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# Cheshire East Health and Wellbeing Board

## Leighton Hospital redevelopment - Update

Russ Favager, Senior Responsible Officer

Chris Knights, Programme Director

16 September 2025

# Scheme overview



Whole hospital replacement at Leighton

c. 105,000sqm including c.3,800sqm of retained estate

600+ IP beds

No major environmental constraints identified to date

Transformation led scheme, not simple “lift and shift” of services

Significant investment in digital technologies to support patient care and system working

High level of social value ambition

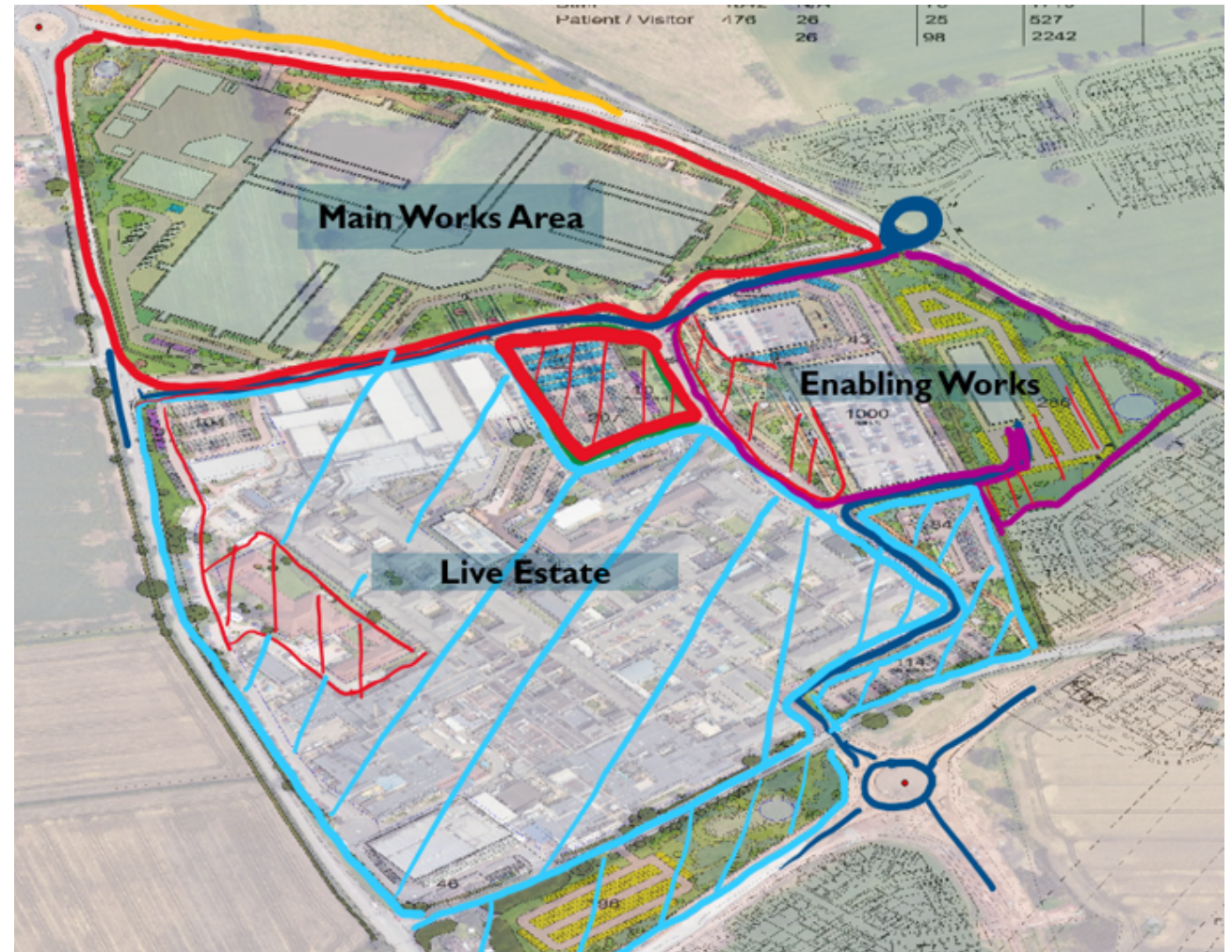
# Existing and New Hospital Site

Where feasible, the strategy aims to establish clear physical separation between the existing hospital and construction areas, structured into three indicative zones:

Existing  
Hospital  
Estate

Enabling  
Works Zone

Main  
Constructio  
n Zone





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# The Design



# RIBA 1 – The Concept

- 6 Storey plus plant main build
- 2no retained estate buildings
  - Rehab Wards
  - Existing ED converted to Training & Education Building
- Space for a Multi Storey Car Park
- Ambulatory Cancer Centre
- Separate Service & Facilities yard
- New Energy Centre



# Current project status and key progress items

Strategic Outline Case (SOC) approved by Trust Board in June and NHP investment Cttee July

Maximum allowable area (105,000 sq m) and budget (£1.3bn) agreed with NHP

Scheme master plan agreed by Trust Board

Demand & Capacity and Schedule of Accommodation agreed

Scheme prospectus completed for Tier 1 contractor engagement as part of H2.0 Alliance Framework

Inclusive Design Strategy approved for the new building

Big conversations with public and stakeholders conclusion

Electrical capacity upgrade works agreed

Digital Pathfinder Site

# Adopter → Pathfinder : Redefining Roles



- **Mid Cheshire's role in the NHP**

The initial expectation was that Mid Cheshire would be an early adopter of pre-defined Hospital 2.0 guidance, however, over the last 12 months it has become apparent that Mid Cheshire is playing a more active role as a pathfinder.

- **Working Collaboratively**

To support in this role the Trust is actively engaging with the NHP to ensure that H2.0 compliance is achieved wherever possible

- **Pilots underway**

An example being NHP innovation fund supported falls reduction pilot study using digital technology

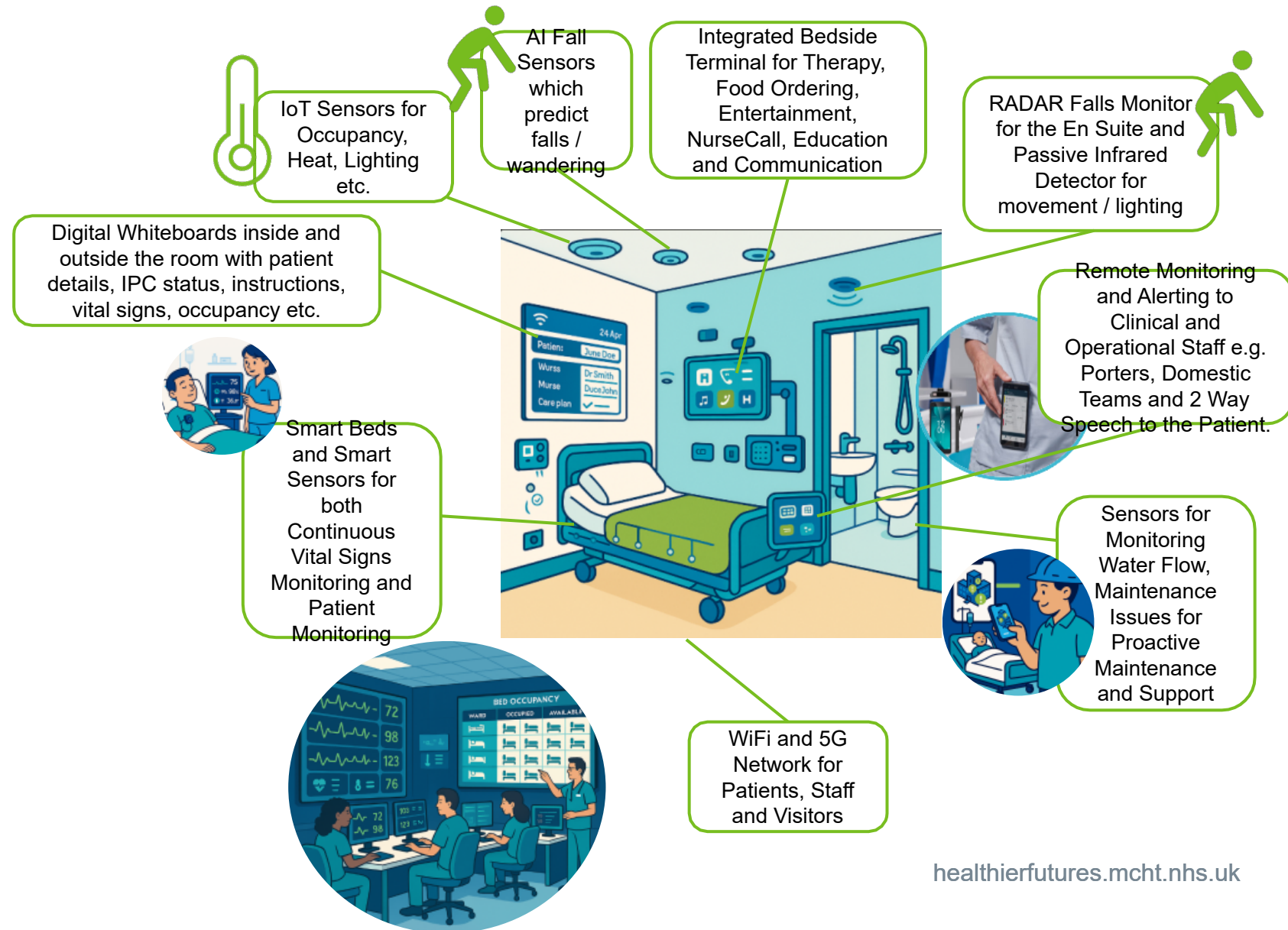
- **NHP prospectus**

Mid Cheshire being used as an exemplar

# Definition of the New Technologies Required in the Hospital

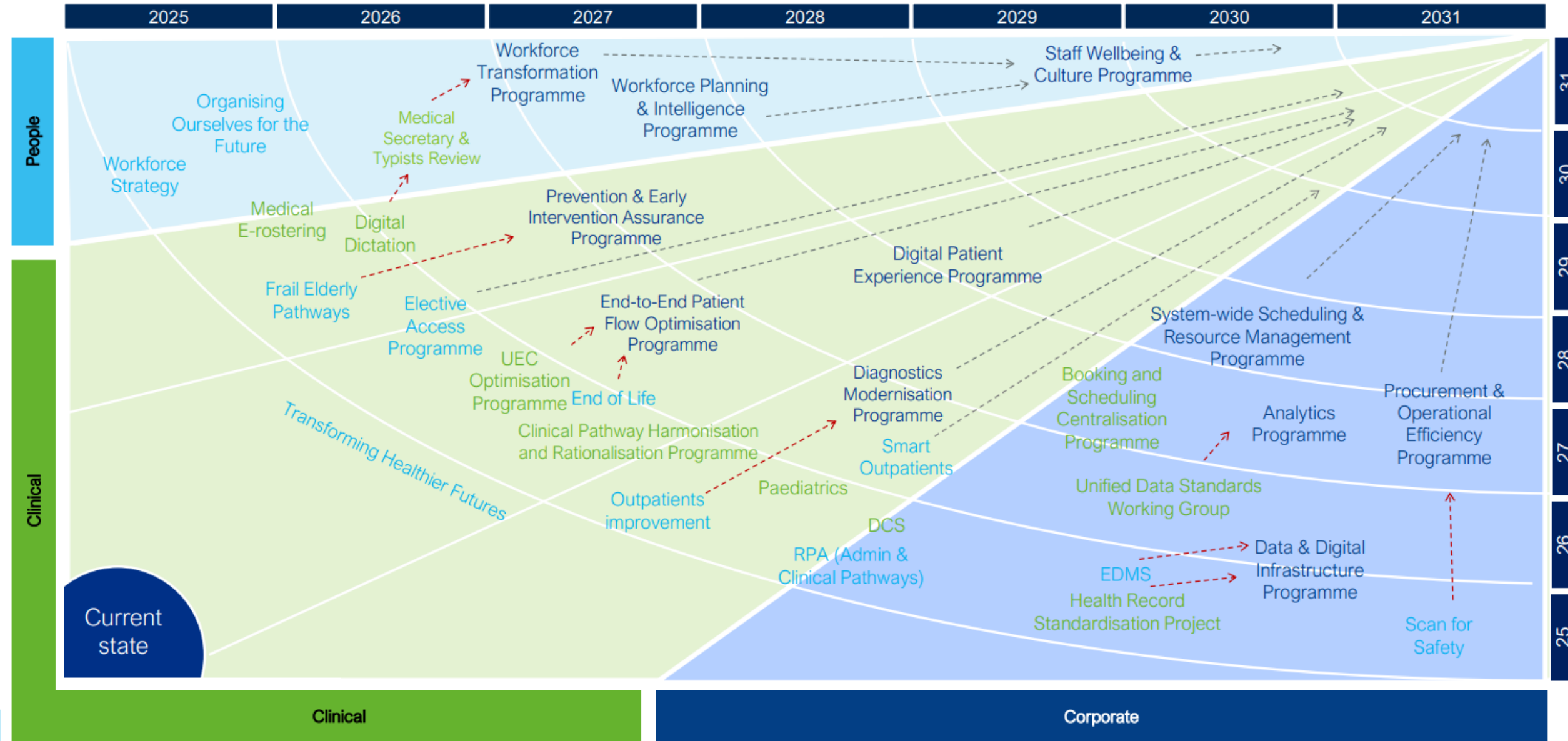
We have worked as a multidisciplinary team across technical, digital, equipping, estates, clinical and operational teams in conjunction with industry experts to define the technology required in our repeatable rooms. This was based on transformation aims, clinical, estates and operational ambition and NHP guidance to support costing exercises and cost benefits models for the New Hospital.

This level of detail has not yet been undertaken by any Wave 1 NHP scheme or by the NHP themselves to date. It is vital to inform the room data sheets which in turn themselves drive RIBA 3 activities and equipping / cost planning.





# Healthier Futures 5-Year Transformation Road Map – Now to 2031



# Activities in the next 6 months

1:200 Design  
(RIBA 2)  
Dec 2025

Digital  
Roadshow  
March 2026

Contractor  
Engagement  
Feb 2026

Benefits  
Workshops  
Sept 2025

Planning  
Application  
Dec 2025

Agreement on  
cancer unit  
Nov 2025

# RIBA 1 – Future Masterplan (post demolition)



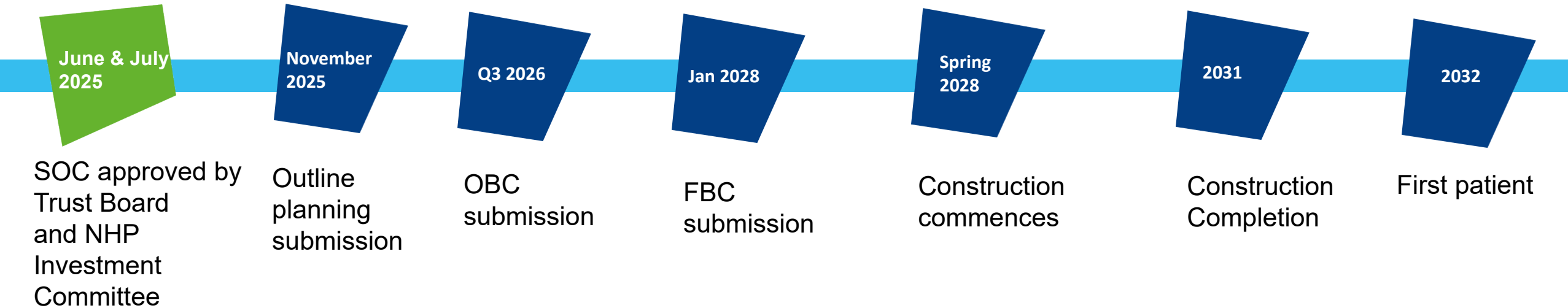
- Health & Care Neighbourhood approach
- Sympathetic to local environment
- Enhanced green travel links
- Central to the local residential development plans
- Additional routes to Middlewich Road & Flowers Lane
- Enhanced Biodiversity opportunities



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# Updated Timetable

# Timeline







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# Social Value

# Our approach to social value



Mid Cheshire Hospitals  
NHS Foundation Trust

Focus our efforts  
on four themes  
developed in  
collaboration with  
local partners

10% of our  
procurement  
weighting

Priority local  
communities of  
Crewe, Alsager,  
Winsford and  
Northwich

## What are we targeting?

- 20,000 young people engaged
- 2,000 young people inspired to follow a career in science, technology (Inc. digital), engineering and maths
- 300 new employment opportunities (45 from our priority communities)
- 350 hours of training hours to support MSMEs and VCSEs within the supply chain
- Spend directed to local businesses, including MSMEs and VCSEs... And much more!



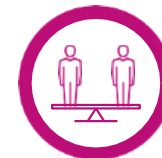
Improving health, wellbeing,  
and sense of community



Protecting and improving our  
natural environment



Making sustainable and  
resilient supply chains



Strengthening skills,  
employment and inclusion

# Our Dream Big Programme

Develop and pilot a flagship programme to engage and inspire primary students in STEM subjects.



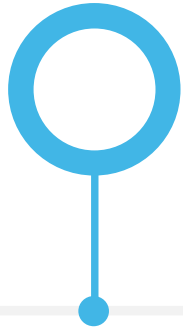
**Mid Cheshire Hospitals**  
NHS Foundation Trust



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**Because you  matter**

# Dream Big rollout

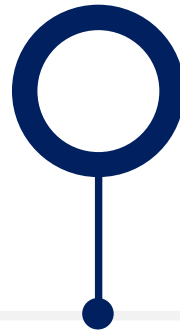
2025



## Evaluate, refine, fund

- Finalise the Dream Big programme, package it and move to a model of co-delivery.
- Partners (Bentley, MITIE, BAM, Robertson, Urencio) are engaged and evaluating onward support offer.
- The Pledge has provided an indicative fee to support the administration of the programme.
- The funding to administer Y1 could come through Capsticks and Ryder, with supporting funding from other corporate partners and/or grant funding.

2026/2027



## Roll out to Crewe primary schools

- 13 schools exist in Crewe; to reach them all, factoring in school holidays, would be approximately one every other month
- Trust and HF resources will be required to support the health room for each school. Where necessary, this resource can be supplemented by the voluntary time of HF professional advisors.

2028



## Roll out to primary schools in Winsford

- The intention would be to secure the funds for administration using a professional service commitment match by a Cheshire West business.
- The programme would work to reach all ten primary schools in Winsford.

2029



## Roll out to primary schools Northwich

- There are 26 primary schools in Northwich, so the programme would target the most deprived ten.

# Active Travel

1

## CREATE A COLLABORATIVE WORKING GROUP & BASELINE

Establish a working groups of local active travel specialists, including the local authority partners, Active Cheshire and Active Travel England.

2

## RESEARCH WHITE PAPER

This research will benchmark best practices against standard hospital design to identify differences in scale, interventions, and budget.

3

## STRATEGIC ROUNDTABLE

In the autumn, we would host a strategic roundtable to discuss the white paper's findings and explore ways to address the identified gaps

4

## FOLLOW UP MEETINGS TO AGREE NEXT STEPS

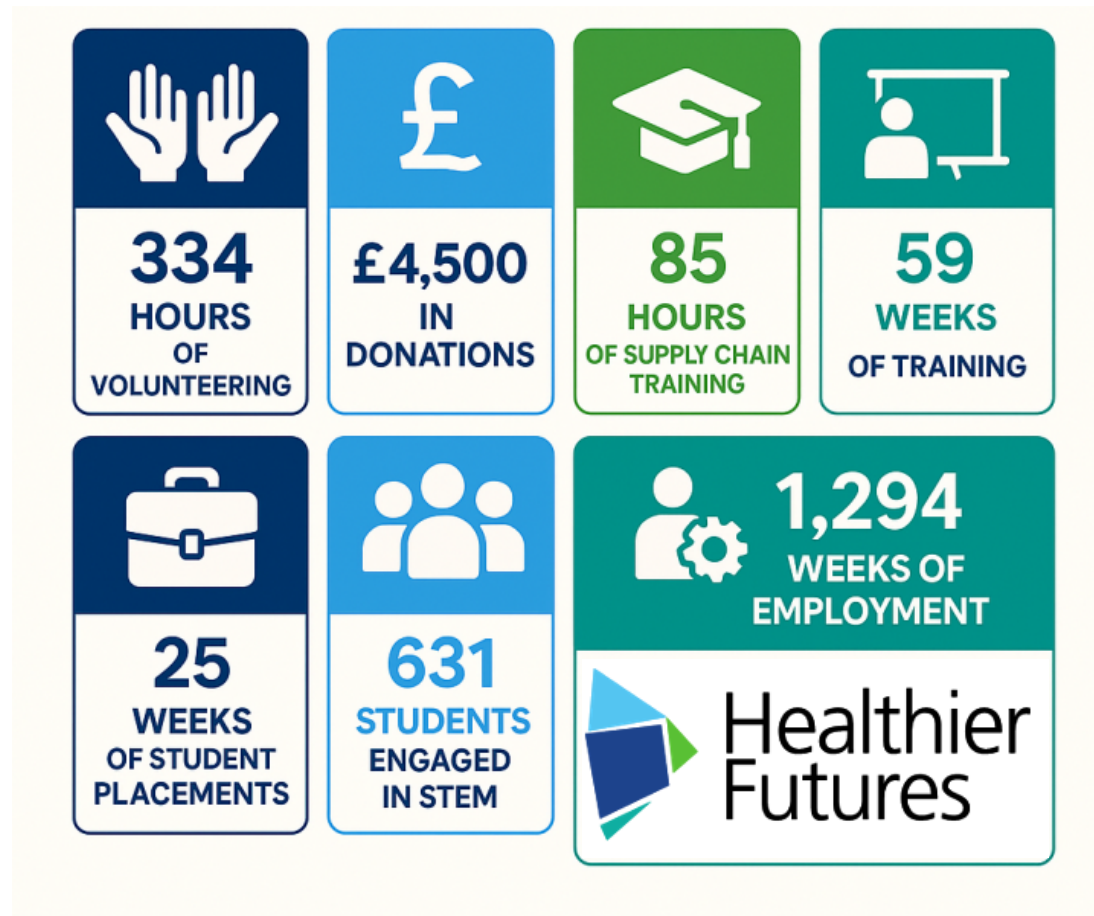
There will be a gap between ambition and viability, with some of the interventions sitting outside the Trust's direct scope. These meetings will help to assess what can achieved in partnership.

## TOWARDS A WORLD-LEADING ACTIVE TRAVEL HOSPITAL

Hannah Smith and Cathy Russell



# What have we delivered to date





# Thank you

Sign off / any questions?

Because you ♥atter

