

CREATING AND CARING FOR ESSENTIAL HEALTHCARE FACILITIES

UNIVERSITY HOSPITAL OF NORTH DURHAM

Consort Healthcare (Durham) is the concession company awarded in March 1998 the contract for the 30 year 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.

Consort
healthcare

Capex	£90 million
Staff	3,500
Beds	515
Area	57,000m ² new build
Financing type	Debt

PROJECT OVERVIEW

- Completed on time and to budget in 2001.
- 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