

Building the healthcare of the future



Building the
Leeds Way

January 2025
Stakeholder briefing

Our plan to build a new hospital for Leeds is one of the most important developments in the city for a generation and will deliver improvements for patients across the wider region, as well as being a catalyst for the regeneration of the city centre.

We plan to build a new state-of-the-art hospital, including a new home for Leeds Children's Hospital, one of the largest single-site maternity centres and new facilities for our adult services at the historic Leeds General Infirmary.

We already provide the widest range of specialist services across the north of England as one of the largest children's hospitals in the NHS and the provider of major trauma, cardiac services and many more specialist surgery services. Our plans will mean we can continue to provide this world-class healthcare, in world-class facilities, fit for the future.

While our new hospital is an exciting ambition and will deliver excellent value for money, it is also essential to continue to support the delivery of our world-class children, maternity

and adult services for patients across Leeds and beyond. Parts of our estate at the Leeds General Infirmary site are over 150 years old, in a poor condition and not compatible with the delivery of 21st century, specialised services. We are also faced with increasing costs and urgently need to progress our plans for patients, staff and communities.

This is also more than healthcare. Building upon the Government's ambition to stimulate the economy, the hospital development unlocks land and estate for the Leeds Innovation Village, delivering more than 4,000 new jobs and £13 billion of economic benefit as a go-to destination for research, healthtech and digital innovation, working with our city partners and with the strong support of the Mayor of West Yorkshire.

We are proud to be in a firm position, ready to proceed with a cleared development site. We've enjoyed strong support from colleagues, stakeholders and communities and we continue to work closely with the Department of Health and Social Care and New Hospital Programme, to demonstrate our readiness to progress. We secured Outline Planning Consent in 2020, and in the same year, the public approved our maternity and neonatal plans as part of a statutory consultation process. The Trust has a strong track record of delivery, having completed our state-of-the-art regional Centre for Laboratory Medicine on time and within budget at our St James's University Hospital site.

Whilst our plans have been delayed for more than four years resulting in significant cost increases, we have strong cross-party political support for our new hospital and are pleased

to be starting 2025 with the launch of public engagement to support the application for detailed planning consent.

We could start construction within two years

We are ready to deliver our hospital of the future and bring much-needed new healthcare facilities to Leeds and beyond – with the right Government support, we could start construction within two years.

We are ready to transform the world-leading healthcare we provide. We are ready to harness innovation and deliver tremendous economic growth to the region. We are ready to create a lasting legacy.



**Dame Linda Pollard
DBE DL Hon. LLD
Chair**



**Prof. Phil Wood
Chief Executive**





World-leading healthcare delivered across **West Yorkshire** and **beyond**

Leeds Teaching Hospitals NHS Trust is one of the largest and busiest acute hospital trusts in the country. We have a shared vision to provide the highest quality specialist and integrated care to every patient, every time which is underpinned by our values. We are patient-centred, fair, collaborative, accountable and empower our patients and colleagues.

We treat 1.6 million patients every year, in seven hospitals across Leeds. Our £1.9 billion budget enables us to provide treatment and care for the Leeds community and deliver specialised services, including major trauma, cardiac, cancer care and children's services for people across the region and the UK.

Leeds Children's Hospital provides one of the widest ranges of clinical services to children

and young people across the north of England.

We are globally renowned for our research and innovation, including digital and healthtech. Our award-winning Innovation Pop Up connects healthtech entrepreneurs with clinicians and researchers at the Trust to trial and test new technologies that will make a tangible impact on patient care.

We are also proud to be part of the Leeds Anchor Network, as an employer of more than 21,000 staff and a major contributor to the local economy. We are using our influence to create positive change for Leeds and its people.





1.6 million
patients a year



Over
21,000
members of staff



Major centre for
**Research &
Innovation**



Delivering regional
**specialist
treatment
and care**



Why we need a new hospital

Plans to build a new hospital at the Leeds General Infirmary site are now urgently needed as we are faced with mounting costs and crumbling buildings in some areas of the estate. Delays to the national New Hospital Programme have not only added significant additional costs to the Leeds scheme but have also led to increases in ongoing maintenance costs.

The Trust has one of the oldest estates in the NHS. Some of our buildings date back more than 150 years and despite ongoing investment to repair and maintain the facilities, we are faced with an ageing services

infrastructure, leaking roofs, damp, and crumbling walls and ceilings which are inadequate for patient care.

The Trust has relocated clinical services from these poor estate areas to other parts of the hospital, yet the estate's age and condition has significantly increased the Trust's backlog maintenance costs which are increasing each year.

The cost to rectify backlog maintenance and maintain services is estimated to be more than £650 million, which includes replacing critical infrastructure and the removal of

vacant buildings at Leeds General Infirmary. However, to increase capacity, support operational and long-term sustainable efficiencies, and provide much-needed improvements for patients and staff, a new modern hospital is needed.

Our plans will not only transform healthcare for patients, staff and communities across Leeds, Yorkshire and beyond; the hospital will be designed to be more sustainable and harness the latest digital technologies. It will be more efficient and effective to run as well as reducing the Trust's maintenance backlog.



Unused clinical area at Leeds General Infirmary.



“Leeds Teaching Hospitals NHS Trust provides exceptional care across all its sites, but I was quite concerned by the condition of some of the oldest parts of the hospital, which are no longer fit for purpose. The Trust is doing what it can to invest in its ageing estate and relocate some of the most affected services, but it will soon reach a point where further relocations are not feasible, and the ongoing maintenance costs are putting significant strain on NHS budgets.”

Alex Sobel, MP for Leeds Central and Headingley



Alex Sobel, MP for Leeds Central and Headingley with Professor Phil Wood, Chief Executive and Craig Richardson, Director of Estates and Facilities.



A new state-of-the-art hospital



As one of the largest providers of specialist hospital services in the country, our new hospital will not only provide outstanding hospital services and care for the people of Leeds but will improve the lives of patients both regionally and nationally.



A new home for Leeds Children's Hospital

Leeds Children's Hospital is currently one of the largest specialist hospitals for children and young people in the country. Over 80% of the services it delivers are specialist and it provides

one of the most comprehensive ranges of paediatric services in the UK, including cancer treatment, transplantation and congenital heart surgery. Currently, these services are split across multiple sites in buildings not designed for children and young people, but our new children's hospital will put the needs of our patients and their families first – by bringing all these services together under one purpose-built roof for the first time.

A new adults' hospital

The new adults' hospital will support patients across the care pathway, from those attending for an outpatient appointment or a day case surgical procedure to those needing our most advanced care and support to recover from critical illness or injury. New theatres for day case surgery will reduce the number of inpatient hospital stays and provide a more convenient service for patients, and there will be extra capacity within the critical care unit allowing us to treat even more of the most complex and ill patients. A new flexible theatre and procedure unit will support a broader range of day case and urgent patient procedures.



A centralised maternity centre

For the first time in Leeds, a new maternity centre will incorporate a midwifery-led unit and co-locate all inpatient maternity and specialist neonatal services on one site to become one of the largest single-site maternity units in the UK. The new centre will support the delivery of approximately 10,000 babies a year from across Leeds and Yorkshire with all facilities co-located in one place. This will reduce the need for mothers and ill babies being transferred or being separated at a crucial time when they need each other the most.



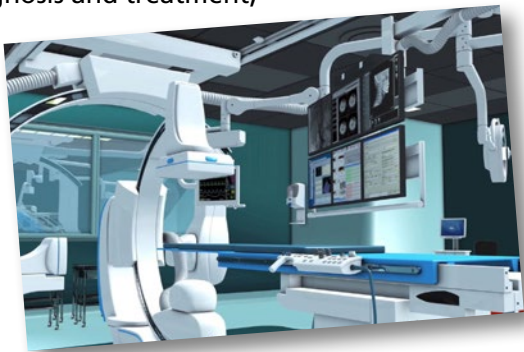
Designing an efficient hospital

The new hospital will improve the care environment for patients and staff. It will feature state-of-the-art medical equipment, communications technology and digital scheduling and appointment systems. Together with new care models, these innovations will support single rooms for all inpatients. Patients receiving outpatient care will have more choice about the way they receive their care. Diagnostic testing will be more efficient and navigating around the hospital will be easier.



Designing a digital hospital

We are working with architects, designers, research bodies and healthtech industries, to design a SMART, digitally enabled hospital. The new hospital will incorporate leading-edge medical and building management technologies, making it flexible enough to quickly introduce future innovations. This means it will be able to integrate emerging methods of diagnosis and treatment, responding to new challenges. This adaptability means it will remain fit for purpose decades into the future.



Meeting the highest sustainable needs

Our new hospital will be a net zero carbon, clean energy building. It has been designed and positioned to make the most of natural daylight and solar gain, without overheating. Air source heat pumps will provide all hot water and heating. The hospital will be cooled using heat recovery systems and more than 2,000 square metres of solar panels will support the hospital's energy needs. Sensitive to climate change the new building has been designed to withstand the forecasted climate of the year 2050, managing temperature extremes and heavy rainfall.



A pivotal step forward: working to secure full planning consent

The plans for the new landmark hospital at the historic Leeds General Infirmary site are among the most advanced and ready to go schemes in the national New Hospital Programme.

With detailed public consultation complete, outline planning consent secured, and significant progress made to deliver essential enabling works, including a cleared construction site, we are ready to progress our new hospital to transform healthcare for the region and further afield.

The Trust has completed significant public and stakeholder engagement and engaged

with building contractors and digital technology providers to further test the proposals and to understand the pipeline of healthcare technology for 2030 and beyond.

We start 2025 positively, taking a stride forward in the next stage of the process as we start public engagement on our design proposals to inform the submission of a full planning application for our new hospital design.



A cleared construction site at Leeds General Infirmary.



The Rt Hon Rachel Reeves, now Chancellor of the Exchequer and MP for Leeds West and Pudsey, visited the Trust in May 2024.

Collaboration and Support

From the beginning, our new hospital's design has been led by those who know the Trust best: our patients, clinicians and our colleagues right across the Trust. Our programme of ongoing engagement ensures that we retain strong support, and we continue to make progress.

We have received significant stakeholder support and continue to collaborate with the Department of Health and Social Care and the national New Hospital Programme to deliver our new hospital as soon as possible.



Robust plans and award-winning design which offers excellent value for money

Having been informed through patient, staff and public engagement, our robust plans have been developed and delivered by an experienced team of experts and partners, underpinned by a well-established and robust governance process.

We have an award-winning RIBA Stage 2+ design solution and we are ready to progress to the next stage of design and construction, RIBA Stage 3. Our design proposals have been developed, presented to and informed by those who know how best to construct new hospitals – specialist designers and building contractors.

The Trust's current design proposals have also incorporated many of the previously published principles of the New Hospital Programme's plans for national standardisation, while responding to the bespoke requirements of our city-centre site and delivering the specific clinical needs of the people of Yorkshire and beyond.

The plan adheres to smarter construction, utilising best practice, modern methods of construction, while it is designed to be a net-zero exemplar and achieve BREEAM Excellent and the WELL Gold Standard.

The new hospital will deliver excellent value for public money



For every **£1 spent** on the new hospital



£12 of benefit will be delivered

delivering one of the highest value for money schemes in the national New Hospital Programme.

This includes the huge economic benefit to the region with the development of the Leeds Innovation Village which will bring

4,000 jobs



£13 billion to the economy.



It will also release poor-quality estate at



Leeds General Infirmary

and **remove** more than



£650 million of cost from backlog maintenance



by creating a more **sustainable hospital facility**.





A catalyst for regeneration

The exciting new hospital development is more than healthcare. It will see Leeds Teaching Hospitals NHS Trust harness innovation and stimulate growth to make a lasting impact on healthcare for patients in Leeds and the region and become a catalyst for regeneration of our city centre.

Building upon the Government's ambition to stimulate the economy, the new hospital will release five hectares of land and estate at Leeds General Infirmary for mixed use development and sympathetic heritage building redevelopment to create an Innovation Village for Leeds. This will form a crucial part of the Leeds Innovation Arc – a series of innovation neighbourhoods, formed around the universities, major private sector

occupiers and our hospitals at Leeds General Infirmary. Our vision is for an Innovation Village at Leeds General Infirmary that will harness the wealth of expertise and knowledge across the city to become a go-to destination for science, research, technology and innovation, delivering more than 4,000 jobs, the potential for over 500 new homes and almost £13 billion* in wider economic benefits for the region.

Leeds Innovation Arc

Working alongside our anchor partners, including Leeds City Council, the development of the Leeds Innovation Arc supplementary planning document (SPD) provides a distinctive blueprint to stimulate innovation and growth across a large area of our city.

The Arc will provide around 100,000m² of innovation space to support start-ups, growing enterprises and major occupiers, together with shared spaces where people can meet and exchange ideas.

There will be over 3,000 new homes in and around the Arc, the potential for up to 220,000m² of public realm improvements as well as two new city parks creating four hectares of new, meaningful green space.

4,000 jobs



£13 billion economic benefit



*Independent report by PWC

The **first steps** towards an **Innovation Village**

Phase one of the Innovation Village has already commenced. The Trust has announced that Scarborough Group International (SGI), one of the UK's most active, privately-owned property regeneration specialists, will transform its historic Old Medical School into a globally recognised healthtech innovation hub.

As a key component of the city's Innovation Village, the 75,000 sq ft building will be designed to support healthtech innovation activity around our Innovation Pop Up, alongside start-ups, established industry players, academic institutions, government initiatives and community organisations.

Featuring co-working spaces, meeting rooms, event areas, offices and laboratories, the hub will be a catalyst for collaboration to advance scientific research into practical health solutions driving economic growth and improving patient care.

The Old Medical School was completed in 1894 and was designed by Leeds architect WH Thorp as the home to one of the first provincial medical schools in England. It was acquired by the Trust in the 1980s and housed the Pathology Clinical Service Unit before it was acquired by SGI in 2024.



Fuelling Innovation

Designed on the advice of Florence Nightingale and completed under the exacting eye of architect Sir George Gilbert Scott in 1869, the Leeds General Infirmary was the world's first civic hospital. It delivered national and international breakthroughs, including the UK's first liver transplant and the birth of modern emergency medicine. Now the Grade I listed Gilbert Scott Building supports a growing community of high-tech start-ups led by clinicians and entrepreneurs focused on advancing modern medicine once again, through our Innovation Pop Up.

Launched in 2021, our Innovation Pop Up is an initiative to support the transformation of the latest advances in science, research and technology into real-world solutions for the benefit of our patients and ultimately more widely across the NHS.

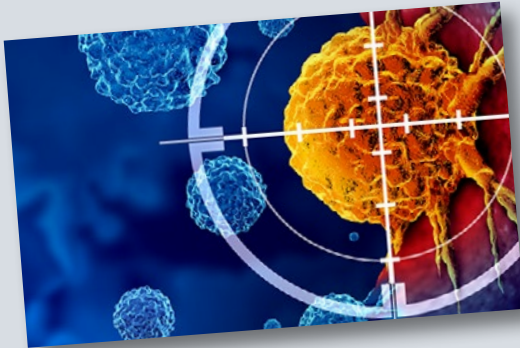
The Innovation Pop Up is now home to a growing community of high-tech start-ups, providing a valuable testbed for new innovations before they are adopted and implemented. The Innovation Pop Up, has worked across 15 countries, including Norway, Spain, Canada, Switzerland and the US, has secured the continued support of Leeds Hospitals Charity and established a new strategic partnership with international organisations. This continued growth trajectory and new scale of partnership working represents the beginning of this exciting new chapter to become an Innovation Village and the next phase of our innovation ambitions.

“Our physical Innovation Pop Up is only the first step in creating an Innovation Village. Looking to the future, we’re determined to develop best practice in designing and creating healthcare of the future – for the NHS and to implement in our own ‘Hospitals of the Future’ building programme. Looking to the next phase, the Innovation Pop Up is at the heart of our ambitions for the next phase of our journey, and its growth trajectory – in one of the fastest growing healthtech regions in the country – represents our momentum in delivering that vision.”

David Brettle, Chief Scientific Officer, Leeds Teaching Hospitals NHS Trust



Innovation in action



Lucida Medical develops AI-based technology to assist clinicians to find cancer more accurately, diagnose and treat it more effectively, and save time. Working with Consultant Radiologist, Olly Hulson, a pilot has been conducted to test the effectiveness of Lucida Medical's Prostate Intelligence tool to improve prostate cancer diagnosis. After the initial pilot, the team plans to undertake another small prospective pilot, looking to assess what impact AI can have on the prostate cancer pathway.



Lucida Medical



Neu Health is making the latest Parkinson's disease and dementia care accessible for all. The innovative approach integrates a user-friendly smartphone app and a clinician dashboard with advanced machine learning and artificial intelligence analytics to empower patients and optimise clinical services. Working with Dr Jeremy Cosgrove, Neu Health is conducting pilots to test the effectiveness of the app on our patients.



neu health



Newton's Tree is a startup that enables healthcare providers to procure, integrate, and monitor third party AI products as part of routine care pathways through its enterprise AI platform. Led by Consultant Radiologist Andy Scarsbrook, the team will deploy Newton's Tree's vendor-neutral AI platform across radiology, which will allow the department to procure, integrate, and monitor third party AI algorithms.



Newton's Tree

The Centre for Laboratory Medicine

A regional hub driving improvements in diagnosis, treatment and care for patients across West Yorkshire.

Construction of a new pathology laboratory at St James's University Hospital has been a key project in the modernisation of the Trust's estates and facilities and the Building the Leeds Way programme. It will unlock the potential of the old hospital estate, further maximising the potential of the new hospital.

The Centre for Laboratory Medicine is our new, 6,000m² state-of-the-art pathology facility at St James's University Hospital which will provide transformative pathology services for hospitals across West Yorkshire. Construction was completed on time and on budget in Autumn 2023 and since then, work has continued to prepare for it becoming fully operational in 2025 following the installation of new equipment, the integration of digital technology and the smooth transition of colleagues from the Old Medical School.



The new centre firmly cements West Yorkshire as a global leader in health technology – it will fuel innovation in diagnostic testing and deliver better outcomes for patients.”

Tracy Brabin
Mayor of West Yorkshire



Cutting-edge technology laboratory

The Centre for Laboratory Medicine will also incorporate a single, shared Laboratory Information Management System which will mean test requests can be ordered, tracked and results reported electronically to clinical services across West Yorkshire and Harrogate.

Accommodating cutting-edge equipment and specialist technologies, the new laboratory is designed to provide faster, more routine and specialist testing. The facility will also become home to some pathology services from Mid Yorkshire Teaching NHS Trust and Calderdale and Huddersfield NHS Foundation Trust as part of a wider regional pathology services transformation programme.

This regional partnership, formed through a collaboration with the West Yorkshire Association of Acute Trusts (WYAAT), will support the delivery of innovative testing and diagnostics, using advanced equipment and new technologies to generate results faster and create a more consistent process for all patients no matter where they live in our region. Bringing these vital pathology services

together into the new building will enable routine and direct access testing from fewer sites, will create better working environments for staff and will make the continuity and transfer of care easier across the region.

It will also improve diagnostics for patients, helping to meet the growing demand for specialist treatment and care as well as providing important development opportunities for staff.

The new laboratory will replace outdated facilities at the Old Medical School and St James's University Hospital which have been housing some of Leeds Teaching Hospitals NHS Trust's pathology services for many years.

Construction of a new Acute Hospital Laboratory has also been completed at Leeds General Infirmary which will provide essential pathology testing facilities to support clinical services when the main pathology services relocate to the Centre for Laboratory Medicine.



Helping to enhance plans for the new hospital



Leeds Hospitals Charity is the official charity partner of Leeds Teaching Hospitals NHS Trust.

We're the charity that champions, supports and gives thanks to the NHS, bringing together thousands of donors so we can make a real difference to the people and patients of Yorkshire. We do this by funding life-saving equipment, treatments, research into rare diseases and home comforts – whatever will make the biggest impact to the people who need it most.

As the Trust moves forward with building a state-of-the-art new hospital, Leeds Hospitals

Charity has a brilliant opportunity to further that support, over and above what the NHS can offer, particularly in areas such as research and innovation. Together, we can be part of something transformative, that will mean so much, not just for our youngest patients now and in the future, but for the whole city of Leeds and beyond.

Find out more at:
www.leedshospitalscharity.org.uk

Our work so far

Thanks to our amazing supporters, in 2023/24 we awarded:



£3.76 million
in grants

to help Leeds Teaching Hospitals provide even better treatments, care and support.

We estimate over



664,000
people

benefitted from these grants. This includes our patients, families and staff members.





Donations fund the expansion of Virtual Reality within Leeds Children's Hospital

We have previously provided funding to the Play Service Team at Leeds Children's Hospital, for a Virtual Reality Play Specialist. This role supports children and young people by helping them use a virtual reality headset during treatment, helping to reduce anxiety and stress for children and their families in the hospital setting.

Thanks to further donations, we provided additional funding of £12,000 in 2023/4 to expand the virtual reality service, continuing to improve the treatment for children, young people and their families. This means the team will be able to increase the number of virtual reality headsets to meet the demand and expand to new areas across the hospital.

Lucy Dickinson, Virtual Reality Play Specialist at Leeds Children's Hospital said:

- “ Having these additional headsets within the children's hospital will enable us to reach and support more children with this service. These virtual reality headsets assist children in coping with some treatments or procedures as it gives them an alternative focus, and an escape from the hospital environment. They can also be used before or even after a procedure to help the child relax. ”





This briefing is the latest update on our exciting Building the Leeds Way Programme to build a new hospital at Leeds General Infirmary and our vision to create an Innovation Village as part of the wider transformation of the Leeds Innovation Arc.

All information is correct at the time of publication, January 2025.

To find out more about Building the Leeds Way, Innovation Village and the plans for the new hospital, visit our website, scan our QR code or get in touch.



Website:

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