



New Hospital Programme

Scheme Snapshot







Future System Programme,
West Suffolk NHS Foundation
Trust

December 2025



Important

The Scheme snapshot shall not be a representation and is issued as a summary only of current status. It should not be taken as a business opportunity nor relied on as an indication that a Scheme will be funded or progress in this form or at all. Either the NHP or the Trust may amend or change any information in this Scheme snapshot at any time.

	SCHEME NAME West Suffolk Hospital
	LOCATION The hospital is located in the south of Bury St Edmunds.
	GROSS INTERNAL FLOOR AREA (GIFA) c94,000 new build plus c5,000 refurbishment and reconfiguration
	NUMBER OF BEDS 512
	ESTIMATED CONSTRUCTION VALUE £700 to £800m
	ESTIMATED CONSTRUCTION START DATE 2028 (subject to approvals)

PROJECT OVERVIEW

Summary of the project history and need for investment, critical success factors and social value

West Suffolk Hospital was constructed as a “Best Buy” hospital in the 1970s and a significant amount of the structure (walls and roofs) is made of reinforced autoclaved aerated concrete (RAAC).

Defects began to be identified in 2009 and a review undertaken in 2019 concluded that the hospital's serviceable life was unlikely to extend beyond 2030. Failsafe supports have been introduced to maintain the operation of the hospital, but these do not provide any mechanism to lengthen the building's life and it is not possible to rule out structural failure fully.

The original hospital buildings at Hardwick Lane are therefore coming to the end of their serviceable life and replacement of the hospital is required as an immediate action.

The Trust had already started working on proposals for a replacement hospital before it was included within the national New Hospital Programme and therefore has a well-developed scheme which has obtained outline planning permission.

The Trust has acquired land at Hardwick Manor, adjacent to the existing hospital site, which will allow the new hospital to be fully built before the existing hospital is demolished. Some buildings on the retained estate are expected to be kept and to continue to be used as they are and/or remodelled to suit different uses.

The Trust will work with the main works contractor and its supply chain partners to maximise the benefits of the scheme for the local community and economy. This will include considering social value in procurement.

As part of the national New Hospitals Programme, the Trust will contribute to delivering the programme's overall strategic objectives of:

- Delivering hospitals for lower cost and in less time - addressing some of the most pressing challenges for the NHS estate, namely Critical Infrastructure Risk, delivering improved value for money and enhanced social value.
- Ensuring new hospitals integrate innovative national standards for healthcare infrastructure and enable high quality modern healthcare.
- Supporting the co-design and co-creation of schemes in collaboration with local and regional health systems.
- Building the foundations for an enduring national capability for enhanced healthcare infrastructure delivery.

Project Summary

The overall project will look to deliver the following pieces of work:

On the Hardwick Manor (new) site:

- Construction of a 100% new build acute hospital, with supporting services and infrastructure.

On the Hardwick Lane (existing) site:



- Demolition of RAAC buildings, expansion of car parking provision and external landscaping.
- Reconfiguration works (light touch) to Quince House to expand Sterile Services Department and make minor adaptations to administration areas (to be procured and carried out separately).
- Retention of “Time Out” building, with reconfiguration and refurbishment to suit new uses (very high refurbishment, including strip-out to shell, reconfiguration of layout, and installation of new services), creation of an FM service yard adjacent.
- Refurbishment and remodelling of the existing single storey Day Surgery Unit to accommodate the Medical Treatment Unit and Chemotherapy.
- Retention of other buildings (non-RAAC) with no works.

The main investment in the project will be the delivery of a 100% new build hospital of around 94,000m², to provide accommodation for acute services including emergency department, inpatient wards, surgery, critical care, maternity, neonatal, imaging, endoscopy, outpatients, pharmacy, pathology, and mortuary.

Support services including administration, education, retail, catering and FM will be housed in the new hospital building where appropriate, but also on the retained estate at Hardwick Lane, thus ensuring that only services that need to be in the new acute building are located there. The retained estate will also house the Medical Treatment Unit and Chemotherapy in the existing single storey Day Surgery Unit. There will be no changes to the current Eye Treatment Centre, which forms the 2-storey element to rear of DSU.

The hospital is in the south of Bury St Edmunds, as shown below (maps © Google Maps)

