



MANCHESTER
CITY COUNCIL



North Manchester General Hospital
Site Redevelopment Programme

Manchester University NHS Foundation Trust

Healthy Homes and Communities

10 December 2021

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Director of Strategic Projects



- Creation of one acute trust for the City of Manchester and Trafford as a key objective of devolution of Health & Social Care in GM
- Merger of Central Trust and University Hospital South Manchester (Wythenshawe) in 2017
- Acquisition of North Manchester completed on 1 April 2021
- MFT now responsible for 10 hospitals plus community care in Manchester and Trafford
- Joined up services, integration of health and social care is vitally important for improving the efficiency of public services and delivering improved health and wellbeing for the population.
- A digitally integrated health economy including strong partnerships with research institutions and industry can support Greater Manchester's economic growth strategy.

Manchester University NHS Foundation Trust



Manchester
Royal Infirmary
Secondary and
tertiary services



Manchester
Royal Eye
Hospital
Specialist eye
hospital



Saint Mary's
Hospital
Specialist
Women's
hospital and
genomics



Royal
Manchester
Children's
Hospital
Specialist
Children's
hospital



University
Dental Hospital
of Manchester
Specialist Dental
hospital



Wythenshawe
Hospital
Secondary and
tertiary services



Withington
Community
Hospital
Diagnostic
day-case and
community



Trafford
General
Hospital
Secondary care
services



Altrincham
Hospital
Diagnostic and
outpatient
services



North
Manchester
General
Hospital
Secondary care
services



Manchester Local Care
Organisation



Trafford Local Care
Organisation



Manchester University
NHS Foundation Trust

Health Indicators

Indicator	Period	England	North West	Manchester	Oldham	Rochdale	Bury	Trafford
Life Expectancy at birth (Male)	2017 - 19	79.8	78.4	76.4	77.6	77.3	70.1	80.3
Life expectancy at birth (Female)		83.4	82.1	80.3	81.0	81.3	82.1	83.9
Under 75 mortality rate from all causes		362	383	495	435	427	364	308
Under 75 mortality rate from all cardiovascular diseases		70.4	86.1	116.6	99.1	101.4	78.5	72.9
Under 75 mortality rate from cancer		129.2	142.4	182.4	162.7	151.0	139.5	124.7
Suicide rate		10.1	10.6	8.9	8.5	9.9	9.3	8.1

North Manchester Context



The North Manchester context

Residents of North Manchester continue to experience some of the highest rates of deprivation and poor health across England


This is a significant factor in reducing economic activity and supressing household incomes



Several neighbourhoods in top 1% most deprived (Heath, income and employment deprivation)




37% of Manchester's workless residents live here



Over 35% of children live in low-income households



Less than 60% of children achieving expected level of development at age 5



Over 14% of adults (twice the city average) have no qualifications



Poor health outcomes



Both men and women can expect to live **nine fewer years** in good health than the England average



Boys born elsewhere in England have a life expectancy **5.1 years** lower than elsewhere in England



Girls can expect to live **4.5 years** fewer



Rates of early death from respiratory disease and cardiovascular **disease is double the England Average**



Childhood **obesity rates are high**



Alcoholism and binge drinking almost **50% higher** than national average

The condition of the hospital estate



The hospital estate including the Victorian Workhouses is dilapidated and not capable of delivering **modern health care**



70% of the existing estate is in desperate need of repair



Vacancy rate of **20%** for doctors and **19%** for nurses

Park View
Medical Centre



North Manchester
General Hospital...



North Manchester
General Hospital



Project partners



Manchester University
NHS Foundation Trust



MANCHESTER
CITY COUNCIL



Manchester
Health & Care
Commissioning



Greater Manchester
Mental Health
NHS Foundation Trust



Manchester Local
Care Organisation

Leading local care, improving
lives in Manchester, with you



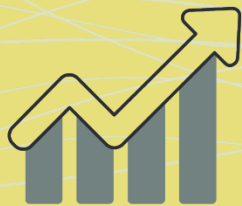
North Manchester 'Proposition' and the Masterplan





- The challenges in North Manchester are wide reaching and, in some cases, the most profound in the country.
- These challenges will not be addressed just by looking at health and social care in isolation.
- Employment, education, housing, and community cohesion all play a vital role in determining health outcomes.
- A radical and wide ranging approach is required.
- Working in collaboration a new strategy has been formulated, anchored in health and social care but designed to drive change, improve prosperity and strengthen the local community.

Our strategic aims



Contribute to a more inclusive
North Manchester economy



Transforming health outcomes by
integrating healthcare outcomes



Promoting sustainable and
healthy transport options



Investing in education, skills
and employment for all



Creating neighbourhoods of choice



Contributing to a net zero carbon
city and a thriving environment

The Masterplan

1. Crumpsall Vale (Existing)
2. Acute Facility (Part Refurbishment,
Part New Build)
3. Education Hub
4. Car Park & Cycle Hub
5. GMMH New Park House
6. Integrated Admin Hub
7. Village Green
8. Healthy Neighbourhood



The Strategic Regeneration Framework

We have reached an exciting stage in our plans for a once in a generation, transformational change at North Manchester General Hospital.

The Strategic Regeneration Framework (SRF) went through a public consultation period and was approved by the City Council's Executive Committee on 17 March 2021.

The SRF sets out the blueprint for the redevelopment of the hospital site over the next 15 years.



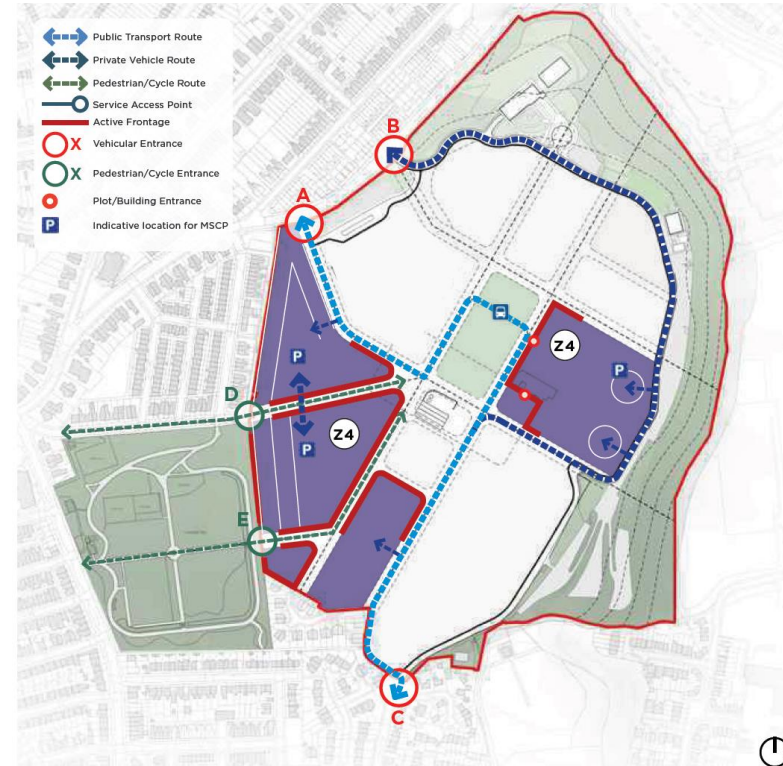


Healthy Neighbourhood concept

The Healthy Neighbourhood will be a place where community, wellbeing and regeneration seamlessly interact to generate health, social care and socioeconomic improvements.

An intergenerational place, for families and older people alike. As well as those needing support for a variety of reasons. It will encourage social inclusion, support those at risk of homelessness, or those needing to return to employment or training.

It will provide retail and amenity services to support the immediately surrounding communities, but without diluting existing retail centres. Successful regeneration of the site will create a sense of place, providing; live, work community and retail cohesion, that encourages a healthy lifestyle for all.



- Brings accessible wellbeing and healthy living services to North Manchester
- Aligns to NHS Long Terms Plan to support out of hospital care
- Unsuitable housing costs the NHS £624 million per year due to excess cold and risk of falls etc.
- Increasing transfer delays and pressures to bed availability
- Needed to realise the assumptions used in the design of the hospital
- Meets the complex needs of the North Manchester community
- Potential for a range of 'care' accommodation
- Adds quality housing to the North Manchester supply
- Provides opportunity for key worker housing
- Links to the village green proposal
- Includes the Health & Wellbeing Hub
- Proposal for the International Centre for Healthy Ageing



Wythenshawe Masterplan

Strategic Regeneration Framework



A Redeveloped Wythenshawe Hospital & Opportunities for Economic Growth



Manchester University
NHS Foundation Trust



- Retention of the existing hospital services and facilities throughout
- Opportunity to create a mixed use development with a redeveloped hospital at its heart
- Create a modern efficient and flexible healthcare estate
- Build on Wythenshawe's strengths to harness research opportunities
- Utilise the estate to maximise economic impact for this part of the City, linking in with neighbouring developments
- Ensure a social value strategy is embedded into the development

Existing Site

Subsequent to the major hospital construction in the 1960s there has been opportunistic development on the site which is prejudicial to future development options. There is a need for a long term vision. What should the vision look like?

- Heart of the site as a place for people
- Clarity of arrival sequence and rationalisation of entrances
- An attractive and appropriate patient environment
- A compact and efficient hospital
- Reduced operational costs
- Safety and security for patients and staff
- Clinical effectiveness
- Clinical operational efficiency
- Facilities operational efficiency
- High quality public realm
- Daylight and views
- Creation of opportunities for rational and viable commercial developments on site
- Separation of A&E flows from main hospital entrance



Masterplan Zones







Manchester University
NHS Foundation Trust



- Central strategy to ensure that the commercial and residential opportunities add value to the hospital in terms of research, 'out of hospital' care, key worker accommodation.
- Long term partnership potential where the income funds the clinical redevelopment.
- Seeking to maximise external funding through alignment with local and national strategies.
- Likely to be a multi-phased approach.



Thank You

