

University Hospital of North Durham



Key information

Capex **£90 million**
Staff **3500**

Beds **515**
Area **57,000m²**

Introduction

Consort Healthcare (Durham), the concession company awarded in March 1998 the contract for the 30-year, £90 million project to design, build, finance and operate the University Hospital of North Durham.

Balfour Beatty's shareholding is 50%. Our 50% shareholder partner is Royal Bank Investments. At 31st December 2005 Balfour Beatty had invested all its £7 million of committed investment.

Financing type: Debt

Project overview

- Completed on time and to budget in 2001 by a joint venture between Balfour Beatty Construction and Haden Young, also Balfour Beatty group companies.
- Included a headquarters building for the NHS Trust and staff residential accommodation.
- Consort Healthcare (Durham) is responsible for the routine and lifecycle maintenance of the hospital and the delivery of a range of non-clinical support services. This work is undertaken by Balfour Beatty WorkPlace, the Balfour Beatty group facilities management company.



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The hospital was originally built in the post war period as a series of single storey buildings over a sloping site connected by extended corridors. Ad hoc extensions and a history of under investment resulted in an extensive, rambling estate in very poor physical condition unfit for modern healthcare.

The project aimed to:

- simplify the patient pathway to ensure fewer, shorter visits to hospital and develop integrated, joined up clinical pathways to improve services for patients;
- rationalise acute services from two sites to one;
- provide modern facilities and improved clinical adjacencies to implement a modern care model.

Consort Healthcare's winning solution proposed:

- a radically different treatment of the site;
- additional income from alternative use of part of the site and rationalised proposals for a terraced building of up to seven levels to a three storey building on a level site.

Despite increasing the area of the new building, this resulted in:

- a more efficient building;
- better clinical adjacencies;
- new A&E and Pathology departments over the Trust's proposals;
- better equipped for future expansion and a more affordable solution.

*"Sound, professional relationships have been developed since the partnership was conceived, with **Consort Healthcare now considered very much part of the multi-disciplinary team** assembled to manage the efficiency and effectiveness of our organisation."*

Tom Steljes, Directorate Manager, University Hospital of North Durham