

**Manchester City Council  
Report for Information**

**Report to:** Health Scrutiny Committee – 12 January 2022

**Subject:** Health Infrastructure Developments

**Report of:** Executive Director of Strategy, Manchester Health and Care Commissioning  
Group Executive Director of Workforce and Corporate Business, Manchester University NHS Foundation Trust  
Deputy Chief Executive, Greater Manchester Mental Health NHS Foundation Trust  
Director of Strategic Projects, Manchester University NHS Foundation Trust  
Director of Inclusive Economy, Manchester City Council

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**Summary**

This report provides an update on health infrastructure developments in North Manchester, including New Park House, the North Manchester General Hospital (NMGH) site redevelopment and the associated North Manchester Strategy; and at Wythenshawe Hospital. Partners will present the accompanying slide deck at the Committee meeting.

**Recommendations**

Health Scrutiny Committee is asked to note the contents of the paper and presentation.

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**Wards Affected:** North Manchester: Higher Blackley, Crumpsall, Cheetham, Harpurhey, Moston, Charlestown, Ancoats and Beswick, Miles Platting and Newton Heath and Clayton and Openshaw. Wythenshawe: Baguley.

<b>Environmental Impact Assessment</b> - the impact of the issues addressed in this report on achieving the zero-carbon target for the city
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Health infrastructure investments have an important contribution to make to the city's zero-carbon target, through sustainable design and development methods and sustainable placemaking strategies.
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Manchester Strategy outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Health and care organisations, as Anchor institutions in their local communities, have a key role to play in supporting employment and an inclusive economy in the city. Social value will be driven through the health infrastructure developments in North Manchester and at Wythenshawe Hospital.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Health and care organisations, as Anchor institutions in their local communities, have a key role to play in supporting employment and an inclusive economy in the city. Social value will be driven through the health infrastructure developments in North Manchester and at Wythenshawe Hospital.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The health infrastructure developments will improve health and care facilities and wider social assets and amenities; enable service integration; and support partners to work with communities to progress prevention and early intervention, thus contributing to improved experiences and outcomes.
A liveable and low carbon city: a destination of choice to live, visit, work	The health infrastructure investments have an important contribution to make to the city's zero-carbon target and sustainable placemaking.
A connected city: world class infrastructure and connectivity to drive growth	The planned developments in North Manchester and at Wythenshawe Hospital would bring significant capital investment and infrastructure improvements – both in facilities and digital capabilities – to the city.

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**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

North Manchester Strategy, Executive Summary – attached at Appendix 1.

North Manchester Health Campus Strategic Regeneration Framework – Economy Scrutiny Committee 5 November 2020 and Executive 17 March 2021.

Victoria North progress update – Economy Scrutiny Committee 22 July 2021.

Wythenshawe Hospital Campus Strategic Regeneration Framework – Economy Scrutiny Committee 11 March 2021 and Executive 17 March 2021.

## **1.0 Introduction**

- 1.1 Health and care partners, through the Manchester Partnership Board, are committed to using health infrastructure developments to drive economic regeneration; and to delivering major transformation programmes in order to change how health, care and the wider public sector deliver within a place for the benefit of improved patient care. Furthermore, partners are committed to addressing inequalities in the city and promoting the social determinants of health.
- 1.2 The planned health infrastructure developments in North Manchester and at Wythenshawe Hospital will be key to the delivery of these ambitions. This paper provides an update on the health infrastructure developments in North Manchester, including New Park House, the North Manchester General Hospital (NMGH) site redevelopment and the associated North Manchester Strategy; and at Wythenshawe Hospital. The paper is accompanied by a slide deck which partners will present at the Committee meeting.

## **2.0 Developments in North Manchester**

- 2.1 The North Manchester Strategy seeks to achieve civic regeneration through investment and innovation in healthcare and housing and, in doing so, to address inequalities and improve outcomes for people in one of the most socio-economically disadvantaged parts of the country. It has its origins in *The future of the North Manchester General Hospital site: A healthcare-led approach to civic regeneration* (“The Proposition”), which was produced in 2019 and refreshed in 2020. The strategy has recently been redeveloped to ensure that it remains contemporary given the changing strategic and operational context e.g. the implications of the pandemic and of national and local policy developments. An Executive Summary version of the strategy is attached at Appendix 1.
- 2.2 The North Manchester Strategy brings together three major capital developments in North Manchester: the re-provision of the Park House inpatient mental health facility; the redevelopment of the NMGH site; and the residential-led Victoria North development. This will enable partners to maximise the social value of what will be the biggest combined investment ever made in North Manchester – in the region of £4.5bn over the next two decades. The benefits of this will be felt locally and in surrounding areas in the north of Greater Manchester.
- 2.3 The regeneration and social value opportunities arising from these three infrastructure schemes have been explored through Economy Scrutiny Committee. The update presented to Health Scrutiny Committee focuses on the progress being made in relation to the re-provision of Park House and the NMGH site redevelopment.
- 2.4 Greater Manchester Mental Health NHS Foundation Trust (GMMH) is leading the process for the £105.9m re-provision of Park House. On 11 November 2021, the UK government formally approved the Full Business Case (FBC) for

the development, to release the necessary capital investment – the final approval needed to allow construction to begin. This followed approval of the FBC by both the Department of Health and Social Care (DHSC), and NHS England and Improvement (NHSEI), on 30 September 2021. The facility will be reprovided on the NMGH site, with construction work due to start in April 2022 and the new building due to be complete and in use by 2024. Plans for the development include:

- 150 single en-suite bedrooms, over nine single sex wards. This will include a purpose built Psychiatric Intensive Care Unit (PICU), seven adult acute wards, and one older adults' ward.
- An assessment suite (specifically for people needing a place of safety and assessment under Section 136 of the Mental Health Act).
- A variety of internal activity areas and multiple outside garden spaces specifically designed to enhance the environment and aid recovery.

2.5 NMGH became part of Manchester University NHS Foundation Trust (MFT) in April 2021. MFT is leading the process to redevelop the NMGH site. The redevelopment plans encompass the significant redevelopment of the hospital and the creation of integrated health and social care facilities alongside high-quality new homes, access to better education and training and inviting public spaces which support wellbeing. This civic campus will provide a focal point for the community. Outline Business Cases relating to the site redevelopment and associated digital investment were submitted in January 2021. The proposed preferred way forward would require £578m investment for the redevelopment and £96m for digital. The NMGH site redevelopment is part of the national New Hospitals Programme (NHP) and is subject to NHP timescales and processes.

2.6 Circa £70m of enabling funding has already been secured to fund NMGH site redevelopment enabling works including the demolition of trust headquarters and Limbert House and the construction of the multi-storey car park and cycle hub. Work started on site in 2021 and will continue throughout 2022.

2.7 To date, the combined investment secured for New Park House and the NMGH site enabling works has a value of over £170m.

### **3.0 Developments at Wythenshawe Hospital**

3.1 The Strategic Regeneration Framework (SRF) for MFT's Wythenshawe site was endorsed by the Executive Committee on 17 March 2020. The SRF envisages the development of the Wythenshawe Hospital Campus and its environs as a sustainable health village over a 10 to 15 year period, enhancing the Hospital whilst diversifying uses to include complementary commercial, housing, leisure and retail set within a high quality, greener public realm. The SRF also addresses the opportunities to deliver a range of economic, social and environmental benefits for residents and across Greater Manchester, whilst also placing net zero carbon ambitions for the Campus at the heart of the strategy.

3.2 The Trust submitted an Expression of Interest for delivery funding for the Wythenshawe masterplan to the New Hospitals Programme and await the first stage outcome in the new year. Within the submission, the Trust highlighted the potential of the site to attract significant complementary economic activity such as research, innovation and development and ways in which this could be harnessed to support the implementation of the masterplan and subsequently reduce the requirement for public sector investment. Such an approach would require a change in national policy and the Trust will continue to work closely with key local stakeholders and government to identify opportunities to commence delivery of the masterplan.

#### **4.0 Recommendations**

4.1 Health Scrutiny Committee is asked to note the contents of the paper and presentation.