

CONSORT HEALTHCARE: BLACKBURN

Introduction

Balfour Beatty is acting as co-promoter/developer and 50% investor in Consort, the concession company awarded the PFI contract to design and build the new Single Site Project at Queens Park Hospital, Blackburn and then to maintain the facility and provide certain non-clinical services associated with the hospital for a period of 35 years. This is the largest Construction project in East Lancashire having achieved Financial Close in mid 2003.

Project Description

The new hospital for East Lancashire Healthcare NHS Trust will combine onto a single site services that are presently being provided on two separate existing hospital sites, eliminating the need for some 16,000 ambulance transfers per annum that currently take place between the two. The Project involves the construction of a 45,000 square metre extension to Queens Park Hospital and refurbishing 7500m² of the existing facilities to provide a total of 668 beds.

Consort is procuring the design and Construction of the new facilities through a construction contract with a construction joint venture between Balfour Beatty Construction Limited and Haden Young Ltd (BHJV). Both these companies are part of the Balfour Beatty Group. The construction period for the project is 36 months.

Consort is also responsible for the provision of hard FM and certain soft FM services and certain non-clinical services including the provision of a managed equipment service. The provision of non-clinical services is predominantly sub-contracted to Haden Building Management Ltd, also a Balfour Beatty Group company, and the managed



equipment service is sub-contracted to Siemens plc.

Contractual Arrangements

Consort has entered into a number of key contracts in relation to this project. These include the Project Agreement which is the principal contract covering the relationship between the Trust and Consort, a Construction Contract with the BHJV, Facilities Management Agreement with the Facilities Management Provider and Managed Equipment Contract with the Managed Equipment Contractor.