

# University Hospital of North Durham



## Key information

Capital expenditures **\$180 million**  
Staff **3,500**

Beds **515**  
Area **610,000 sq. ft.**

## Introduction

In March 1998, Balfour Beatty Capital was awarded a 30-year, \$180 million public-private partnership (PPP) project to design, build, finance and operate the University Hospital of North Durham in the UK.

Balfour Beatty's share of the investment company is 50%. As of December 31, 2005, Balfour Beatty had invested all of its \$14 million committed investment.

## Project overview

- Completed on time and on budget in 2001 by a joint venture between Balfour Beatty Construction and Haden Young, both Balfour Beatty Group companies
- Included a headquarters building for the National Health Service (NHS) Trust and residential accommodation staff
- Balfour Beatty Capital is responsible for the routine and lifecycle maintenance of the hospital and for the delivery of a range of non-clinical support services. This work is performed by Haden Building Management, the Balfour Beatty Group facilities management company.



## Project results

- Simplified the patient process to ensure fewer, shorter visits to the hospital and to develop integrated, clinical pathways that improve patient service
- Consolidated acute services from two sites to one
- Implemented a modern healthcare model by modernizing facilities and relocating similar clinical services to be near each other
- Additional income from alternative uses for part of the site
- Consolidated a terraced, seven-story building into a level, three-story building
- Efficient grouping of related clinical activities
- New accident and emergency (A&E) and pathology departments (created above and beyond the original scope of work)
- Better potential for future expansion

## Arts for Health program

At North Durham, Arts for Health initiatives are transforming the healthcare experience for patients as well as for health professionals. Supporting health and well-being, artists from all art forms specialize in working with people in healthcare settings. This has a stimulating and uplifting effect on patients and staff, contributing to a holistic healing environment.

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

*Tom Steljes, Directorate Manager, University Hospital of North Durham*