for the development of a Medipark, as part of the Greater Manchester Enterprise Zone. The Medipark is being developed at and adjacent to the University Hospital of South Manchester (UHSM) site at Wythenshawe. The report provides an initial view on the impact of the Healthier Together decision not to designate UHSM as the fourth hospital for high acuity abdominal surgery in Greater Manchester, on the development of the Medipark

**Recommendations**

That the Committee notes and comments on the report

---

**Wards Affected:**

Primarily Baguley, Brooklands, Northenden, Sharston and Woodhouse Park

---

**Contact Officers:**

Name: Eddie Smith  
Position: Strategic Director of Development  
Telephone: 0161 234 3030  
E-mail: e.smith@manchester.gov.uk

## **1.0 Background**

- 1.1 There have been a series of reports to the Executive over the last 4 years setting out the strategic vision for the Airport City Enterprise Zone and seeking approval for the framework plans which will deliver this vision.
- 1.2 The Greater Manchester Enterprise Zone draft framework plans for Medipark and Wythenshawe Town Centre were approved by the Executive on 19th December 2012. The Medipark proposals are based around University Hospital of South Manchester Foundation Trust (UHSM) and adjoining areas including Roundthorn Industrial Estate. MediPark will be a world class integrated health and care initiative focused on improving health and care outcomes through innovation, training and education and commercial partnerships.
- 1.3 The Executive report also provided an update on work to develop a prospective land owning joint venture between the University Hospital South Manchester and Bluemantle Ltd. The basis of this approach was to exploit the alignment of land holdings, activities, skills and competences between UHSM and Bluemantle Ltd, along with support from the City Council, to create a basis upon which the Medipark proposition can be implemented to deliver best value for the investors. This would capitalise on UHSM's position as a one of the country's best university teaching hospitals delivering outstanding multidisciplinary research and development and complex tertiary services such as respiratory medicine, cardiothoracic surgery, heart and lung transplant, breast cancer and burns.
- 1.4 It would also provide an opportunity to attract high-value, creative and knowledge intensive life sciences and health related businesses who will benefit from the synergies of being located adjacent to a major teaching hospital at the heart of the Manchester conurbation and within easy reach of a major international airport.
- 1.5 Since 2012 UHSM has developed a masterplan which sets out their proposals for investment across the Medipark Framework. The Medipark Masterplan was the subject of a presentation to local members at the Wythenshawe Area Committee on 27<sup>th</sup> November 2014.

## **2.0 Current position**

- 2.1 In early 2014 UHSM and Bluemantle formed a landowning joint venture (the MediPark Limited Liability Partnership[LLP]). Over the past twelve months this joint venture has worked effectively to develop the MediPark masterplan and begin to unlock the development potential of the south east portion of the Hospital site, known as the Baguley Quarter.
  - Contractual agreement is shortly to be reached on a 70,000 sqft new private hospital adjoining the UHSM Maternity Department which will create a new high quality medical building on the Floats Road frontage and also initiate the creation of a c 8 acre development platform in this

part of the UHSM site. Construction work is anticipated to commence in late 2015 with a projected 20-24 month build period. This project is in collaboration with the Hospitals Corporation of America, the world's largest non-government operator of hospital care.

- Discussions are also underway with other major international healthcare organisations over the establishment of a new public / private healthcare education and training facility. An MOU has been signed with the first occupier and conversations are ongoing with other interested parties. Initial design work suggests a 30,000 sqft building linked to the existing UHSM Education and Research Centre.

2.2 Moving forwards the MediPark LLP will look to promote an opportunity on the south side of the hospital complex that will create a large scale and low density campus for new integrated health and care solutions. These are expected to range from functions directly linked to UHSM to services and facilities that are attracted by the powerful cluster effect of the major health and social care requirements of the wider Greater Manchester Health Economy. These will include:

- Patient hotels
- Intermediate care provision
- Rehabilitation services
- Healthcare treatment
- Elderly care assisted living
- Retirement housing
- Training premises linked to all of the above
- Support accommodation linked to all of the above

#### Healthier Together

2.3 As part of developing the single service model proposed by Healthier Together no consideration was given to any possible economic impacts as part of the decision making process. However, in their response to the Healthier Together decision UHSM, amongst other things, stated that:

“UHSM’s partnership agreement with Central Manchester Foundation Trust (CMFT) has helped secure the right level of support for developing our specialist services and to deliver the necessary service changes in Greater Manchester. This partnership opens up huge opportunities for UHSM, including growth within the medical research sector by creating links between MediPark and Citylabs.”

and

“As part of the Greater Manchester Devolution process, UHSM also has a critical role in the integration of health and social care, which will open up further opportunities for our Withington Community Hospital and to bring care closer to home for our patients.”

- 2.4 From a City Council perspective UHSM's continued position as one of the three major university teaching hospitals and tertiary providers in Greater Manchester is at the heart of sustaining the forward momentum that has been established around the Medipark concept. Following the Healthier Together decision UHSM will work in a single service with CMFT. Maintaining teaching hospital status and strong tertiary services will rely on the design of a clinical service model, particularly for emergency general (abdominal) surgery, which provides robust support to the other services at Wythenshawe Hospital. This has been acknowledged by commissioners and the Healthier Together programme.
- 2.5 The partnership arrangement between UHSM and CMFT includes a single service for general surgery and supports UHSM's position as a university teaching hospital and tertiary provider with UHSM acknowledged as the lead provider for specialist respiratory, breast cancer, burns and plastic surgery services. UHSM is also a major specialist cardiothoracic surgery hospital: the only provider in GM for thoracic surgery and in the North West for heart and lung transplant. The agreement includes shared services for cardiac and vascular surgery.,. The agreement also opens up new opportunities for the integration of health and social care.
- 2.6 The agreement opens up huge opportunities for growth in medical research sector via a MediPark proposition and by creating links between MediPark, the Medical Research Centre linked to Wythenshawe hospital, with Citylabs, Alderley Park and the University. Discussions with UHSM have underlined the importance of MediPark becoming an integral part of how the City region promotes its key assets and capacity on Life Science activity and the action is being progressed on this through Manchester Science Partnerships (MSP) and other stakeholders.
- 2.6 UHSM will continue to play a key part in the Academic Health Science System with an increasing commitment from Manchester University to support its growth and research capability. Under the Greater Manchester Health & Social Care devolution deal the further strengthening of the Academic Health Science System has been identified as a key priority and proposals for moving towards this are now at an advanced stage and are expected to be launched in early September.

### **3.0 Concluding Remarks**

- 3.1 The future of UHSM as a successful major hospital and one of only three university teaching hospitals in Greater Manchester with the retained position and capacity to deliver world leading specialist tertiary services is the key to delivering a successful MediPark proposition. The City Council has consistently made the case for UHSM as a specialist hospital based, not simply on geography, but on the strength of its clinical outcomes. Notwithstanding the outcomes of the Healthier Together process it is clear that this retained position and capacity in specialist tertiary services will enable a successful MediPark proposition to be delivered.