

Our Vision for Excellence in Health, Education & Life Sciences



Cambridge
Biomedical Campus

Kristin-Anne Rutter, Executive Director CUHP
Nick Kirby, Managing Director CBC Ltd

August 2024

Overview

An aerial photograph of a city, likely Cambridge, showing a large stadium in the center, surrounded by residential and commercial buildings. The city is set in a valley with rolling hills in the background.

I. What is CBC Ltd?

About CBC Ltd

Recent highlights

Cambridge cluster

2. Creating Value

CBC Creating Value

CBC Ltd Priorities

Spatial Framework

Part I: What is CBC Ltd?

About CBC Ltd
Recent highlights
Cambridge cluster



About CBC Ltd

Formed in 2021 as a [non-profit partnership](#) which represents the main organisations located on the Cambridge Biomedical Campus.

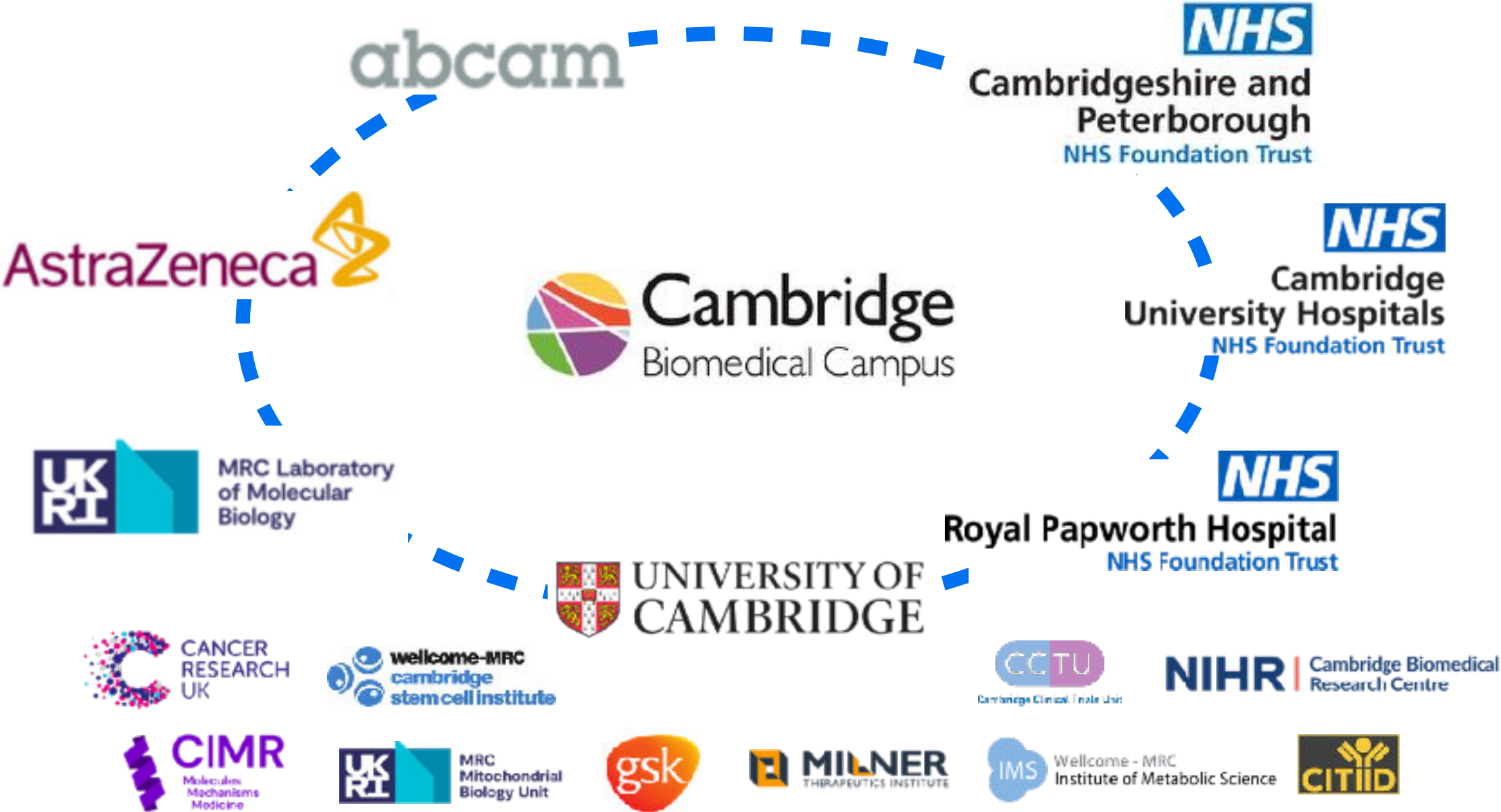
Neither a land owner nor a developer; some of our members own land; we do work with local government and landowners to shape how the campus needs to develop to be the world's best place to do business.

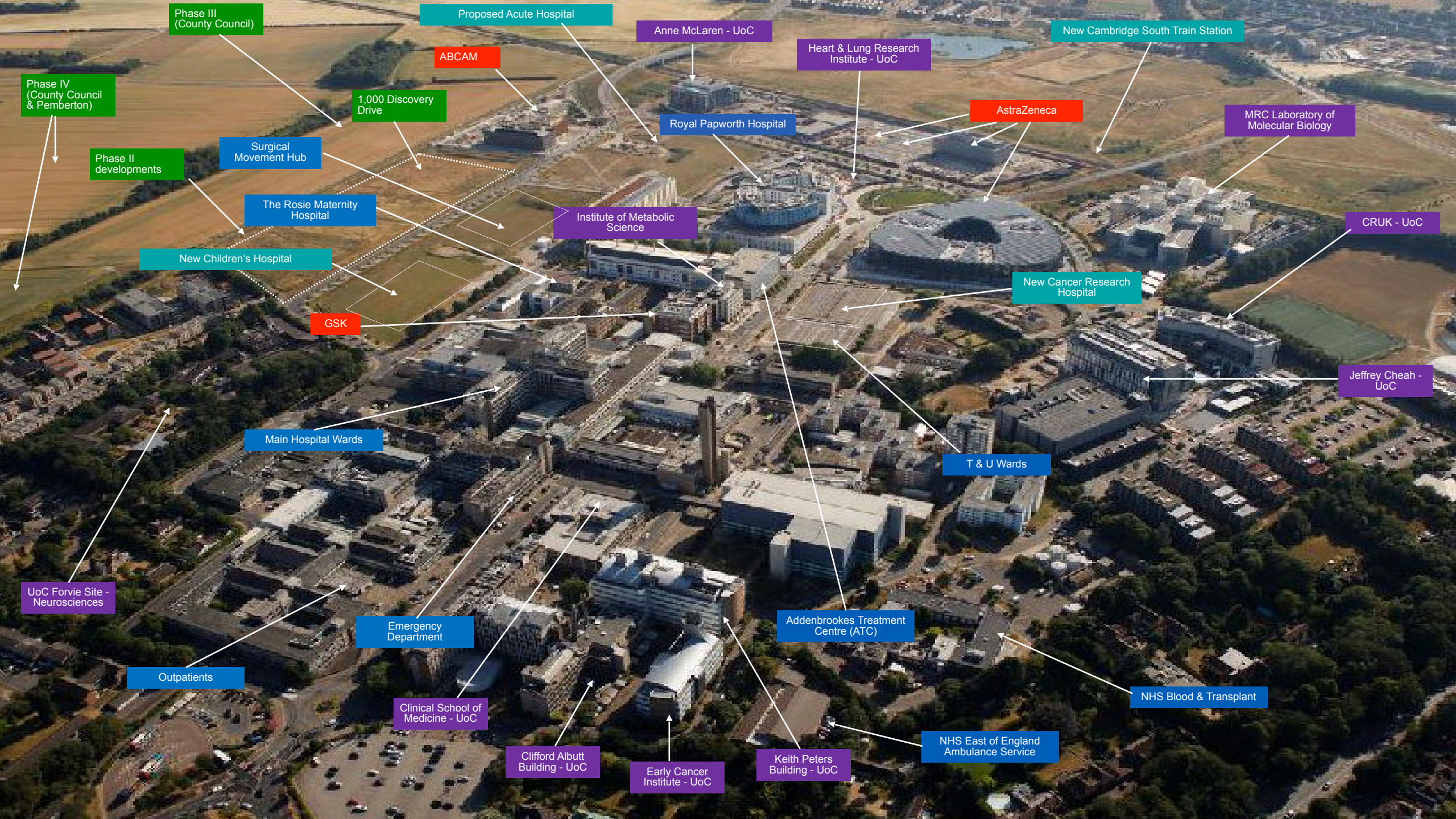
Our purpose is to promote the sustainable development of the site to keep it globally competitive as a centre for health, education and life sciences.

We want to make the Campus a better place to work, visit and live beside.

**We exist to deliver global excellence in health,
education and life sciences**

About CBC Ltd





Phase III
(County Council)

Proposed Acute Hospital

Anne McLaren - UoC

New Cambridge South Train Station

Phase IV
(County Council & Pemberton)

ABCAM

Heart & Lung Research
Institute - UoC

Phase II
developments

1,000 Discovery
Drive

Royal Papworth Hospital

AstraZeneca

MRC Laboratory of
Molecular Biology

Surgical
Movement Hub

The Rosie Maternity
Hospital

Institute of Metabolic
Science

New Children's Hospital

GSK

New Cancer Research
Hospital

CRUK - UoC

Main Hospital Wards

T & U Wards

Jeffrey Cheah -
UoC

UoC Forvie Site -
Neurosciences

Emergency
Department

Addenbrookes
Treatment
Centre (ATC)

Outpatients

NHS Blood & Transplant

Clinical School of
Medicine - UoC

NHS East of England
Ambulance Service

Clifford Albutt
Building - UoC

Early Cancer
Institute - UoC

Keith Peters
Building - UoC

About CBC Ltd

Directors oversee a business plan covering three domains



Optimal development

Sustainable and inclusive growth in health, education and life sciences; engage government planning leads; work with landowners and developers to promote an holistic approach; promote sustainable travel



Curation of place

Attend to both physical and human dimension of the campus environment so that it becomes a better place to work, visit and live next to; enables members to attract and retain talent; facilitates innovative collaborations



External engagement

Provide a coherent, compelling and collective narrative to government and key stakeholders, supporting policy and objectives of members, engaging community stakeholders in what we do





Optimal development

£7.2million to unlock improvements to local transport connections between the Cambridge Biomedical Campus and the city

£3million more for Cambridge University NHS Trust to support plans for growth

Housing report published in May, setting out the evidence base for affordable housing needs for people working on Campus

Treasury approval for Childrens and Cancer Hospitals

New train station opening in 2025





Curation of place





THE FUTURE

SHAPING
A BETTER
WORLD OF
OPPORTUNITIES

THE FUTURE



THE LONG ROAD
SIXTH FORM COLLEGE
CAMBRIDGE

THE
RIGHT
ROAD
FOR
YOU

Door to open

Push



External engagement

Since 2024...

New local voices group: co-chair observer to CBC Ltd Board

Two open public forums

Two open councillor briefing sessions

New website

Hosted ministerial site visits from current & previous government



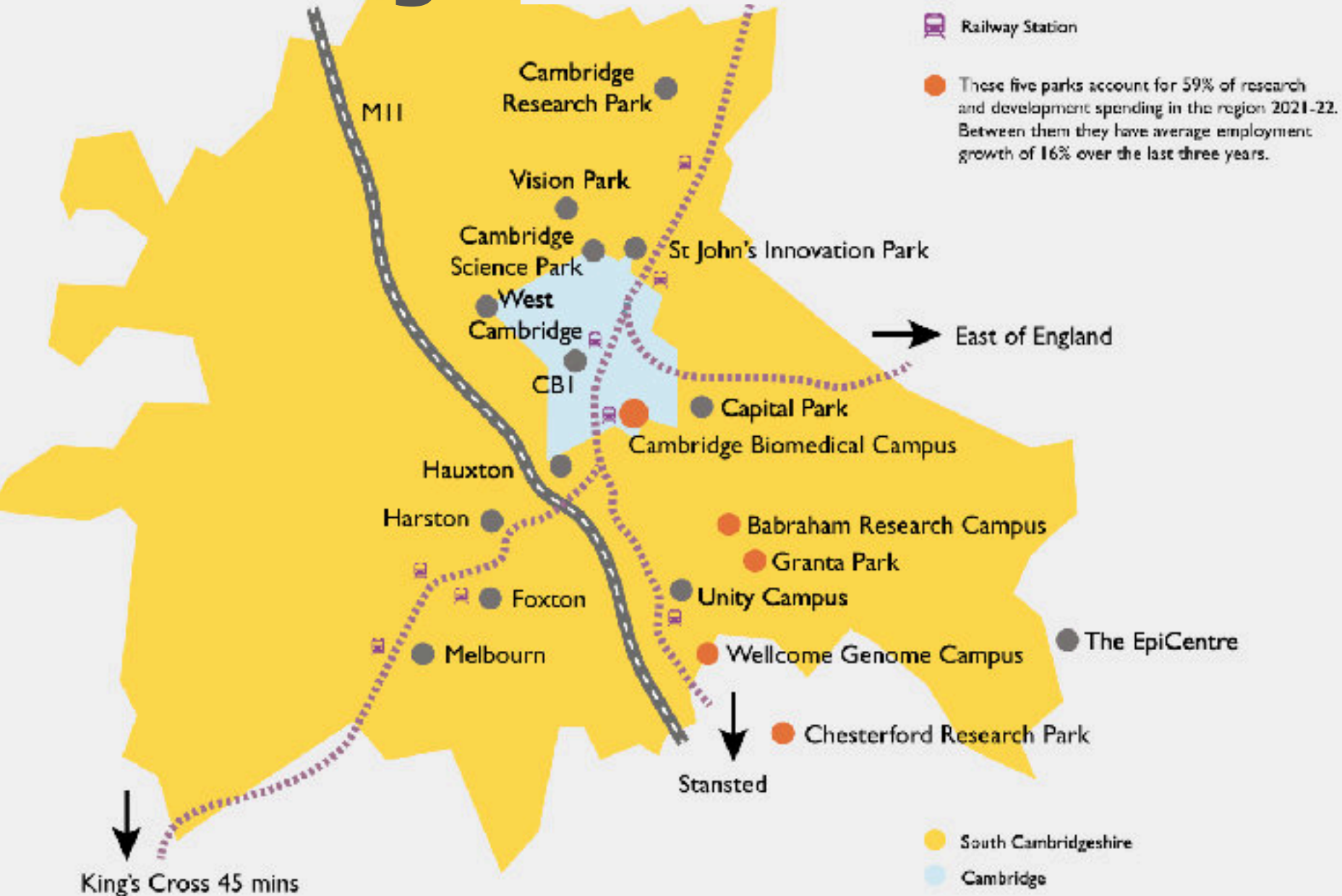
Amplifying

Local Voices

Have your say in
shaping our Campus



Cambridge Cluster



All form part of the largest life sciences cluster in Europe closely connected to the rest of the UK

We have a unique density and co-location of research institutes and healthcare delivery on the Cambridge Biomedical Campus



Cambridge Cluster

Top 5

global university

>5,000

knowledge intensive
companies

30

science parks

Top 3

global university
innovation system

23

billion-dollar
companies created in
Cambridge

**Venture
capital**

hub for Europe

Part 2: Creating Value

An aerial photograph of a city, likely Cambridge, showing a large stadium (the Edenbridge Stadium) in the center, surrounded by various buildings, green spaces, and a river. The image is used as a background for the text.

CBC Creating Value

CBC Ltd Priorities

Spatial Framework



CBC **Creating** **Value**

Global discovery

**12 Nobel Prizes from
the LMB**

Plans for development

**Setting out conditions
aimed at securing
sustainable and
inclusive growth**

Build talent

**the biggest employment site
in Cambridge, supporting 1 in
6 local jobs**

Healthcare

**£700m investment in new
specialist research hospitals**

Connect people

**>£200m invested in new train
station with further public
transport planned**

Critical mass in R&D

**including AstraZeneca which is
the UK's single largest private
sector investor in R&D**

UK priority

**identified by national
government**

CBC creating value

In health outcomes as a result of integrating healthcare and research

- We have three NHS hospitals caring for over **1m NHS patients every year** which combine specialist expertise and leading edge science:
 - Lower cancer mortality rates - save an extra 182 lives every year
 - Lower cardiac mortality rates - save an extra 83 lives every year
 - Lower respiratory mortality rates - save an extra 208 lives every year
- Being co-located on the Campus has underpinned the development of new **children's and cancer hospitals**
- The CBC value proposition and relationships with government have played a key role in secure seed funding of £3m to work up the case to accelerate redevelopment of the acute hospital

CBC creating value

... for the UK economy through generating new jobs and economic activity

- CBC is the biggest employment site in Cambridge, supporting **22,000 jobs** including **700 apprenticeships**
- Every **10** jobs on the Campus support a further **9** jobs **across the UK**
- The Campus contributes **£4.2bn** to the UK economy each year
- For every **£10** the Campus makes, another **£10** is made for the UK economy

CBC Ltd Priorities



Short Term Enliven and Engage

1. Maintain and grow our programme to enliven the Campus with regular activities to bring people from across the Campus and neighbouring communities together. For example, our Campus choir, yoga classes, menopause cafes and mindfulness walks.
2. Establish a programme of large scale events to help build a the Campus identity, with a focus on wellbeing which is relevant to local residents, visitors and people working on Campus. For example, our Campus Picnic, Wellness Festival, Fun Run and Christmas Fair.
3. Develop new connections with schools, colleges and charities across the city and region to create better employment opportunities for local people. For example, with regular career events.
4. Agree the best options for delivering improvements in managing the campus estate, making better use of vacant plots and achieving environmental benefits from new models to manage logistics.
5. Form a strategy for nurturing new life sciences business, providing access to infrastructure and expertise to accelerate and amplify the impact of new companies.

CBC Ltd Priorities



Medium Term

Welcome a Broader Community

1. Deliver improvements in transport to connect the Campus to the wider life sciences ecosystem and to the places where people visiting and working on the Campus live.
2. Agree better arrangements for the provision of conferencing facilities for the organisations across the Campus.
3. Find solutions to improve the provision of amenities on the Campus, ranging from food and beverage to nursery services.
4. Contribute to policy solutions which enable investment in public infrastructure, required by the Campus and wider city-region to ensure that growth is inclusive and environmentally sustainable.
5. Progress priorities for investment on the Campus, including the redevelopment of acute hospital services

CBC Ltd Priorities

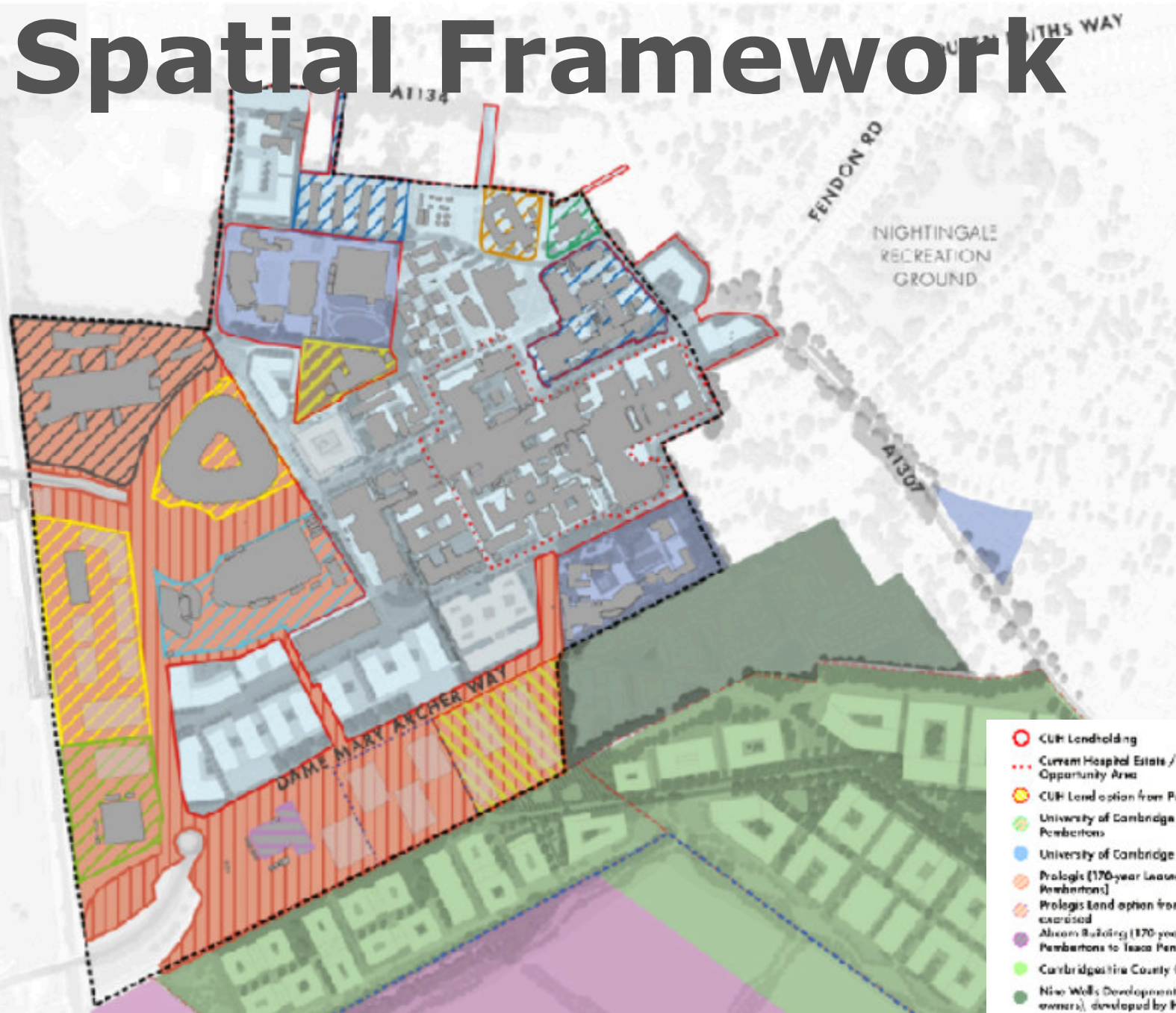


Longer Term

Nurture Trust and Desirability

1. Secure access to more affordable housing for people working on the Campus.
2. Maintain a role in the stewardship of the holistic spatial framework for the Campus, working closely with landowners, businesses, communities and government.
3. Promote a legally binding mechanism to ensure investment into key infrastructure on the current Campus results from any future expansion.
4. Negotiate the allocation of space for mental and community healthcare facilities as the Campus develops over coming years.
5. Work across government and with commercial partners to secure investment required for the Campus to realise its potential in health, education and life sciences.

Spatial Framework



Campus landownership is complex

2024 Spatial Framework owned by landowners

Conditional support from CBC Ltd

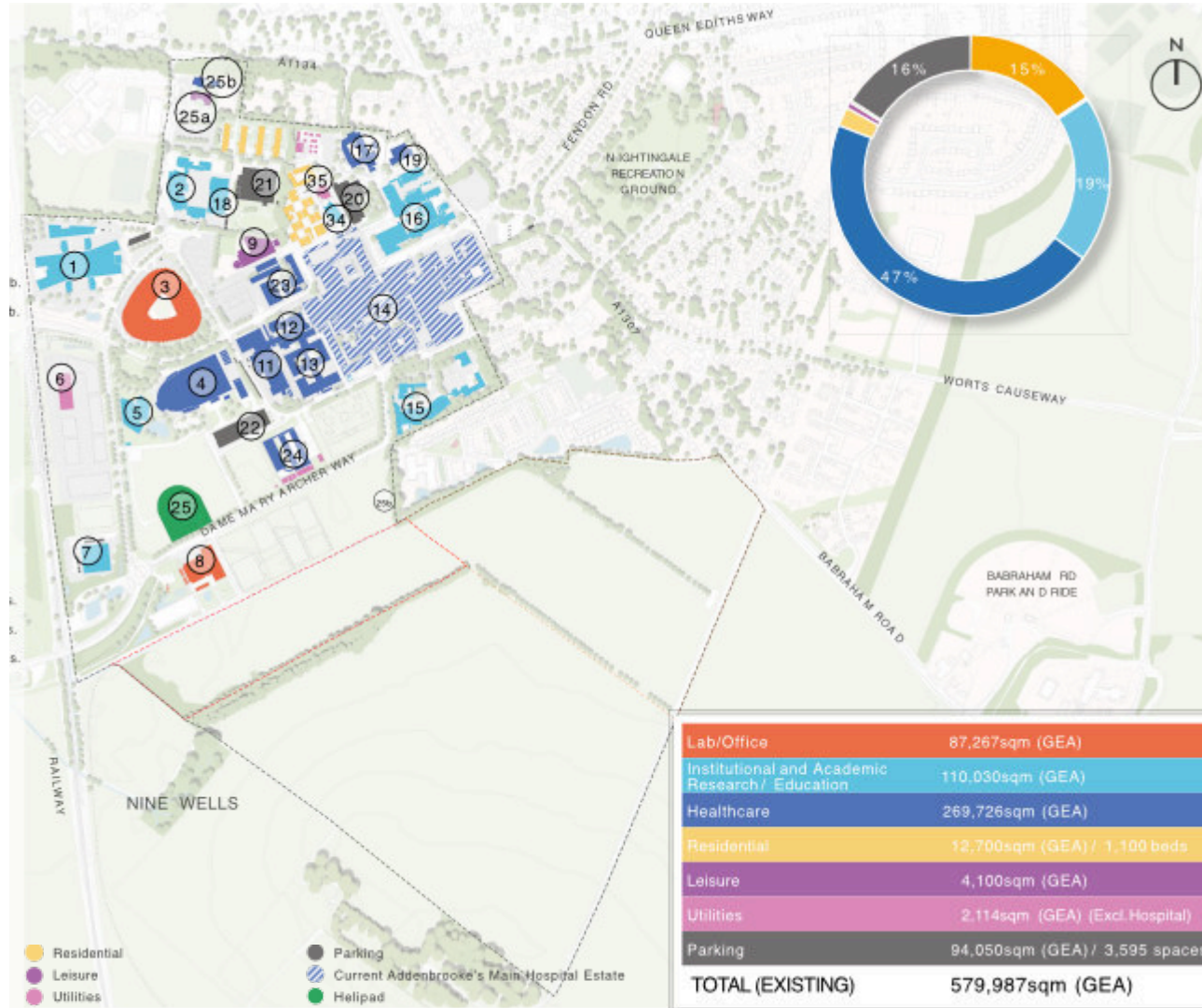
- CUH Landholding
- Current Hospital Estate / Future Easter Opportunity Area
- CUH Land option from Pemberton
- University of Cambridge (170-year) Lease from Pemberton
- University of Cambridge Ownership
- Prologis (170-year) Lease for Infrastructure from Pemberton
- Prologis Land option from Pemberton not yet exercised
- Alcon Building (170-year) Lease from Pemberton to lease Pension Fund
- Cambridgeshire County Council Ownership
- New Wells Development (individual building owners), developed by Hill Residential
- Addenbrooke's Charitable Trust (ACT) Ownership
- University of Cambridge lease from CUH
- East England Ambulance Service Trust Lease from CUH
- NHS Blood and Transplant lease from CUH
- CUH Lease from ACT
- AstraZeneca (170-year) Lease from Pemberton
- MRC (170-year) Lease from Pemberton
- University of Cambridge sub-lease from Royal Papworth Hospital (170 year lease from the Pemberton)
- Pemberton Family

Spatial Framework

Existing Campus Land Uses & Quantum

- 1 MRC Laboratory
- 2 Cancer Research UK
- 3 AstraZeneca Headquarters
- 4 The Royal Papworth Hospital
- 5 Heart and Lung Research Institute
- 6 AstraZeneca Energy Centre
- 7 Anne McLaren Building
- 8 ABCAM
- 9 Frank Lee Centre
- 10a Staff accommodation (northern pl)
- 10b Staff accommodation (southern pl)
- 11 Addenbrooke's Treatment Centre (ATC)
- 12 Cambridge Clinical ResearchCent (CCRC)
- 13 Rosie Hospital
- 14 Addenbrooke's Hospital
- 15 Forvie Site
- 16 University of Cambridge School of clinical Medicine
- 17 Cambridge Blood Donor Centre
- 18 Jeffrey Cheah Biomedical Centre
- 19 Ambulance Station
- 20 Addenbrooke's Car Park 1 (MSCF)
- 21 Hospital Staff Car Park 4 (MSCP4)
- 22 Hospital Car Park 2 (MSCP2)
- 23 Surge Wards
- 24 Regional Surge Centre 40 & Orthopaedic Theatres& Wards
- 25 Helipad
- 25a Bright Horizon Nursery
- 25b Occupational Health & Wellbeing
- 34 Deakin Centre
- 35 Substation

- Healthcare
- Lab/Office
- Academic Research/Education
- Residential
- Leisure
- Utilities
- Parking
- Current Addenbrooke's Main Hospital Estate
- Helipad



Priorities today

- improve amenity, from childcare to leisure
- renew hospitals
- transform transport
- secure affordable housing
- create conditions for new business to thrive
- environmental sustainability
- stewardship of masterplan

Conclusion

Three years since its formation CBC Ltd:

- key role in promoting the need for investment in acute healthcare
- delivering a programme of activities to enliven the campus
- progressed projects that concern areas of collective action across members
- engaged with landowners, developers and planning authorities, setting out conditions for supporting proposals for expansion
- taken steps aimed at connecting with local people and local politicians