

Renal Dialysis Unit, Belfast City Hospital

PFI first revolutionises renal dialysis treatment

£3m

/ Capital value

December 1997

/ The build commenced

October 1999

/ The build was completed

Recognised as one of the first PFI procured healthcare schemes in the UK, we undertook a comprehensive DBFO project for the creation of a modern Renal Dialysis unit at Belfast City Hospital. With a capital value of £3m, the 40-station unit, covering 1930m², accommodates 265 haemodialysis and 49 peritoneal dialysis patients. Completed in October 1999, our patient focussed programme incorporated the supply, installation and renewal of all of the dialysis equipment, plus the supply of renal dialysis consumables. As part of the Public Private Partnership, we also assumed 15-year responsibility for the delivery of hard planned, reactive maintenance and lifecycle management services at the acute hospital.

The brief

BHSCT required a trusted partner with the investment and construction expertise to complete a Design, Build, Finance and Operate project as part of a Private Public Partnership at Belfast City Hospital. Therefore, a GRAHAM Gambro Limited Consortium was selected (GRAHAM 50% and Gambro Hospital Ltd 50%). The ambition behind the off-balance sheet scheme was to modernise renal dialysis provision to facilitate the treatment of over 300 patients at any one time.



"GRAHAM are excellent in responding to remedy faults via their helpdesk. Response times are excellent as is the quality of their work."

Mr Charles Sharratt
Belfast City Hospital

The challenges

Situated within an acute hospital site, amidst a critical 24/7 care environment, meant our construction methodology had to factor in the Hospital's daily operations and ensure that any potential challenges were offset through the implementation of bespoke Action Plans including a Traffic Management Plan. The integration of our processes with the Trust's infection control management and cross-contamination policies was also imperative. Meanwhile, in the delivery of Hard FM services, our team effectively managed severely limited windows of opportunity in the completion of major maintenance and lifecycle replacement services.

The solution

With financial close agreed in December 1997, construction of this state-of-the-art Renal Dialysis Unit was completed less than two years later in October 1999. A modern, flexible 40-station treatment space was created across an expansive building footprint of 1930m², the design of which was influenced by the medical practitioners who would be operating this important facility on a daily basis. We subsequently assumed responsibility for the operation and maintenance of the Unit in November 1999 up until the completion of the PPP agreement in November 2013. Managed by a dedicated Facilities Manager, our experienced team delivered all planned and reactive building fabric, mechanical and electrical maintenance services plus air quality monitoring, Legionella risk assessment and lifecycle replacement services.

Outputs & Benefits

- / **Delivering lasting impact:** The Renal Unit was constructed to accommodate 265 haemodialysis and 49 peritoneal dialysis patients
- / **Investment first:** One of the first PFI schemes of its kind
- / **Partnership approach:** Our works fully integrated with the Trust's infection control management and cross-contamination processes
- / **Acute hospital environment:** This project demonstrated our ability to deliver construction, hard planned and reactive maintenance services within an acute hospital environment



For more information on how we're delivering lasting impact:

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