

UNIVERSITY COLLEGE LONDON HOSPITAL

Introduction

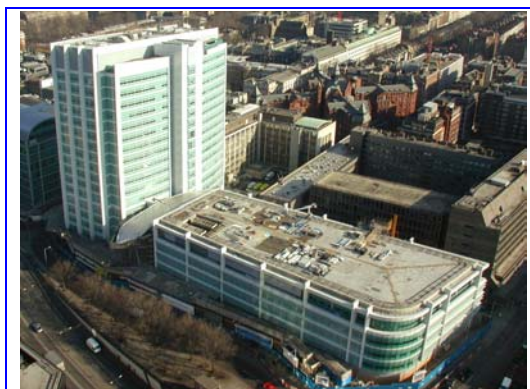
Balfour Beatty has acted as co-promoter / developer and 33.3% investor in Health Management (UCLH) plc (HMU), the concessionaire awarded the PFI contract to design and build the new University College London Hospital (UCLH) redevelopment and to provide certain services associated with the hospital for a period of 40 years. This is one of the key hospital projects in London of the UK Government's PFI Hospitals programme and achieved financial close in July 2000.

Project Description

The UCLH Trust is an internationally recognised centre of healthcare expertise, having a close relationship with the University College Medical School. Currently, the hospital operates from several sites around Tottenham Court Road area of central London, some of which are very old. The project to build the new hospital involves demolition of some existing premises consolidating the Trust's operations on one new high rise development, providing a total of 669 beds.

HMU is procuring the design and construction of the new facilities through a construction contract with BCJV. BCJV is a construction joint venture in which the Balfour Beatty Group holds a 50% interest. The construction period for the new Hospital is 53 months for Phase 1 and a further 38 months for Phase 2, the Elizabeth Garrett Anderson Wing.

HMU is also responsible for facilities management and maintenance, and the provision of certain non-clinical services, to the existing UCLH estate, and subsequently to the new hospital.



Most of these services are sub-contracted to a separate facilities manager.

Contractual Arrangements

HMU has entered into a number of key contracts in relation to this project. These contracts include the Project Agreement, which is the principal contract covering the relationship between the Trust and HMU, a Loan Facilities Agreement with a consortium of financial institutions, a Construction Contract with BCJV and a Facilities Management Agreement with the facilities manager.