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| SGV 541 as RGB - 2cm wide at 300dpi1009016 VCP A4 newsletter portrait_Word setup topRural Accommodation and Infrastructure Program Final Project Report  |

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| **Project name:** | Upgrade 46 Lucan St Units |
| **Total Department Funding (GST excl)** | $493,947.00 |
| **Other Funding (GST excl)** | $ |
| **Project completion date** | Wednesday 13 November 2013 |
| **Report Author:** | Joel Fergus |
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1. **Background and Context**

*The Loddon Mallee’s accommodation and infrastructure needs analysis was used to identify what accommodation is currently available, what funding has been received in terms of infrastructure and accommodation monies to date, and what barriers to increasing clinical placement capacity were in each municipality throughout the Loddon Mallee region. The needs analysis also identified clinical placement activity by LGA, and by municipality to quantify what percentage of the total clinical placement activity each agency in the region accounted for.*

*As a result of the analysis and the fact that the Pethard building was to be demolished (which provided 24 clinical student accommodation beds), Bendigo Health was identified as being at considerable risk of not being able to adequately service the needs of extra regional clinical students. The Loddon Mallee Clinical Placement Network recommended that the opportunity o refurbish the Bendigo Health Lucan Street apartments would pose a viable solution to this issue and funding to refurbish and furnish the 12 bed accommodation for dedicated clinical student accommodation along with the design and construction of a new common/recreation room was funded.*

1. **Project Objectives and Expected Impacts**
* *To provide clinical placement accommodation to transient students on placement in Bendigo and surrounding districts*
* *To increase student satisfaction with the accommodation services provided while on placement at Bendigo Health or other local clinical placement providers who may use this accommodation*
* *To increase the number of transient clinical placement students availing placements at Bendigo Health and within the City of Greater Bendigo more generally.*
1. **Project Management**

*Bendigo Health’s Building and Infrastructure team were responsible for the project management of the refurbishment of 46 Lucan street and provided updates to the CHERC Operations Manager at Bendigo Health and the Executive Director (ED) of the New Bendigo Hospital project.*

*The ED of the New Bendigo Hospital project reported progress of this project to the Bendigo Health Executive. The CHERC Operations Manager assisted the B&I Project Manager to prepare progress and final project reports and acquittal statements for the Department of Health.*

*Ongoing management of the accommodation resource is the responsibility of the Bendigo Health accommodation unit, in collaboration with the Clinical Deanery, who are now responsible for procedure development around its usage, management and maintenance that is consistent with policy endorsed by the Clinical Placement Network Committee.*

1. **Project performance against stated deliverables**

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| Project Activity | Project Deliverable / Target | Due Date | Status (ie. complete, not complete) |
| Allocate project manager | Quarterly Report 1: Completion progress of project | August 2012 | Complete |
| Scope quantify and cost the project in greater detail | Quarterly Report 1: Completion progress of project | August 2012 | Complete |
| Engage builders  | Quarterly Report 2: Completion progress of project | February2013 | Complete |
| Complete works as per refinedscope & budget | Quarterly Report 3: Completion progress of project | June2013 | Complete |
| Report on progress and finalacquittal | Final Report: Completion of project confirmation including financial acquittal of funds | June 2013 | Complete |

1. **Project Outcomes**

*Please detail the project outcomes? (i.e. increased student numbers, interdisciplinary teaching, new teaching opportunities, simulation opportunities, etc)*

*During the project term the Pethard building at Bendigo Health, which originally housed clinical students, was demolished as part of the New Bendigo Hospital project. As a result, 24 beds were lost to clinical students at Bendigo Health. Fortunately the refurbishment of the clinical student accommodation enabled these students to be housed in the Nolan street apartments. The accommodation has been fully occupied from the date of renovation completion. Although the accommodation represents less beds in total compared to what was available at the Pethard complex there have been no reports that accommodation has been a barrier to accepting clinical placements.*

1. **Evaluation**

*What were the positive aspects of the small capital and equipment program?*

*Fewer complaints are being received about the accommodation provided at Bendigo Health as a result of this project. Maintenance calls have also reduced as a result of the refurbishment. Despite delays to the build, all renovations on the buildings themselves were completed during the project term and occupied by clinical students, The accommodation will be evaluated under the Best Practice Clinical Learning Environment (BPCLE) framework indicators. This ongoing evaluation will provide longitudinal qualitative and quantitative measure of the impact that this infrastructure project has on the quantity and quality of clinical placements provided at Bendigo Health.*

*What didn’t work or was most difficult?*

*The three largest delays to this project were:*

1. *getting the project prioritised by Bendigo Health due to competing projects.*
2. *Obtaining Bendigo City council approval to build the study centre on the front of the block.*
3. *Finding the ground in one corner of the build unstable which caused delay whilst re engineering the slab design.*

*Did the project run to budget?*

*The project ran to budget*

*What are the key learning from this program to take forward?*

*The major learning from this project is that building projects in future will be referred earlier to the Equipment, Product, Space, Infrastructure Management (EPSIM) Committee at the time they are funded to navigate internal competition for resources and commence council approvals so as not to unduly delay project completion dates into the future.*

*Future building projects of this nature will include a formal risk assessment and risk matrix in an attempt to identify any potential concerns with construction delays to ensure all stakeholders are aware of potential risks.*

1. **Conclusion**

*The demolition of the Pethard student accommodation building as part of the new Bendigo Hospital Project was going to see a serious student accommodation shortage in Bendigo. The Rural Accommodation and Infrastructure funds received provided the opportunity to refurbish some accommodation previously dedicated to medical staff in close proximity to the hospital.*

*Medical staff have now been relocated and the accommodation loss of Pethard has been filled with the Lucan street student accommodation gain. The funding was timely and is being appreciated by students who up until 2013 have been housed in accommodation which had not been updated since the 80’s and the kitchens had been locked due to posing a serious health and safety risk.*

*The project was completed on budget with some delay which are identified in this report and Bendigo Health’s internal building processes have gained from the experience the need for projects to be referred earlier to its EPSIM Committee, to get council approvals in earlier and to soil test more broadly.*

*Over time Bendigo Health expect to see a marked improvement in student satisfaction with the accommodation and will watch with interest through the BPCLE how this contributes to a broader improvement in overall satisfaction of student clinical placement satisfaction ratings.*

1. **Attachments**
2. Funding Acquittal [x]
3. Asset Register [x]
4. Photo’s (optional) [x]
5. Other [ ]