

The Bexley Wing, housing St James's University Hospital's Institute of Oncology

Leeds, West Yorkshire, United Kingdom



Client

Leeds Teaching Hospitals NHS Trust

Project Company

Catalyst Healthcare (Leeds) Ltd

Construction value

€ 270 million / £181 million

Total project funding

€ 343 million / £232 million

Area

707,500 ft² / 67,000 m²

Project schedule

Financial close	October 2004
Construction	Oct 2004 – Dec 2007
Hospital opened	January 2008
Concession period	30 years

Facilities Management (FM)

Hard FM	Vita Lend Lease
Soft FM	The NHS Trust
Medical equipment	HTI (Leeds) Ltd

Assignment

Design and build plus FM until 2037
Medical equipment services 15 years

Architect

Anshen & Allen



Europe's largest oncology centre opened in Leeds in 2008, setting new standards of cancer care for the people of Yorkshire. Costing £232 million, it is a Private Finance Initiative project, funded and managed by Catalyst Healthcare and built in 38 months by Bovis Lend Lease.

The goal of the Leeds Teaching Hospitals NHS Trust is to create a world-class centre for cancer care. Built beside the existing St James's Hospital, the new oncology wing will be a focus for teaching and research as well as treatment. The project includes design, construction, provision and upkeep of medical equipment and life-cycle maintenance services over the 30-year PFI concession period.

Designed by Anglo-American architect Anshen & Allen, the visually striking 12-storey building comprises a reinforced concrete frame with distinctive cladding materials. Other works include full internal fit-out, utilities and services, medical and non-medical equipment and external hard and soft infrastructure works. The new wing will provide 350 inpatient beds and is located between two existing hospital wings, joining the two via corridors for staff and patients. A 1,300-space car park is also included in the scheme.

Clever use of the sloping site enables three of the storeys to be built partially below ground, accommodating 12 linear accelerators for radiotherapy treatment. The centre will also be equipped with five CT simulators, three CT and two MRI scanners and a modern nuclear medicine department with five gamma cameras and a PET scanner. The Oncology Centre also contains a Gamma Knife that is operated by

Nova Healthcare as part of the Private Patients Trust.

To reduce running costs and enhance the hospital's sustainability credentials, many energy saving features are incorporated in the specification. These include:

- Absorption chillers to capture waste steam from hospital plant and equipment and turn it into chilled water that can be used in the chilled beam heating and cooling system
- A heat recovery system that recycles waste heat discharged from the building, feeding it through heat exchangers for re-use in the heating system
- Modulated controls on pipework, which combine with water economisers taps to reduce water consumption
- Condensate recovery that will return 80 per cent of the condensate generated by the hospital's heating and ventilation, returning it as pre-heated water to the hospital's steam boilers

The project is a pathfinder for HM Treasury's Credit Guarantee Finance Scheme. It is financed by a combination of a £184 million senior debt facility provided by HM Treasury and credit guaranteed by Bank of Scotland, a £17 million senior debt loan from Bank of Scotland and £20 million of subordinated loan stock and equity from the project company shareholders.

