

# Sally Parkinson, Executive Director of Finance The Christie NHS FT



# Relationship between the Christie Charity and the Christie NHS Foundation Trust

**Prior to April 2023**



# Relationship between the Christie Charity and the Christie NHS Foundation Trust

**Post April 2023**

The Christie  
Charity



**NHS**

**The Christie**  
NHS Foundation Trust

# Christie Charity group

The Christie  
Charity



**NORTHERN PATHOLOGY  
DEVELOPMENTS LIMITED**

Company number **16173765**

# Delivery of pathology services

The NHS logo, consisting of the letters 'NHS' in white on a blue rectangular background.

**The Christie**  
NHS Foundation Trust

**The Christie**  
Pathology Partnership  
A joint venture with **SYNLAB**



# Delivery of pathology services

## Build new pathology

**NORTHERN PATHOLOGY  
DEVELOPMENTS LIMITED**

Company number 16173765

**The Christie**  
**Pathology Partnership**  
A joint venture with **SYNLAB**



**Lease new  
pathology  
facility**



# Christie Neighbourhood Forum

**03 June 2025 | 1730 – 1900**

*(Updated 09 June 2025 with sections)*



The Christie  
NHS Foundation Trust

- 1. Northern Pathology Development update (03/25)**
- 2. ASIC update and other capital projects (04/25)**
- 3. Christie Charity owned buildings (05/25)**



# Christie Neighbourhood Forum

Northern Pathology Development Update | June 2025





# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

The Christie Charity via a special purpose vehicle (Northern Pathology Development Ltd) are undertaking a development to reinvigorate and future proof The Christie NHS Foundation Trust Withington site.

This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds.

The outcome will be a facility capable of housing the latest specialist equipment with greater efficiencies by way of re-organising departments and providing optimum working environments.

This will lead to improved patient care and enable more people to receive the treatment and care that they need.



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

The existing facilities are overcrowded and not fit for purpose. The proposal will encompass new laboratory spaces, ensuring the longevity and futureproofing of the departments which carry out such pivotal services for The Christies hospital.

The building sits to the north of the existing hospital site, adjacent to Wilmslow Road which is a key arterial links from the centre of Manchester.

The proposal thereby prioritises an engaging street frontage.



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

### The Client and wider Team

- The Client | The Christie Charity in lieu of The Christie NHS Foundation Trust
- The End User | Christie Pathology Partnership
- Architect / Lead Consultant / Principal Designer - DAY Architectural
- Mechanical and Electrical Consultant - DSSR
- Structural Consultant - DeSimone
- Cost Consultant - Arcadis
- Fire Consultant - Artec Fire
- Planning Consultant - Deloitte
- Acoustic Consultant - Sandy Brown Associates





# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025



**The End User** | The Christie NHS Foundation Trust is a globally recognised centre of excellence in cancer care, research, and education. At the heart of its operations are its comprehensive onsite biochemistry and transfusion services, which provide essential diagnostic and treatment support to patients across Greater Manchester and beyond. These services are critical to the hospital's ability to deliver timely and accurate diagnoses, monitor treatment progress, and manage complex patient care.

The building will house the Christie Pathology Partnership (CPP), a joint venture providing pathology services to all Christie patients and in support Cancer patients across the wider Greater Manchester health economy. It will house biochemistry and blood science laboratories that do support the wider Greater Manchester network for a very small number of specialist tests, however the vast majority of work is for Christie patients.



**The Applicant** | Northern Pathology Developments Limited, a wholly-owned subsidiary of The Christie Charity. Northern Pathology Developments Limited will manage the construction of the new development. This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds



### The Purpose

- Current pathology services are located between existing Derek Crowther and the main site; these facilities are outdated and are spatially inadequate, undersized and do not align with laboratory design standards.
- As part of an estate redevelopment strategy, these blocks are scheduled for demolition to make way for a new, cutting-edge imaging centre. The redevelopment plan also includes the removal of the Derek Crowther Building.
- This creates space for a purpose-built pathology facility reflecting The Christie's commitment to enhancing clinical functionality and architectural aesthetics

***“Futureproofing the most important support services for patients at the Christie”***

***“Providing excellent environment for staff working at The Christie for the next 20-30 years”***



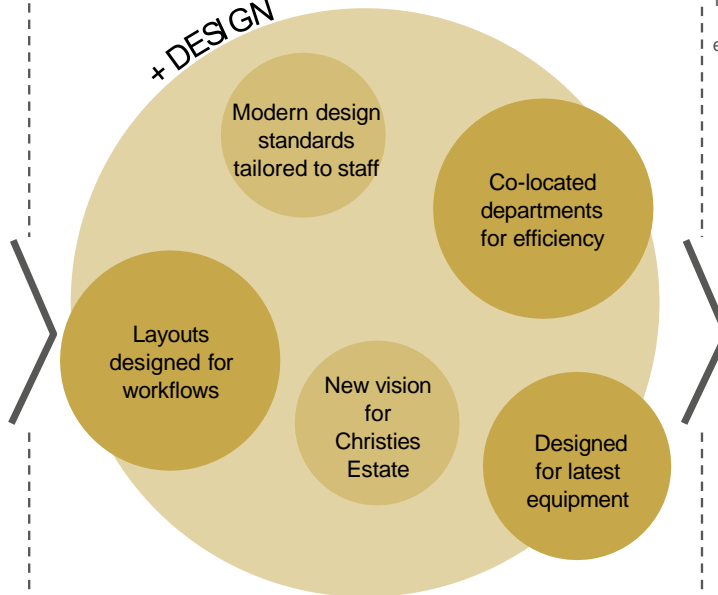
# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

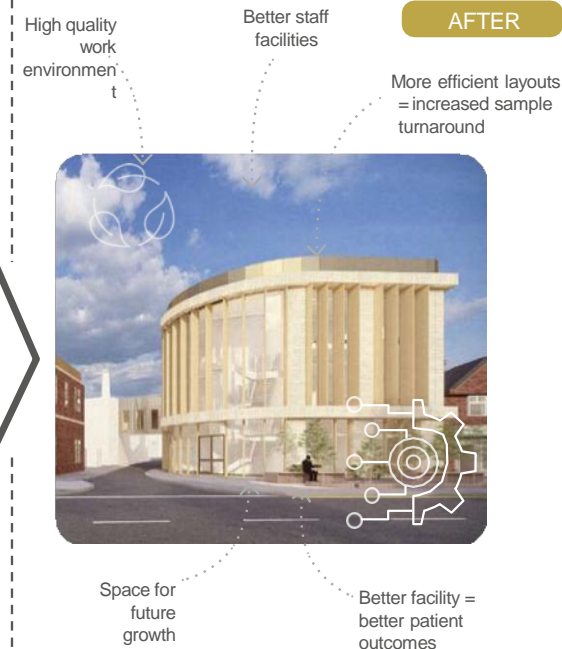
### BEFORE



### + DESIGN



### AFTER



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

### Existing Site

1. View down Wilmslow Road looking towards the Main Christie Estate with Paterson in the background.
2. View of the existing Derek Crowther building from Wilmslow Road.
3. Existing Christie Building where proposed link bridge will connect into.
4. View down the existing Service Road. VIE tank to be moved as part of the proposal.





### Proposal Overview

#### Location drivers:

- Co-location of the laboratory with the clinical services is essential to provide efficient services for patients. The transfer of samples from bedside to laboratory is key to enable fast turnaround times required.
- Lab and clinical staff benefit from the close proximity to enable collaboratively face to face discussions of samples, results and potential outcomes for patients that extend beyond the normal remit of request – sample – result issued. Clinicians regularly visit the current labs to discuss complex issues with the teams directly.





### Proposal Overview (cont'd)

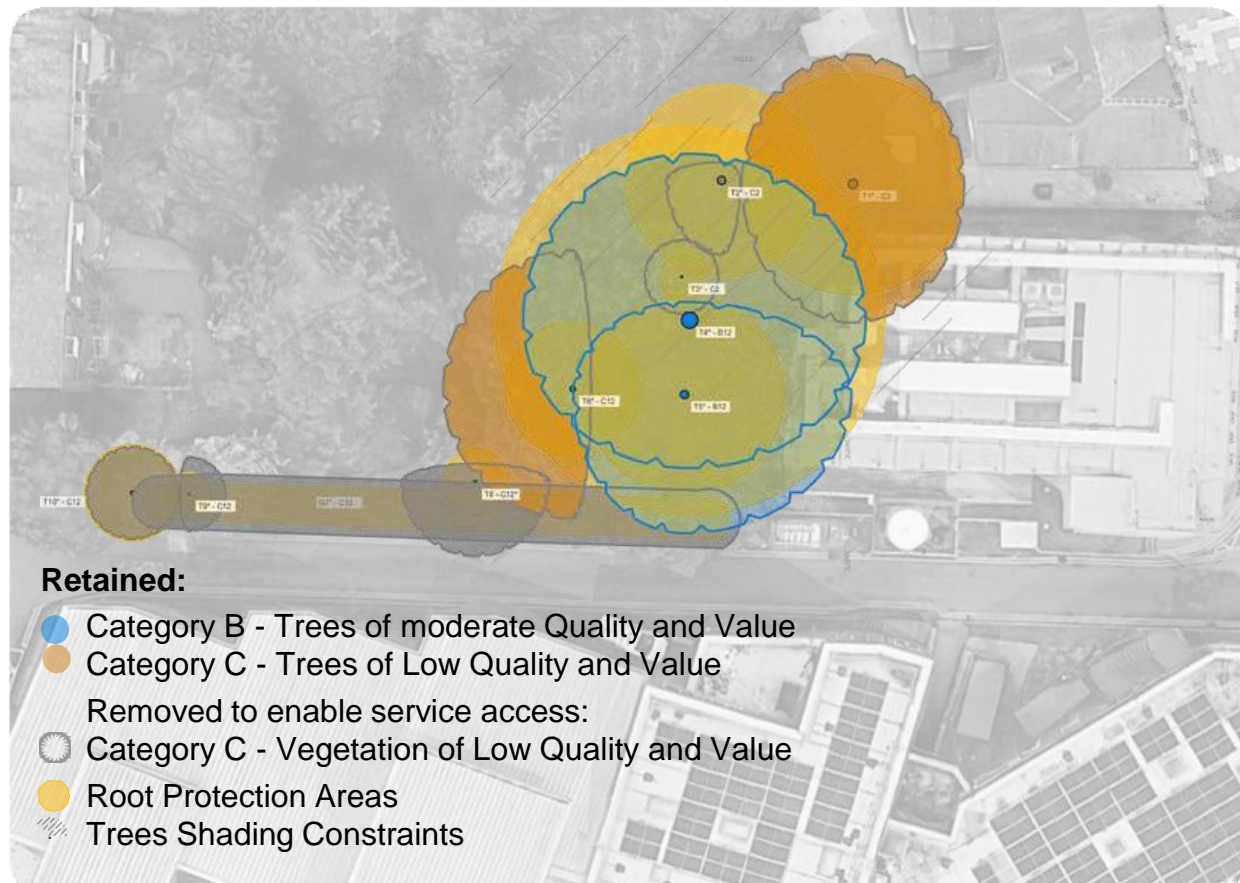
#### Health Impacts:

- Increasing the capacity enables current work force to meet increasing demand of patients allowing high standards to be maintained.
- Although the new facility will increase in capacity and demand, it **will not** contribute to increased activity in and around The Christie Estate (pedestrian and vehicular).
- There is increased demand for all services - current projections are 8% growth for pathology services annually up to 2028.
- The new facility will support this growth.



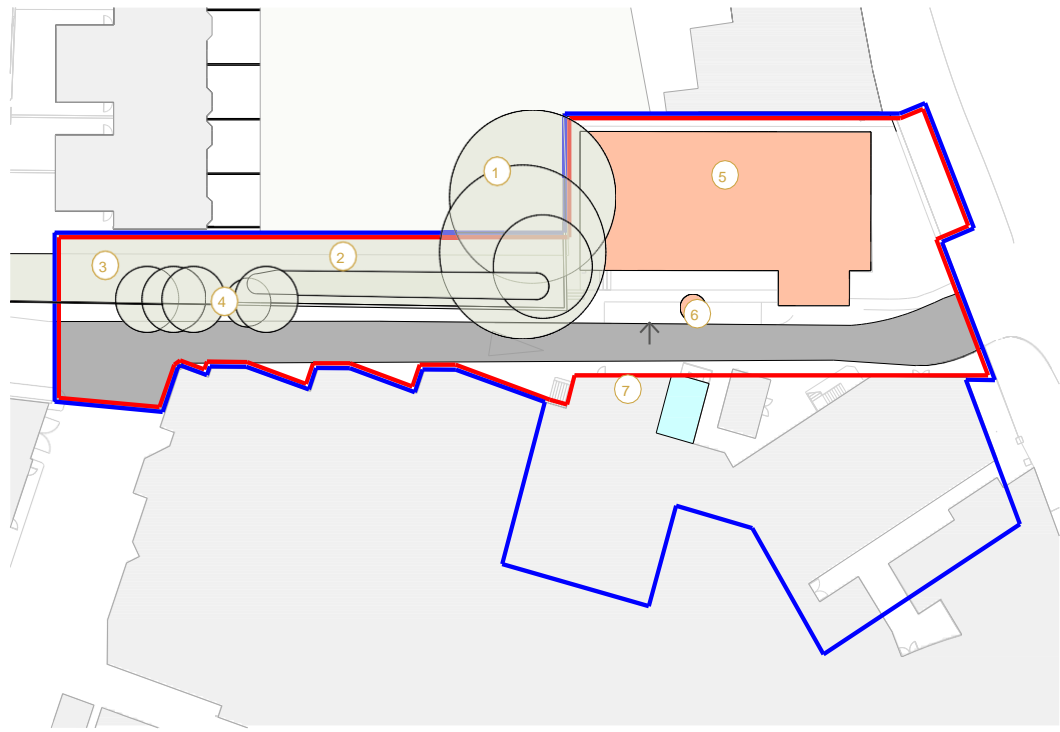
### Tree Constraints Plan

- Mix of Category B and C trees adjacent to the site. The proposal will retain all Category B trees and the majority of Category C trees.
- Ongoing review to explore the wider site for reprovion of bio-diversity
- Foundation design will ensure tree root protection areas are not disrupted.



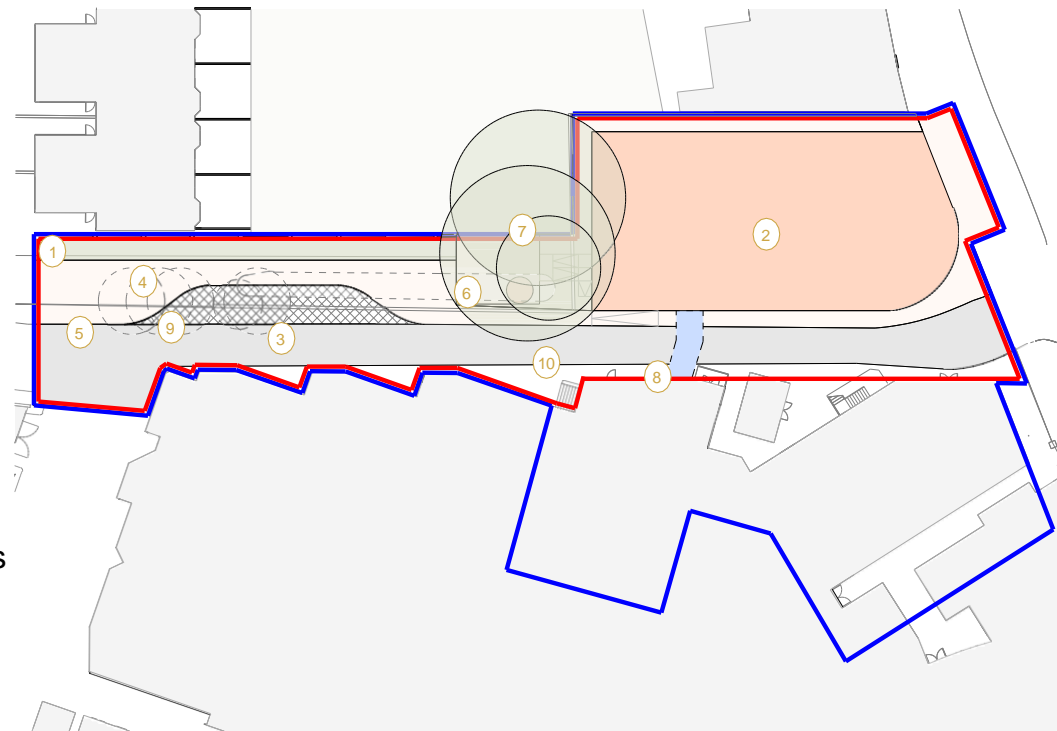
### EXISTING Site Plan

1. Category B trees and root protection zones overlap with proposed building area - consideration required when designing foundations
2. Ground levels reviewed / amended to suit layby required for vehicular servicing the proposal
3. North area of the site within Christie's ownership but also within the boundary of the conservation area
4. Removal of low-grade vegetation and low-grade Cat C trees
5. Users within existing building to be relocated
6. Existing VIE tank (for stem cell use) to be temporarily relocated prior to commencement of site clearance
7. New link bridge connection zone



### PROPOSED Site Plan

1. Site boundary
2. Proposed Building Footprint
3. Amend ground level to form lay-by for servicing the proposed building i.e. bin store, new equipment
4. Small retaining wall/grass verge to be formed to create buffer between road edge and existing dwellings north of the site, high quality new planting
5. Partial removal of existing brick wall/fence
6. Proposed bin store / relocated VIE tank.
7. Category B trees to be retained and trimmed back
8. New link bridge from first floor into existing Christie estate (min. 5m vehicle clearance)
9. Removal of low-grade vegetation
10. Ramps to be created to ensure level access /egress from the proposal in line with regulations

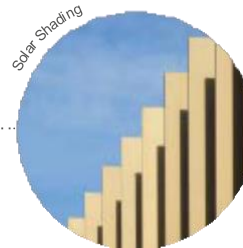




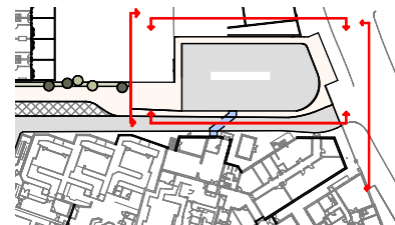
# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

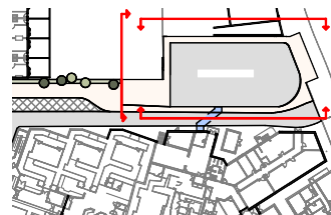
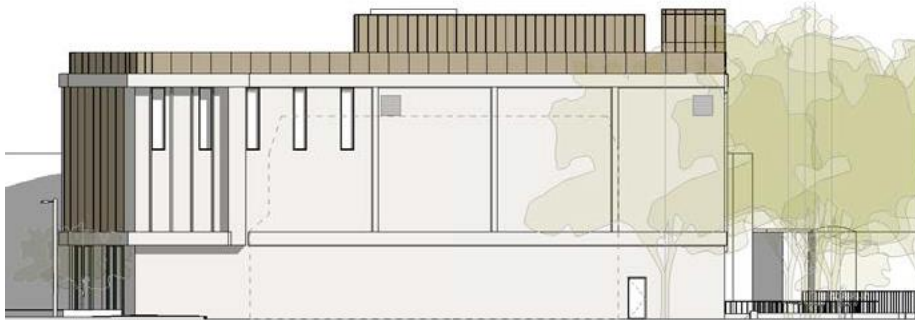
### Materiality Elevation Study



### Materiality Elevation Study



### Materiality Elevation Study



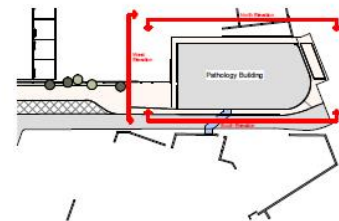
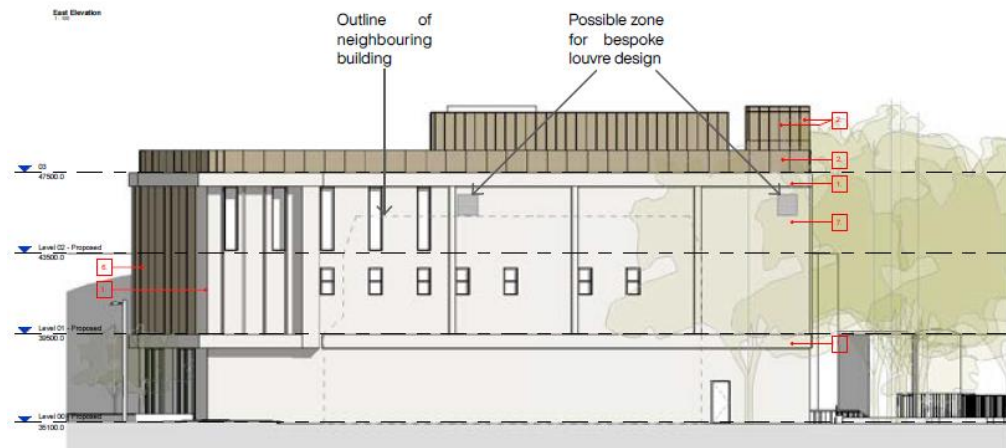
# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025



The Christie  
NHS Foundation Trust

### Proposed Elevations / Sections



Elevation Key  
1:500

#### MATERIALS KEY

1. Brick - Vertical Stacked brick with light grey mortar
2. Anodised aluminium panels - Bronze effect
3. Curtain walling system
4. Full height glazing with back obscured back painted glass spandrel panels
5. PPC Aluminium - Light Grey RAL colour TBC
6. Curtain Walling Vertical Pins
7. Multi Buff Brick with light mortar





# Northern Pathology Development Update | June 2025

## Proposed Sections

- Staff Facilities
- Link Bridge
- Blood Sciences
- Stem Cell

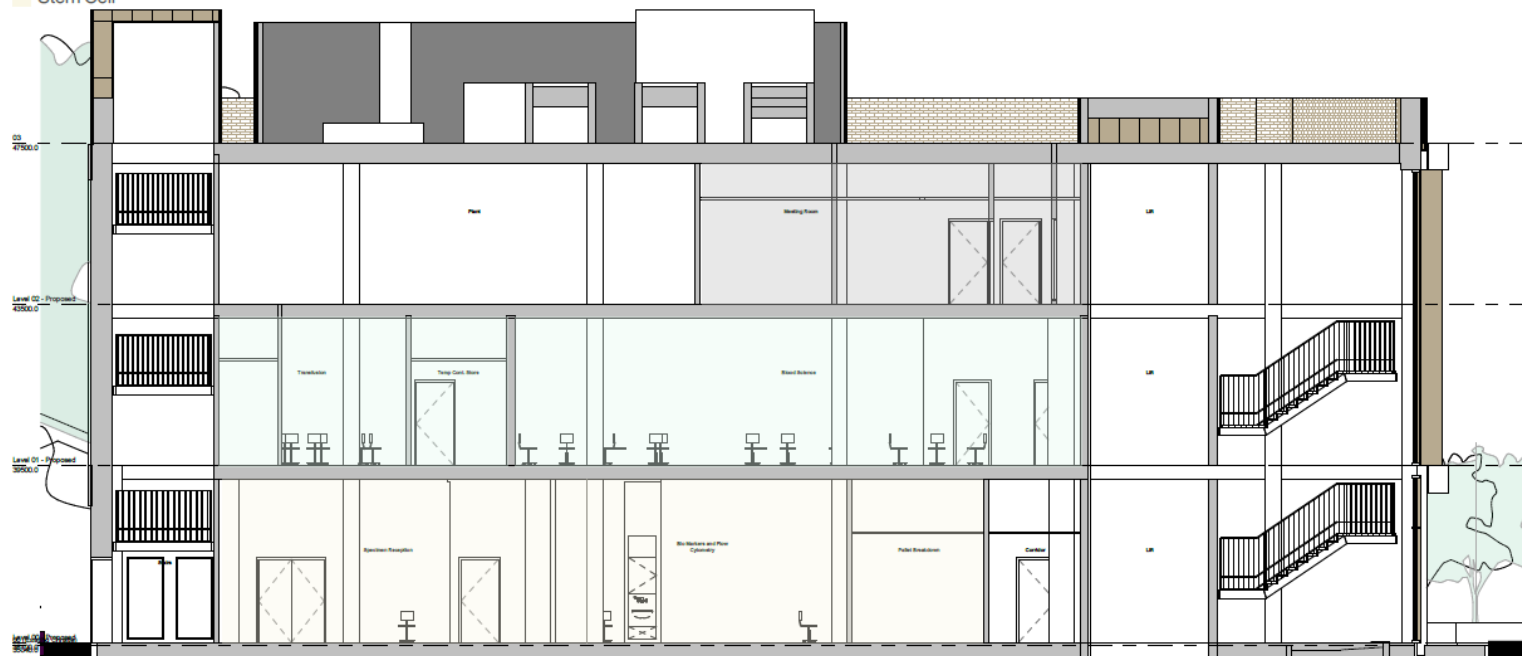


# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

### Proposed Sections

- Blood Sciences
- Link Bridge
- Blood Sciences
- Stem Cell



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

Proposed Street View 01



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

Proposed Street View 02





# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

Proposed Street View 03



# Christie Neighbourhood Forum

## Northern Pathology Development Update | June 2025

### Proposed Design in EXISTING Context

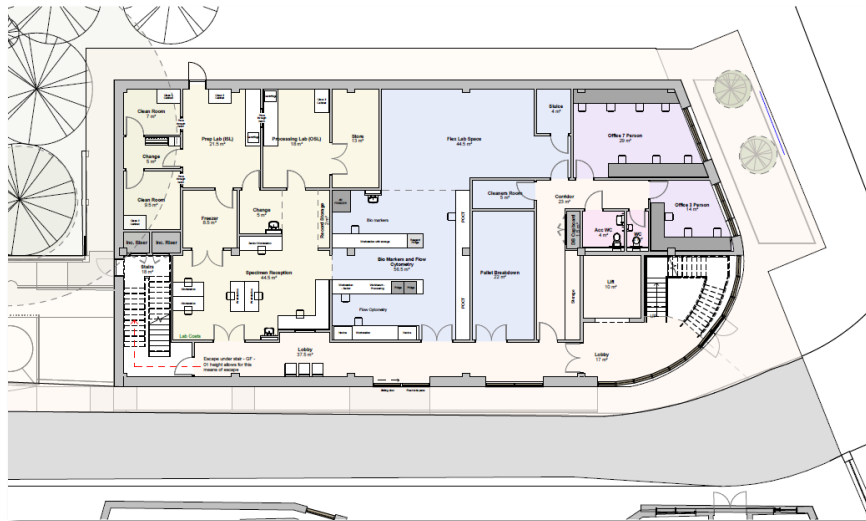


### Proposed Design in PROPOSED Context

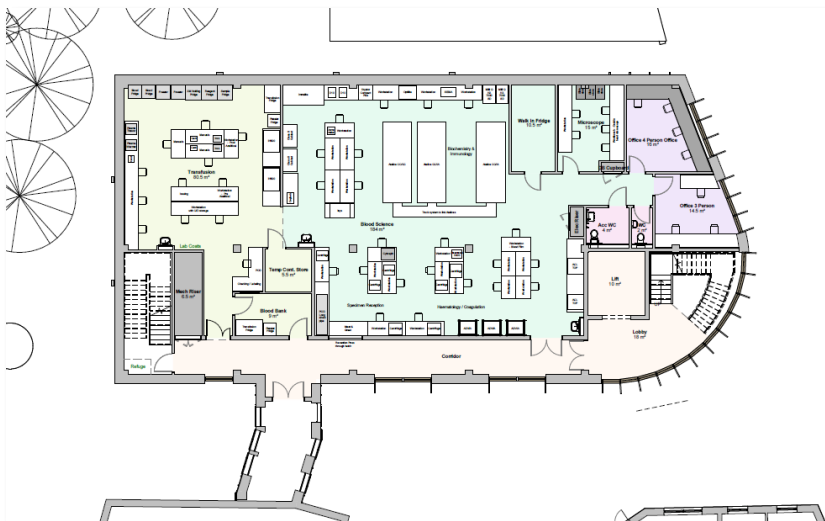











# Northern Pathology Development Update | June 2025

## Proposed Ground Floor Plan



## Proposed First Floor Plan



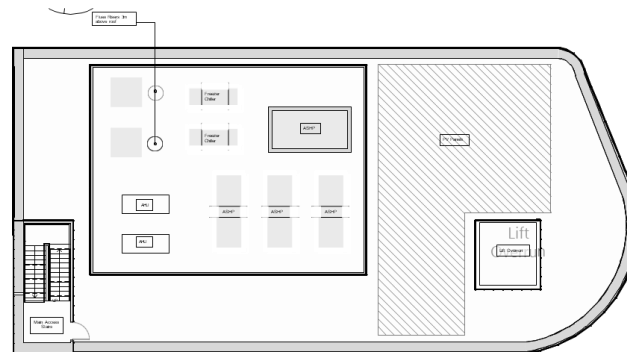
- |  |   |   |
|--|---|---|
|  Stem Cell        |  Circulation |  Blood Science |
|  Admin            |  Ancillary   |  Transfusion   |
|  Staff Facilities |  Link Bridge |  Plant         |



### Proposed Second Floor Plan



### Proposed First Floor Plan



Note: Central area of roof to be utilised for AHU units so as not to affect main street scene. Will require acoustic screening.

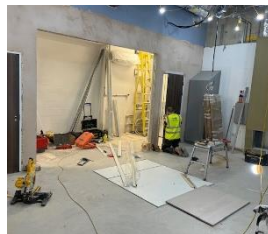
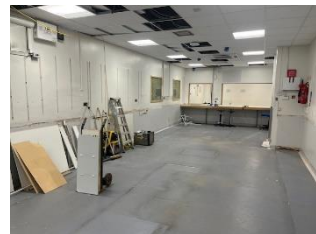
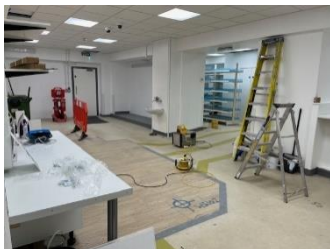
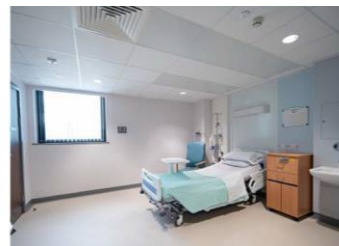
- |                  |             |               |
|------------------|-------------|---------------|
| Stem Cell        | Circulation | Blood Science |
| Admin            | Ancillary   | Transfusion   |
| Staff Facilities | Link Bridge | Plant         |





# Christie Neighbourhood Forum

## Capital Development Update | June 2025



# Completed Projects



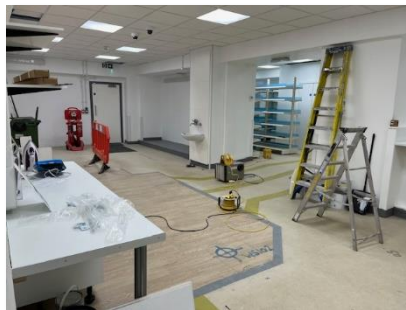
# Christie Neighbourhood Forum

## Capital Development Update | Complete Projects

**Ward 14 & 15 Project – New 20 Bed Ward**  
Completed November 2024



**Pharmacy In Patient Robot Project**  
Pharmacy Successfully Relocated  
January 2025



**Linac Accelerator Replacement Programme**  
Linac Accelerator 3 Refurb Completed  
January 2025



# Ongoing Projects





# Christie Neighbourhood Forum

## Advanced Scanning & Imaging Centre

**RIBA Stage 3 (Spatial Co-ordination) completed**



# Christie Neighbourhood Forum

## Advanced Scanning & Imaging Centre (cont'd)

The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Outpatient Radiology (CT Scanner)



The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Inpatient Radiology (CT Scanner)



The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Outpatient Radiology (CT Interventional)



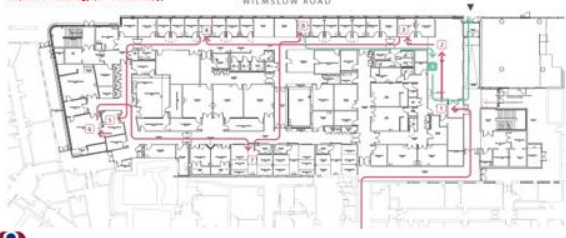
The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Inpatient Radiology (CT Interventional)



The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Outpatient Radiology (CT Fluoroscopy)



The Christie NHS Foundation Trust  
ASIC | Updated floor plan confirming patient flow

Inpatient Radiology (CT Fluoroscopy)



# Christie Neighbourhood Forum

## Advanced Scanning & Imaging Centre (cont'd)

### Next steps

▪ Survey activity commenced (structural and MEP)	May – Nov 2025
▪ RIBA Stage 4 Design (Technical Design)	Jun – Nov 2025
▪ Market engagement to develop contract sum	Oct 2025 – Feb 2026
▪ Decant Activity	Mar 2025 – Aug 2026
▪ Decommissioning	Jun - Oct 2026
▪ Demolition	Nov 2026 – Apr 2027
▪ Commence construction	Apr 2027 – Dec 2028



# Christie Neighbourhood Forum

## Decant activity to facilitate ASIC development

- x7 tranches of activity
- Mar 2025 – August 2026
- Multiple internal moves to free up areas for development



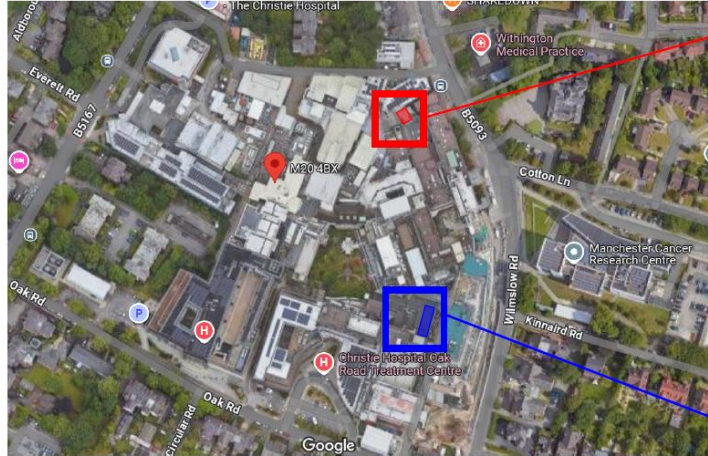


# Christie Neighbourhood Forum

## Decant activity to facilitate ASIC development (cont'd)

- Additional plant requirements
- To be located within existing roof plant areas
- Will be set back from view
- Assessment ongoing and will be subject to planning if required

Radiotherapy Decant  
Additional plant may be required on the roof of Block 30/31. This will be hidden from view by Blocks 19/20 and later, the ASIC Scheme



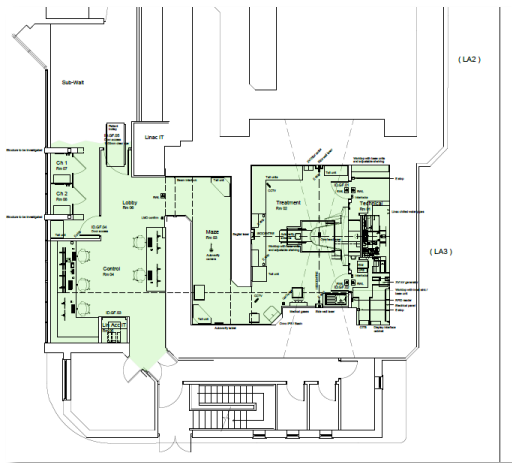
Histopathology Decant  
Additional plant may be required on the roof of the Kay Kendall Building. This will be hidden from view by The Paterson Building and TIF Wards



# Christie Neighbourhood Forum

## Linac Accelerator Replacement Programme

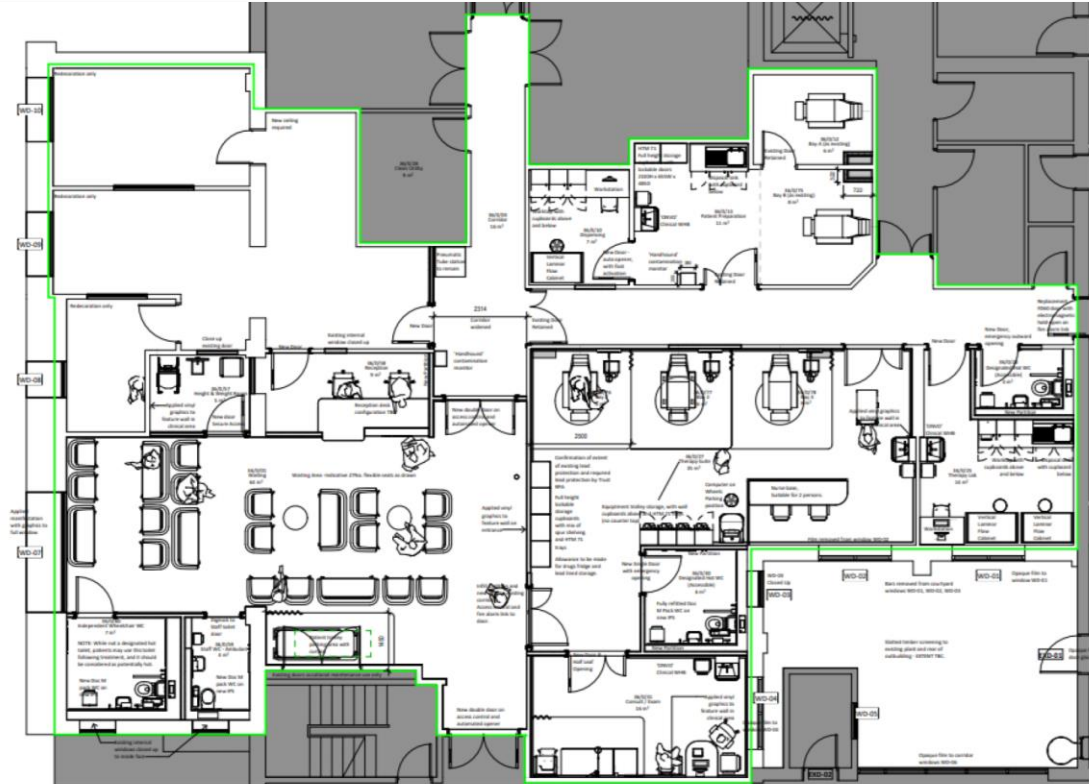
- Linac Accelerator 3 & 11 now completed
- Moving on to refurb and installation of equipment in Linac 4 from July 2025.



# Christie Neighbourhood Forum

## Nuclear Medicine Refurbishment

- Replacement of Mechanical & Electrical Services
- Refurbishment of W.C's, Reception, Treatment & Laboratory Spaces
- Commenced January 2025
- Completion Due November 2025

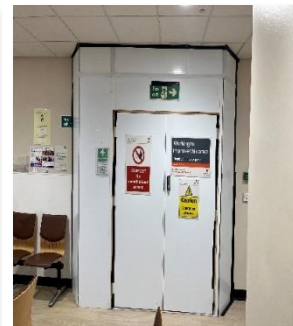
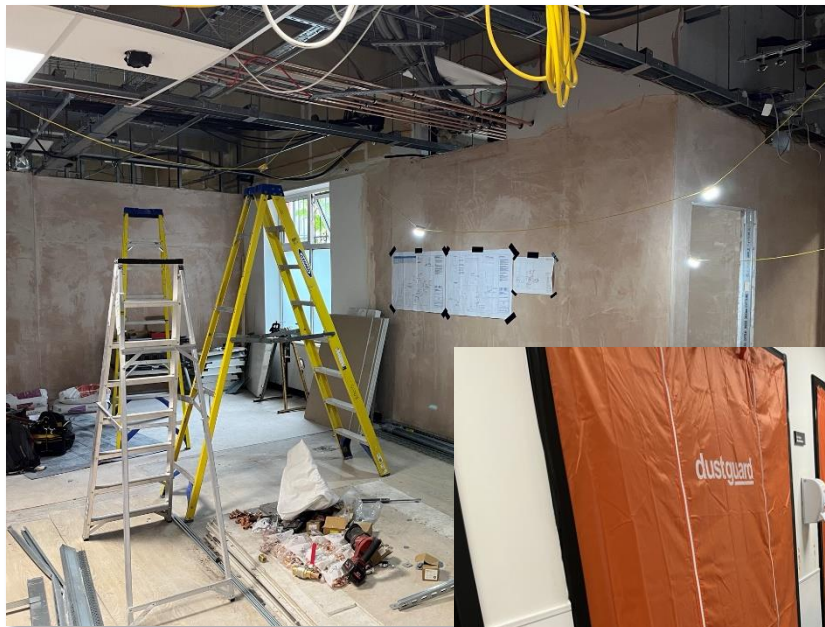




# Christie Neighbourhood Forum

## Nuclear Medicine Refurbishment (cont'd)

- On going works to refurbish the department



# Christie Neighbourhood Forum

## Nuclear Medicine Refurbishment

### AI Image of Reception & Treatment



A group of people in a room

AI-generated content may  
be incorrect.



# Christie Charity owned buildings



# Christie Neighbourhood Forum

## Charity Assets



The Grange



The Bridge Club



# Christie Neighbourhood Forum

## Questions

Thank you



# Green Travel Plan



Delivering a 'Net Zero'  
National Health Service

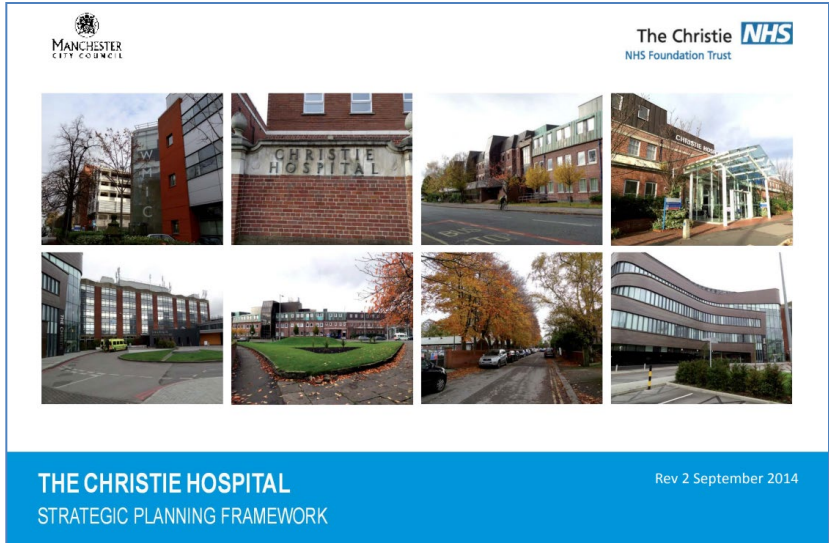


**Will Blair – Sustainability Manager**

# Background

## The Christie Strategic Planning Framework

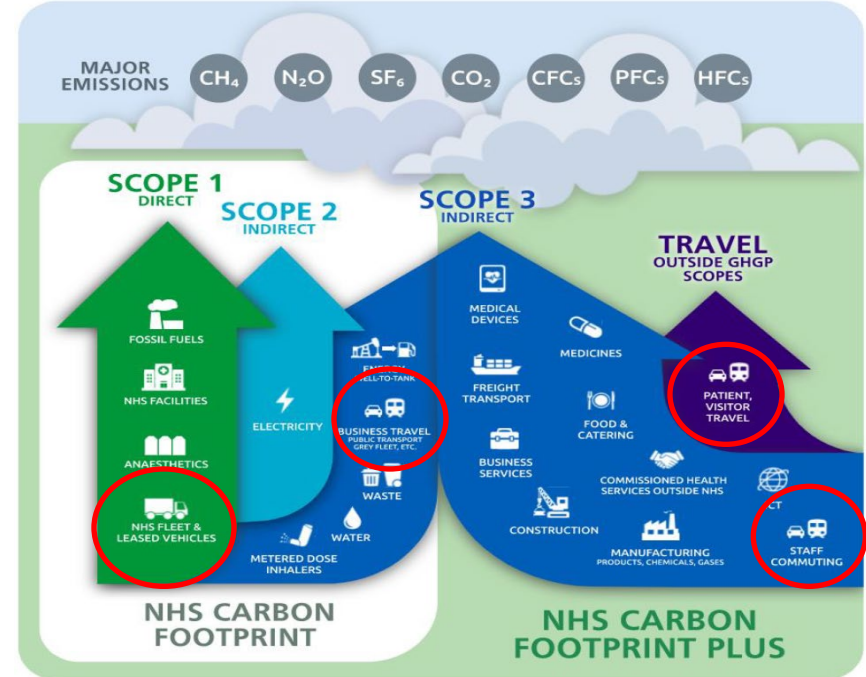
- Green Travel Plan
- Travel Plan Coordinator
- Annual report
- 11% swing towards sustainable travel since baseline year 2013



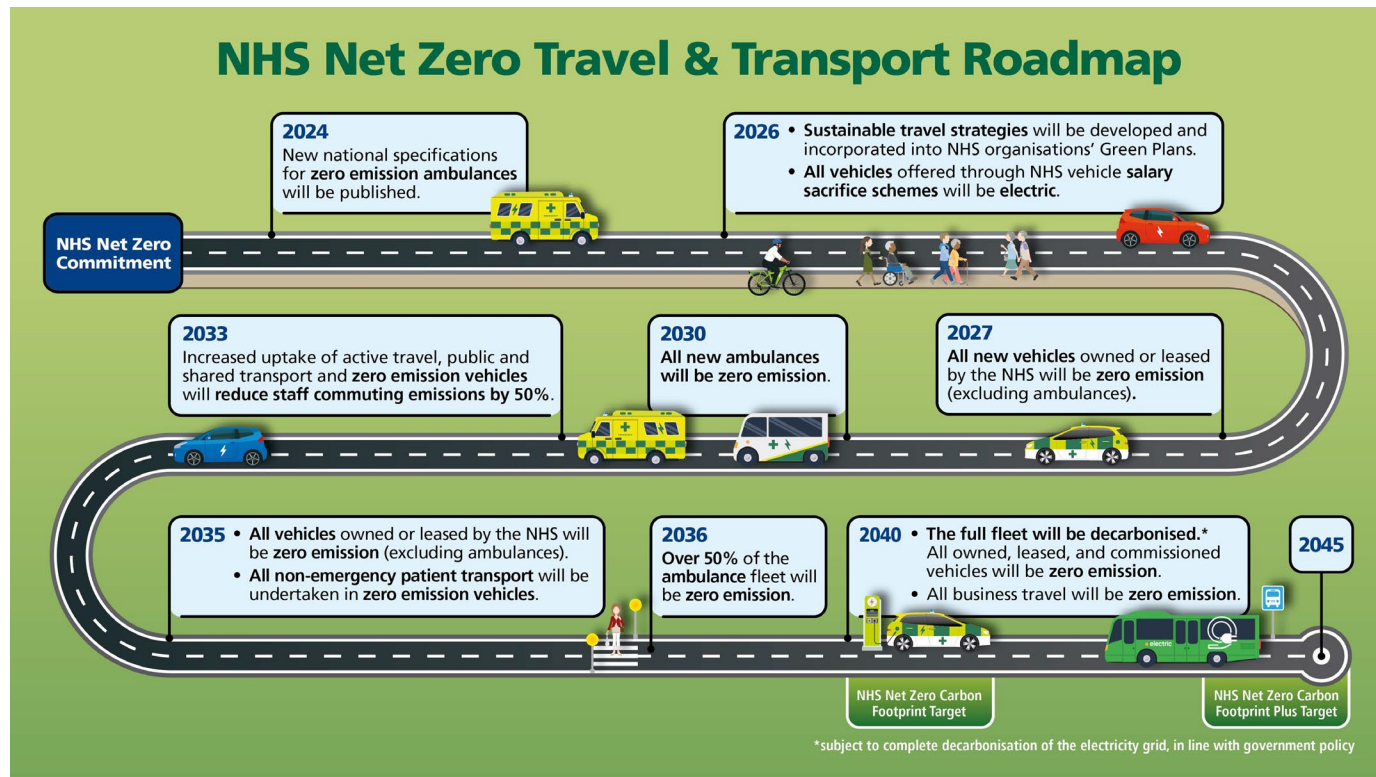


# Net Zero NHS

- Health and Care Act 2022 commits NHS to net zero targets:
  - NHS Carbon Footprint 2040.
  - NHS Carbon Footprint Plus 2045.
- Green Travel Plan updated for compliance
- GM NHS partnership work
- NHS Travel and Transport
- Modeshift - STARS Healthcare system



# NHS Net Zero travel and transport



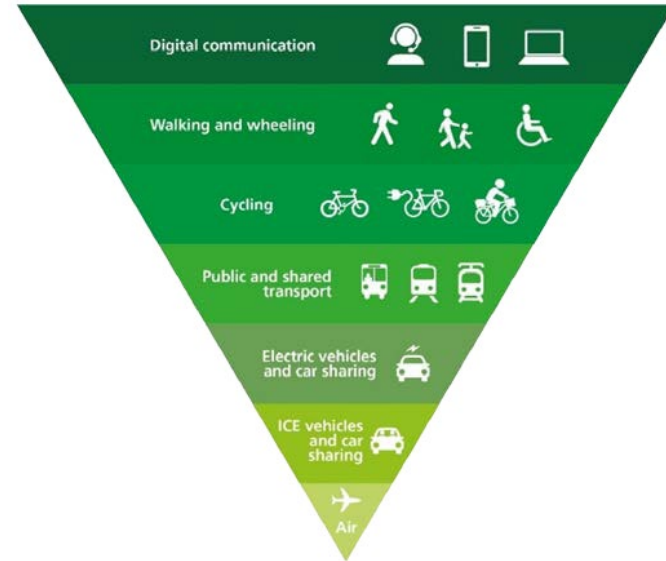
# Green Travel Support

- Communication and marketing plan
- Flexible working
- Cycle to work scheme (£6k cap)
- Cycling infrastructure
- Cycle maintenance and training
- Public transport
  - Bee Network tickets passes promoted
  - Metrolink discount – annual ticket



# Parking Eligibility

- Blue badge holders
- Distance (5 miles - reasonable cycling distance)
- Reasonable public transport connections
- Shift patterns
- Multi-site journeys
- Car sharing



# Electric Cars

To support the uptake of electric cars and assist Christie fleet decarbonisation:

- 14 EV Sockets
  - 8 sockets for commuters
  - 6 sockets for fleet vehicles





# Fleet Vehicles

Trust only leases ultra-low emission and zero emission vehicles

- 10 zero emission
- 2 ultra-low emission

**Benefits:** Reduce carbon footprint and improved air quality



# Key Next Steps

## Green Travel Plan (2025-2030)

- NHS partnership work
- Lobbying for investment with Withington Village Regeneration Partnership
- Review options to engage directly with car park waiting list applicants.
- Purchase or lease exclusively electric fleet vehicles
- Grey fleet assessment
- Develop EV infrastructure plan



Any questions?

