

Christie Neighbourhood Forum
Tuesday 2 December 2025
The Paterson, Ground Floor Rooms 54-00-104 & 54-00-105, The Christie & Microsoft Teams

Agenda

Start: 17:30hrs
Chair: Andrew Simcock

01/25	Standard business		
a	Chair's welcome and Introductions	v	Chair
b	Apologies for absence	v	Chair
c	Minutes of the last meeting held on 2 September 2025	*	Chair
d	Action Log	*	Chair
e	Matters arising	v	Chair
02/25	Terms of Reference for approval	*	Chair
03/25	Car Parking Zone	*	Chair / Patricia Wilkinson
04/25	Christie Car Parks update	p	Head of Estates and Facilities
05/25	Replacement of the Derek Crowther building	p	Barry Crichton
06/25	The Christie Capital development update	p	Barry Crichton
07/25	Christie Charity owned buildings	v	Executive Director of Finance
08/25	Any other business	v	Chair
	Dates and times of next meetings 2026: Tuesday, 3 March Tuesday, 2 June Tuesday, 8 September Tuesday, 8 December 5.30pm to 7pm via Microsoft Teams & Meeting rooms 54-00-104 and 54-00-105 in the Paterson Building, The Christie Hospital.	v	Chair

Close: 19:00hrs

* paper attached
v verbal item
p presentation



Christie Neighbourhood Forum
Tuesday 2 September 2025
The Paterson, Ground Floor Rooms 54-00-104 & 54-00-105, The Christie & Microsoft Teams
Minutes

Members	Representing	Present / Apologies
Alex Beedle (AB)	The Christie	Present
Barry Crichton (BC)	Avison Young Interim Director of Capital, The Christie	Present
Alan Denham (AD)	Resident	Present
Bill Ibram (BI)	Resident	Apologies
Charlotte Maynard (CM)	Deloitte	Present
Cllr. Andrew Simcock (Chair) (AS)	Didsbury East Councillor	Present
Cllr. Angela Gartside (AG)	Withington Councillor	Present
Cllr. Gary Bridges (GB)	Old Moat Councillor	Present
Cllr. Gavin White (GW)	Old Moat Ward	Present
Cllr. John Leech (JL)	Didsbury West Councillor	Present
Cllr. Leslie Bell (LB)	Didsbury East Councillor	Present (MST, part)
Cllr. Linda Foley (LF)	Didsbury East Councillor	Apologies
Cllr. Richard Kilpatrick (RK)	Didsbury West Councillor	Present
Dave Roscoe (DR)	MCC Planning	Present (MST)
Debbie Hey (DH)	Resident	Present
Dorothy Clayton (DC)	Old Broadway Residents Association	Present
Doug Edwards (DE)	Resident	Present
Fiona Robertson (FR)	Resident	Present
Helen Denham (HD)	Resident	Present
Jeanette Livings (JL)	The Christie	Present
John Cooper (JC)	Deloitte	Apologies
Karen Bullen (KB)	Resident	Apologies
Louise Hadley (LH)	The Christie	Present
Marjorie McSweeney (MMcS)	Resident	Present
Margaret Booth (MB)	Resident	Present (MST)
Patricia Wilkinson (PWl)	Parking Services Manager MCC	Present
Rachel Barker (RB)	Resident	Apologies
Rita Whitehead (RW)	Resident	Present
Rosie Gill (RG)	The Christie	Present
Sally Parkinson (SP)	The Christie	Present
Sam Barber (SBa)	MCC Neighbourhood	Present (MST)

	Manager	
Stuart Bracewell (SB)	Resident	Present
Tom Collins (TC)	MCC Neighbourhood Manager	Apologies
Tony Cunningham (TCu)	Resident	Apologies
Will Blair (WB)	The Christie	Present
Fi Fitton (minutes)	The Christie	-

01/25	Standard business	Action
a	Chair's welcome and Introductions	
	<p>The Chair welcomed members to the meeting and introductions were made for attendees in person and those on MS Teams.</p> <p>SP advised the meeting is being recorded on MS Teams as usual practice, and we are trialling an AI-based minute taking recording device.</p>	
b	Apologies for absence	
	Noted above.	
c	Minutes and actions of the last meeting held on 3rd June 2025	
	<p>The minutes of the last meeting were accepted as a true record except for the following amendment requested by SB.</p> <p>Agenda item 03/25m page 4 last paragraph should state, SB expressed concern about the stone tableau on the red brick plinths not being damaged during the forthcoming development.</p>	
d	Action Log	
	<p>RK advised that he'd contacted David Walker, clerk of the HS2 committee but hasn't received a response yet and will update AS once received an updated schedule of re-engagement with the Northern powerhouse announcements.</p> <p>Action log updated.</p>	
e	Matters arising	
	None.	
02/25	Car Parking Zone	
	<p>PW updated as follows:</p> <ul style="list-style-type: none"> The parking enforcement scheme has stabilised, with the number of visits and Penalty Charge Notices (PCNs) issued reaching a steady level. Intelligent deployment is being used to target streets with higher levels of contraventions, while reducing visits to areas with fewer issues. The forum discussed the challenge of persistent offenders, with PW explaining that 	

	<p>only vehicles with three unpaid PCNs are classified as 'vehicles of interest' and may be clamped and removed. If offenders pay their fines but are persistent offenders, then further enforcement is limited to legal action and would involve the legal team.</p> <ul style="list-style-type: none"> • There was a detailed discussion about the need for clear signage, particularly on the junction of Circular Road and Oak Road, and whether enforcement can occur without signs. PW and members clarified that while double yellow lines with kerb blips indicate no loading, the absence of signage can lead to successful appeals, so enforcement officers are being briefed accordingly. • RK requested benchmarking data to compare the number of enforcement visits per road against expected service levels, noting that without such benchmarks, it is difficult to assess the effectiveness of enforcement. PW agreed to provide further data and clarified that visit numbers fluctuate based on contraventions. • Residents were warned about scam texts claiming to be about outstanding parking fines. PW confirmed that the council does not collect mobile numbers for parking enforcement, and official warnings have been posted online to raise awareness. Residents advised to remain vigilant. <p>Action: PW to obtain and share the City Council's expected minimum level of service for parking enforcement visits to specific roads, to enable benchmarking of current visit numbers.</p> <p>Action: PW to provide the number of Penalty Charge Notices (PCNs) issued within the scheme, including monthly discrepancies.</p> <p>Residents were asked to monitor and report any instances where Civil Enforcement Officers (CEOs) claim they cannot enforce no loading restrictions due to signage issues, including collecting caller numbers for re-briefing.</p>	<p>PW</p> <p>PW</p>
03/25	Christie Car Parks update	
	<p>AB presented an update as follows:</p> <ul style="list-style-type: none"> • AB described the installation of digital signage and occupancy loops in car park D, which display real-time capacity information to drivers. Some technical issues remain, such as inaccurate space counts and the need for daily resets, but further work is ongoing to resolve these. • Car park attendants are on duty from 6:00 to 16:00, using radios to coordinate and direct vehicles between car parks. • AB addressed concerns raised by residents about overnight parking and unauthorised camper vans. AB confirmed that overnight parking is permitted for certain staff and patients, but camper vans and motorhomes are not allowed, with a new height barrier of 2.4m being installed to prevent access. • Additional 'no waiting' signs and CCTV have been installed in response to resident feedback, particularly at corner areas, to deter illegal parking and improve safety. 	
04/25	Replacement of the Derek Crowther building	

	<p>BC presented an update.</p> <ul style="list-style-type: none"> • BC outlined the engagement strategy, including letter drops, drop-in sessions, and a dedicated website for information and feedback. Some residents expressed concerns about the reach and effectiveness of the consultation, and additional meetings with affected residents were offered. • The planning application was validated 14 August 2025, with a targeted committee date on 23 October 2025 and a potential consent date on 6 November 2025. DR advised that people notified about the planning application may differ from those contacted during the pre-application stage. Regardless of notification, anyone can submit comments to the planning service. Although the application is significant for the area, it's modest in planning terms. If no objections are received, it may be handled via delegation. If objections arise, it will go to the planning committee. The decision date is indicative and may change depending on readiness. • A robust construction management plan will be place, with BC and LH as points of contact. Contractor parking will be provided at the Grange site, with 51 spaces and access controlled by number plate recognition and face recognition turnstiles. Residents are encouraged to report any off-site contractor parking. The contractors will have numbered bibs. • Noise mitigation measures include acoustic screening around plant equipment, and traffic management plans have been developed to maintain safe routes and minimise disruption. Hoarding and security will be implemented around the construction site. • The new building will be renamed "Christie Pathology" to reflect its function. The forum discussed the discontinuation of the Derek Crowther name, with assurances that The Christie is working with the family to find an appropriate way to honour Derek Crowther's legacy, given his background in genomics. <p>Action: AB to arrange a meeting for the resident whose house is directly impacted to meet with the head gardener and tree expert to discuss proximity of new trees to their property.</p>	AB
05/25	The Christie Capital development update	
	<p>BC presented an update. Full details in the slides.</p> <ul style="list-style-type: none"> • Recent refurbishments include completion of Ward 12, with ongoing work on Wards 11 and 10. • A detailed decant strategy is being developed to facilitate the new pathology development and Advanced Scanning Imaging Centre (ASIC). The decant strategy will establish a programme of projects that will relocate departments and clinical operations. Agreed projects will be delivered in phases over the next 18 months. • Linac Accelerator No.4 is now being refurbished. This work will be completed end of September. Staff training on the new equipment commences in October. • Nuclear Medicine Refurbishment - replacement of Mechanical and electrical Services commenced In January 2025 over 6 phases which is on schedule to complete in 	

	<p>November 2025.</p> <ul style="list-style-type: none"> Removal of the modular building located off Oak Road between the Proton Beam Therapy Centre (PBTC) and the energy centre will commence mid-September and take approximately 8 weeks to complete; the land will be held in reserve for future needs. 	
06/25	Christie Charity owned buildings	
	<ul style="list-style-type: none"> The Grange and Bridge Club buildings are being maintained, with the Grange used for contractor parking currently and possibly patient accommodation in the future. Using the ground floor for contractors to minimise the number of cabins has been discussed which will also help to preserve and maintain the building with heating to prevent deterioration. The Bridge Club area is being used for parking. Future use of the site is undecided; suggestions include permanent parking, but there are no firm long term plans currently. 	
07/25	Green Travel Plan	
	<p>WB presented the Green Travel Plan:</p> <ul style="list-style-type: none"> The Green Travel Plan aims for 60% of staff using sustainable travel by 2030, with an 11% shift achieved so far. The plan now includes business travel and fleet decarbonisation, in line with NHS net zero commitments following the Health and Care Act 2022. Electric vehicle (EV) charging points have been installed for both staff and fleet vehicles, with additional government funding secured to expand capacity. The Christie Hope Team has transitioned to a fully electric fleet for home chemotherapy delivery. A cycle to work scheme with a £6,000 cap is available, supporting high-end and adaptive bikes. Discounted Metrolink tickets are offered supporting the Bee network, and flexible working arrangements are in place to reduce commuting. The Christie is working with the Withington Village Regeneration Partnership and other NHS trusts to improve public transport, cycling, and walking infrastructure, and a new travel plan officer role has been funded to support these efforts across Greater Manchester to improve sustainable travel across NHS sites. <p>The forum discussed the need to improve communication about sustainable travel options for patients and visitors, including adding travel links to the hospital website and promoting local transport publication guides. Research is underway to reduce the number of patient visits required for treatment. Patient transport via minibus is available through the Northwest Ambulance Service.</p>	
08/25	Any other business	
	<p>Residents requested tours of new buildings before they open, as done pre-COVID. Commitment made to offer tours of the new pathology building, subject to planning</p>	

	approval.	
	<p>Date and time of next meetings 2025:</p> <p>2 December</p> <p>5.30pm to 7pm via Microsoft Teams & Meeting rooms 54-00-104 and 54-00-105 in the Paterson Building, The Christie Hospital.</p> <p>Dates for 2026 meetings will be circulated at the next meeting.</p>	

Christie Neighbourhood Forum

Action Log 2024/2025

Meeting Date	Agenda Item	Topic	Action	Person responsible	To Month	Progress
03/09/2024	02/24	CPZ	PW to find out if the ANPR vehicle cameras can see the bottom of cul-de-sacs and check that the CEOs are reporting faded yellow road markings.	PW	Dec-24	PW advised they wouldn't see if from the top right hand as it's probably 60 feet. It was agreed PW would ensure that they would drive to the end of the Road. Completed.
03/06/2025	05/25	Christie Charity owned buildings	BC to investigate City Build contractors parking on residential streets	BC	Sep-25	BC stated that they are looking to provide dedicated space for City Build contractors. Post meeting note: The Trust are looking at temporary surface parking options following the removal of the modular building on the Proton beam site to help alleviate contractor parking issues. Completed.
03/06/2025	07/25	Christie Car Parks	AS to investigate the line markings on Wilmslow Road being made clearer.	AS	Sep-25	Outstanding.
03/06/2025	08/25	Green Travel Plan	WB to present the Green Travel Plan at the next meeting to answer any questions following the meeting on 3 June 2025.	WB	Sep-25	Completed
02/09/2025	02/25	Car Parking Zone	PW to obtain and share the City Council's expected minimum level of service for parking enforcement visits to specific roads, to enable benchmarking of current visit numbers.	PW	Dec-25	
02/09/2025	02/25	Car Parking Zone	PW to provide the number of Penalty	PW	Dec-25	

			Charge Notices (PCNs) issued within the scheme, including monthly discrepancies.			
02/09/2025	04/25	Replacement of the Derek Crowther building	AB to arrange a meeting for the resident whose house is directly impacted to meet with the head gardener and tree expert to discuss proximity of new trees to their property.	AB	Dec-25	Christie Charity Development Company are arranging a convenient session with resident to run through the updated plans, visuals including new fence installation / details. Information from the Landscape Architect will follow when available.

Terms of Reference

Neighbourhood Forum	
1. Purpose	The purpose of the Forum is to provide an opportunity for residents and elected representatives to engage and communicate directly with The Christie NHS Foundation Trust about its role and impact on the local community.
2. Membership	<p>The Forum membership will include:</p> <p>Residents (representatives from each of the following wards): Didsbury East Didsbury West Old Moat Withington</p> <p>Councillors (all elected councillors from the following wards): Didsbury East Didsbury West Old Moat Withington</p> <p>The Christie: Executive Director of Finance Director of Estates, Capital & Facilities</p> <p>Manchester City Council (MCC) (up to four representatives)</p> <p>MCRC representative (as required)</p> <p>Others may be invited to attend (as required)</p>
3. Frequency	The Forum should meet at least four times annually
4. Remit	The Forum will establish an agenda that reflects the priorities of the local community
5. Reporting	The actions from the Forum will be formally recorded and available on the Trust website at https://www.christie.nhs.uk/about-us/our-future/our-developments/neighbourhood-forum/
6. Administration	The Forum shall be supported administratively by the Executive Assistant to The Christie Director of Finance, who will agree the agenda with the Chair, collate all necessary papers, keep a record of actions, keep a record of matters arising and issues to be carried forward and generally provide support to the chair and members of the Forum.
Date Approved	11 th April 2017
Date(s) Reviewed	5 th December 2023
Next Review	December 2025



Christie Neighbourhood Forum Car Parking Zone Report 17 August to 16 November 2025		
Location	PCNs	Total Visits
Wilmslow Road	1717	11902
Circular Road	176	924
Hill Street	161	881
Oak Road	140	677
Palatine Road	116	1534
Rathen Road	115	544
Burton Road	99	1680
Tatton Grove	94	711
Rippingham Road	92	525
Lausanne Road	86	376
Cotton Lane	64	285
Davenport Avenue	63	395
Goulden Road	61	466
Moorfield Street	57	363
Egerton Crescent	51	254
Central Road	48	286
Everett Road	44	333
Barbican Street	40	173
Stephens Road	36	287
Easthope Close	35	197
Ridsdale Avenue	35	147
Brigadier Close	34	194
Kinnaird Road	34	285
Hague Road	32	279
Copson Street	31	237
Westholme Road	30	242
Parkville Road	29	86
Lapwing Lane	28	168
Ashford Road	27	52
Strathblane Close	24	125
Brooklawn Drive	23	178
Whitchurch Road	23	141
Barnett Avenue	22	70
Parsonage Road	22	256
Marriott Street	21	257
Brixton Avenue	20	103
Brownacre Street	20	108
Cromer Avenue	19	262
Wellington Road	19	194
Darlington Road	18	201
Old Moat Lane	18	142
Arnfield Road	17	178
Brookleigh Road	17	150
Redcar Avenue	17	240
Aldbrough Close	16	113

Heaton Road	16	226
Chatham Grove	15	101
Fairholme Road	13	156
Malvern Grove	13	125
Heathside Road	12	113
Ferndene Road	10	89
Lyndhurst Road	10	110
Delaine Road	9	89
Ferngate Drive	9	67
Harcombe Road	9	121
Mardale Avenue	9	80
Endsleigh Road	8	108
Morris Street	8	118
Sandhurst Avenue	8	45
Swinbourne Grove	8	93
Albemarle Avenue	7	101
Ballbrook Avenue	7	133
Danesmoor Road	7	104
Langford Road	7	115
Patten Street	7	117
St Brendan`s Road	7	55
St Pauls Road	7	60
Tenby Avenue	7	170
The Circuit	7	150
Thursby Avenue	7	57
Ashdene Road	6	132
Holmwood Road	6	67
Newton Avenue	6	116
ParkGate Avenue	6	75
Verity Close	6	70
Wensley Drive	6	145
Bridgelea Road	5	76
Brooklands Avenue	5	75
Henwood Road	5	65
Hough Road	5	33
Parbold Avenue	5	56
Roseland Avenue	5	107
Westbourne Grove	5	72
Chatterton Close	4	105
Farrington Avenue	4	76
Sandileigh Avenue	4	125
Bradshaw Avenue	3	28
Francis Road	3	114
Heyscroft Road	3	80
Maycroft Avenue	3	43
Westcott Avenue	3	96
Wilderswood Close	3	69
Cotton Hill	2	53

Cottonfield Road	2	54
Hopelea Street	2	74
Kingslea Road	2	71
Palatine Avenue	2	91
Redcourt Avenue	2	101
Rutland Avenue	2	71
Alverstone Road	1	67
Burton Avenue	1	66
Candleford Road	1	72
Hazelbank Avenue	1	48
Mayville Drive	1	103
Meltham Avenue	1	4
Pridmouth Road	1	58
Queen Street West	1	5
Redclyffe Road	1	51
School Grove	1	129
Stow Gardens	1	73
Abberton Road		106
Alan Road		88
Ferndene Gardens		42
Gainsborough Avenue		55
Longton Avenue		41
Lynway Drive		41
Marlowe Drive		23
Neston Avenue		72
Norden Avenue		54
St Aldwyns Road		49
Tallarn Close		51
Yew Tree Road		178
Total	4244	33720

Neighbourhood Forum 02/12/25

Car Parking update

- Car Park C
 - Life cycle and maintenance work scheduled to improve surfacing on top floors and other remedial repairs, to improve patient experience
- Car Park D
 - Electronic Signage, commissioning system:
 - Initially with a welcome system and to drive slowly
 - Working with supplier on the synchronisation of cars entering/leaving car park with the counting system to provide capacity notice
 - Speed bumps installed on Car Park D to slow cars down when using the car park
 - Car Park Attendant (Ian) won Staff Award for kindness, nominated by patient in appreciation of the difficult job that the car park team carry out
- Staff Car Park
 - Further 12 EV charging points installed



Christie Neighbourhood Forum

02 December 2025 | 1730 – 1900

- 1. Northern Pathology Development update (Agenda item 05/25)**
- 2. ASIC update and other capital projects (Agenda item 06/25)**



Key recap observations:

- Continued effective construction management - swift and proactive issue resolution of any issues raised
- Robust management plan with clearly defined responsibilities and key points of contact for the contractor is crucial.
- Ensure a broader focus on the overall approach to transport and parking at The Christie, acknowledging the ongoing concerns in this area.



Activity since previous meeting:

- Demolition activity progressed / complete
- Planning approval confirmed 20 November 2025
- Finalising construction contract and construction programme
- Finalised construction management / site set up logistics (main build)
- Site due diligence complete e.g. trial borehole / water sampling etc.



Christie Neighbourhood Forum

Northern Pathology Development Update | December 2025

Demolition Activity & Site Logistics (1 no. machine and x3 operatives)



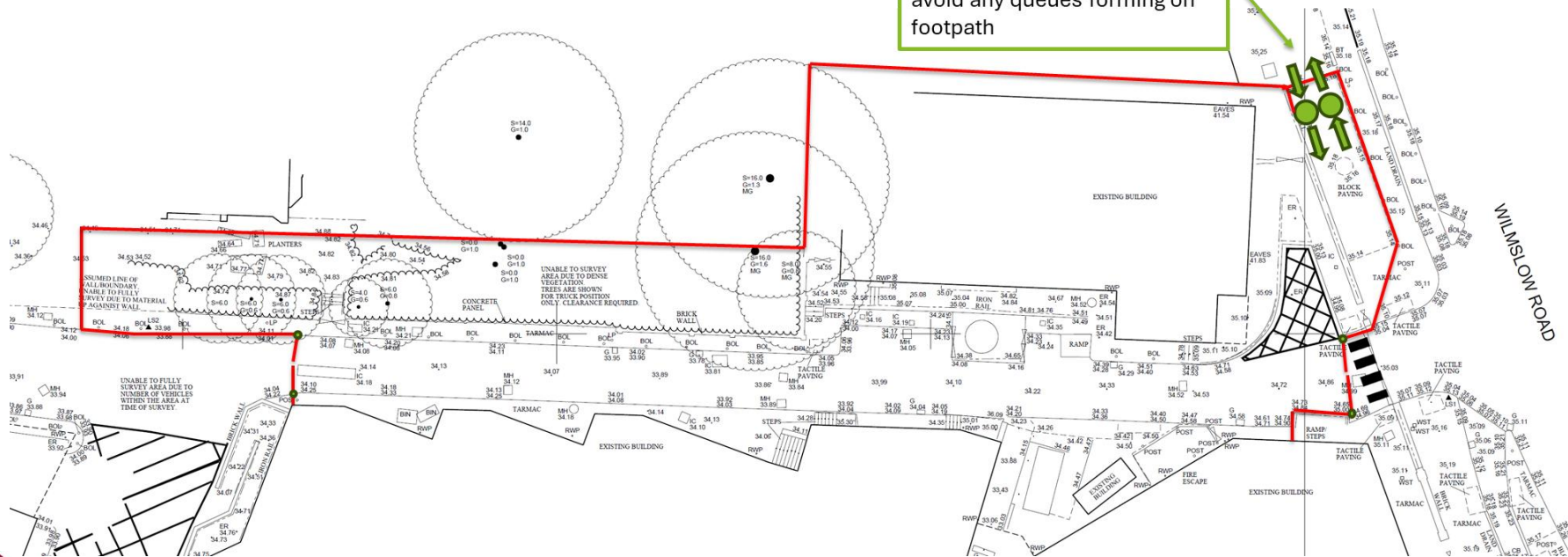
Timeline

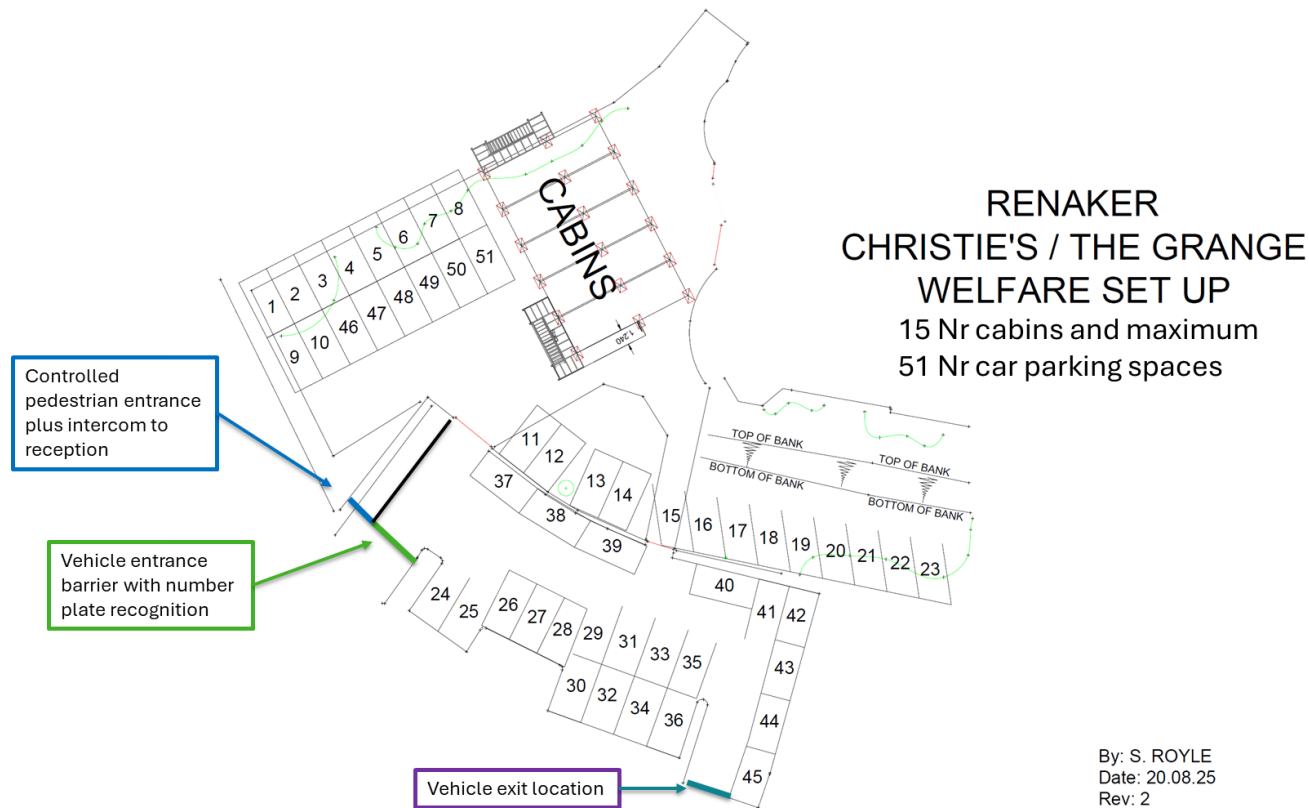
- | | |
|---|--------------|
| ■ Determination of Condition 1 (Demo consent) | 02 Sept 2025 |
| ■ Possession of the site | 27 Oct 2025 |
| ■ Complete soft strip | 31 Oct 2025 |
| ■ Demolition of temporary building | 28 Nov 2025 |
| ■ Completion of site clearance activity | 05 Dec 2025 |



Main New Build Construction Management & Site Logistics – Hoarding Line

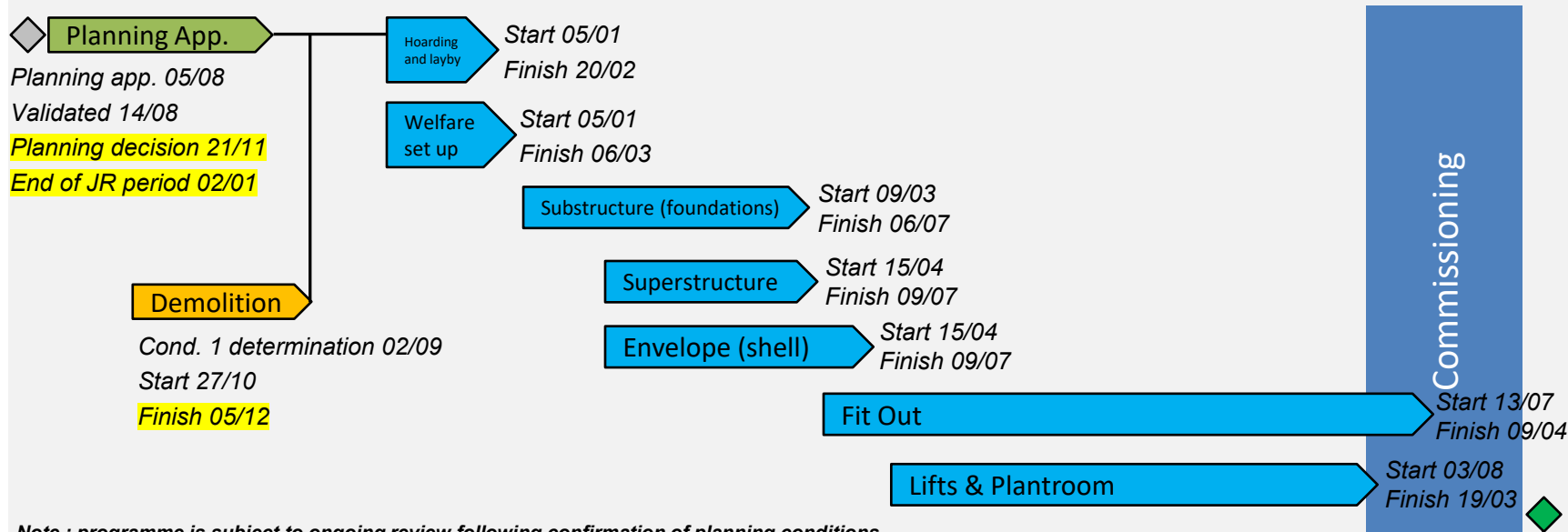
Face recognition turnstiles for access and egress onto site, set back within the hoarding to avoid any queues forming on footpath





Anticipated construction programme (03.10.2025)

2025					2026												2027					
Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun



Note : programme is subject to ongoing review following confirmation of planning conditions

Completion 17/05



Next steps:

- Judicial Review period (6 weeks)
- Address planning pre-commencement conditions
- Enabling works
- Execute construction contract (with Renaker)
- Robust construction monitoring activity
- Resident opportunity for engagement / site visits during construction

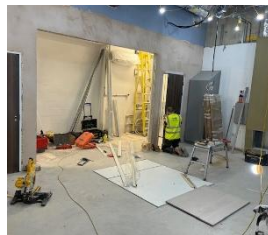
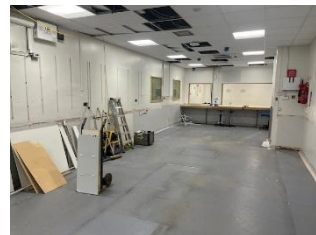
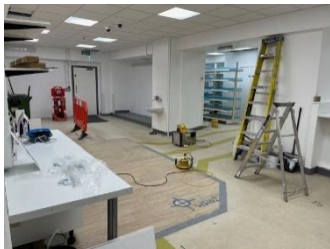
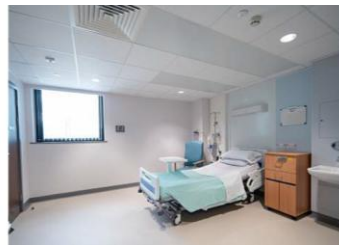


Christie Neighbourhood Forum

Capital Development Update | December 2025



The Christie
NHS Foundation Trust



Completed Projects



Christie Neighbourhood Forum

Capital Development Update | December 2025

Linac Accelerator Replacement Progr.
Linac Accelerator 4 Refurb Completed
November 2025



Decant activity to facilitate
the new pathology
development and ASICS



New Stem Cell Facility
September 2025



Removal of Modular
Building – Proton site
October 2025



Ongoing Projects



Christie Neighbourhood Forum

Advanced Scanning & Imaging Centre | December 2025

RIBA Stage 4 (Technical Design) progressing



Christie Neighbourhood Forum

Advanced Scanning & Imaging Centre | December 2025

RIBA Stage 4 (Technical Design) progressing



Christie Neighbourhood Forum

Advanced Scanning & Imaging Centre | December 2025



The Christie
NHS Foundation Trust

RIBA Stage 4 (Technical Design) progressing



Next steps

- | | |
|--|----------------------|
| ■ Survey activity ongoing (structural and MEP) | May – Nov 2025 |
| ■ RIBA Stage 4 Design (Technical Design) | Jun – Dec 2025 |
| ■ Market engagement to develop contract sum | Oct 2025 – Feb 2026 |
| ■ Decant Activity | Mar 2025 – Apr 2027 |
| ■ *Demolition | Sept 2027 – Feb 2028 |
| ■ *Commence construction | Q1 2028 – Q4 2029 |

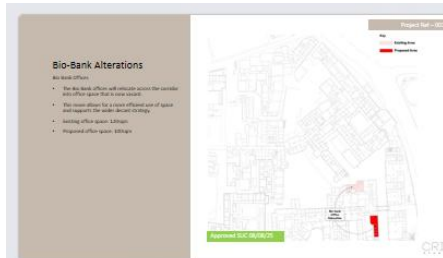
** Being reviewed / aligned with progress of the new pathology development and decant activity*



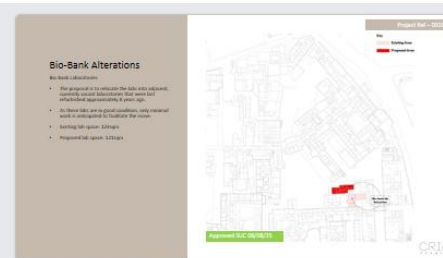
Christie Neighbourhood Forum

Decant to facilitate ASIC development | December 2025

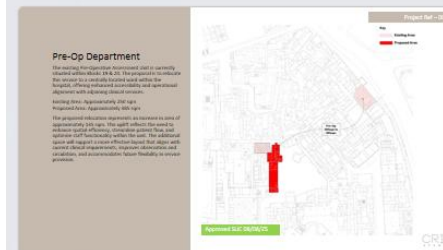
- Multiple internal moves to free up areas for development
- Governance arrangements in place via Space Utilisation Committee
- x15 internal moves agreed to date
- Mar 2025 – Apr 2027



43



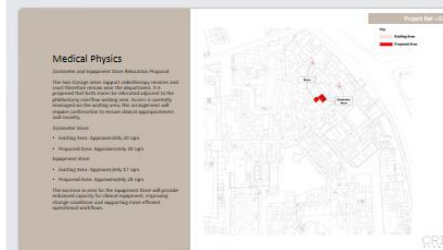
44



47



48



Christie Neighbourhood Forum

Ward Refurbishment / Refresh Programme | December 2025



The Christie
NHS Foundation Trust

- Wards 14, 15 and 12 complete.
- Ward 11 ongoing and will complete February 2026.
- Ward 10 will follow on once Ward 11 is complete.



- Linac Accelerator No.4 recently completed.
- Linac 5 will start in January 2026
- Linac 6 will follow and is scheduled to start Q3 2026



Christie Neighbourhood Forum

Nuclear Medicine Refurbishment | December 2025

- Replacement of Mechanical & Electrical Services
- Refurbishment of W.C's, Reception, Treatment & Laboratory Spaces
- Commenced January 2025 over x6 phases
- Phase 4 is completed - new reception and waiting room.



Christie Neighbourhood Forum

Questions

Thank you

