

Manchester City Council Report for Information

Report to: Health and Wellbeing Board – 23 March 2022

Subject: North Manchester Strategy

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

Summary

This item provides an overview of the North Manchester Strategy and an update on the health infrastructure developments that form part of the strategy, namely the re-provision of the Park House mental health facility and the North Manchester General Hospital (NMGH) site redevelopment. Partners will present the accompanying slide deck at the meeting.

Recommendations

Health and Wellbeing Board is asked to note the contents of the paper and the presentation; and to support the North Manchester Strategy.

Wards Affected:

Higher Blackley, Crumpsall, Cheetham, Harphurhey, Moston, Charlestown, Ancoats and Beswick, Miles Platting and Newton Heath and Clayton and Openshaw.

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

The infrastructure developments encompassed in the North Manchester Strategy have an important contribution to make to the city's zero carbon target, through sustainable design and development methods and sustainable placemaking strategies.
--

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	The North Manchester Strategy recognises the role of the local authority and NHS organisations as Anchor institutions in their local communities. The strategy seeks to maximise the social value of planned infrastructure investments in the north of the city, in relation to education, employment and skills; health and wellbeing; community resilience; digital; and zero carbon 2038.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The North Manchester Strategy recognises the role of the local authority and NHS organisations as Anchor institutions in their local communities. The strategy seeks to maximise the social value of planned infrastructure investments in the north of the city, in relation to education, employment and skills; health and wellbeing; community resilience; digital; and zero carbon 2038.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The North Manchester Strategy seeks to improve health and care facilities, housing and wider social assets and amenities; enable service integration; and support partners to work with communities to progress prevention, early intervention and the social determinants of health, thus contributing to improved experiences and outcomes.
A liveable and low carbon city: a destination of choice to live, visit, work	The North Manchester Strategy, through its infrastructure investments, has 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 would bring significant capital investment and infrastructure improvements – both in facilities and digital capabilities – to the city.

Contact Officers:

Name: Stephen Gardner
Position: Director, Single Hospital Service, Manchester University NHS Foundation Trust
E-mail: stephen.gardner@mft.nhs.uk

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.

Health Infrastructure Developments – Health Scrutiny Committee 12 January 2022.

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 North Manchester Strategy is key to the delivery of these ambitions. This seeks to achieve civic regeneration through investment and innovation in healthcare and housing and brings together three major planned infrastructure investments in the north of the city:
- The reprovision of Park House mental health inpatient unit on the North Manchester General Hospital (NMGH) site
 - The redevelopment of the NMGH site, encompassing a redesigned and substantially rebuilt hospital; Wellbeing and Education Hubs; a 'Healthy Neighbourhood' with residential and commercial space; and a Village Green
 - The development of 15,000 new homes (20% affordable), with improved connectivity and amenities at Victoria North
- 1.3 This paper provides an overview of the North Manchester Strategy and gives an update on the progress of the health infrastructure developments that it encompasses (New Park House and the North Manchester General Hospital (NMGH) site redevelopment). Oversight of the Victoria North development takes place through other democratic fora. As such, a detailed update on progress relating to Victoria North is not provided in this paper.

2.0 The North Manchester Strategy

- 2.1 The North Manchester Strategy sets out the shared ambition of key partner organisations in Manchester to deliver much-needed investment in North Manchester, and to use this as a stimulus to drive economic regeneration and improved health and wellbeing for the local population in one of the most socio-economically disadvantaged parts of the country.
- 2.2 The strategy 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 was redeveloped in 2021 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.
- 2.3 In strategically bringing together the three major health and housing capital developments planned in North Manchester, as set out in section 1, partners are seeking to maximise the impact and 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. Oversight of the regeneration and social value opportunities arising from these infrastructure schemes takes place via Economy Scrutiny Committee.

2.4 The approach taken in the North Manchester Strategy focuses on four key areas for action which are mutually supportive and interdependent:

- Levelling up and recovery
- Integration and reform
- Innovation and technology
- Carbon reduction

2.5 Furthermore, the strategy's focus on taking a place-based approach to addressing inequalities and promoting the social determinants of health means that it forms part of the city's response to the findings of the 2021 report from Sir Michael Marmot and the Institute of Health Equity, *Build Back Fairer in Greater Manchester: Health Equity and Dignified Lives*.

2.6 Following the refresh of the strategy, partners have run a programme of engagement, to raise awareness of the aims of the strategy; to test the thinking; and to understand the connections that can be made with a wide range of audiences through the various elements of the strategy's delivery. An overview of the engagement activities and key messages that have arisen to date is included at Appendix 2.

3.0 Update on health infrastructure developments

3.1 New Park House

3.1.1 Greater Manchester Mental Health NHS Foundation Trust (GMMH) is leading the process for the £105.9m re-provision of Park House.

3.1.2 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.

3.1.3 The facility will be re-provided on the NMGH site, with construction work due to start in Spring 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.

3.2 North Manchester General Hospital (NMGH)

- 3.2.1 NMGH became part of Manchester University NHS Foundation Trust (MFT) in April 2021. MFT is leading the process to redevelop the NMGH site.
- 3.2.2 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.
- 3.2.3 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.
- 3.2.4 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.

3.3 Investment secured to date

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

4.0 Recommendations

- 4.1 Health and Wellbeing Board is asked to note the contents of the paper and the presentation; and to support the North Manchester Strategy.