

2013-14 Asset Assessment Toolkit & Maintenance Reports

IHEA Forum

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Project Objectives

- **Assist agencies to assess facilities - buildings, building services and site infrastructure**

Raise awareness of the health assets at a CEO and Board level

- **Assist in the progressive development of better asset management practices**
- **Enable benchmarking across similar facilities**
- **Avoid the high cost and difficulties associated with “one off” portfolio assessments**

Toolkit Components

- **A document describing the toolkit, the performance measures and rating system**
- **E-tools and / or assessment templates (linked spreadsheets), which can be used at a variety of levels, depending on the particular purpose in hand**
- **Assessment reports, which cascade up to an Asset Performance Dashboard**
- **The Dashboard report can be used at a building site or overall health service level**
- **Can be used for all asset parameters or specific purpose assessments.**

ASSET ASSESSMENT TOOLKIT

Asset Dashboard

- **Overall Asset performance:**
 - **Compliance**
 - **Condition**
 - **Functional suitability**
- **Secondary Measures**
 - **Risk**
 - **Utilisation**
 - **Adaptability**
- **Other features**
 - **Asset Replacement value**
 - **Maintenance expenditure**

ASSET ASSESSMENT TOOLKIT

health

ASSESSMENT CATEGORIES AND PURPOSE

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4
Health Service				
Campus	DH Strategic overview			
Building		DH and Agency strategic planning		
Floor Level			DH and Agency strategic planning. Agency space planning	
Functional Unit/Department				DH and Agency masterplanning. Agency space & 5yr maint/works planning
Space/Room				Agency annual maintenance planning/detailed planning

ASSET DASHBOARD

ASSET PERFORMANCE ASSESSMENT REPORT DASHBOARD My Health Service - ILLUSTRATIVE OF FORMAT ONLY



Facility Name My Health Service - ILLUSTRATIVE OF FORMAT ONLY

Assessment Date 15/03/2012

Facility Address Mytown VIC

Total Floor Area (m²)

24,000

Level of Confidence in Data 3.00

Facility Type Referral Hospital

Number of Buildings

31

Source of Data Desktop Assess.

	Assessed		Threshold	Target	Relative	Portfolio Average	Relative to Portfolio	FINANCIAL	
FACILITY PERFORMANCE	4.00	Moderate	2.50	4.10	Above Threshold, Below Target	3.00	Below Average	Facility	Total Portfolio
								Replacement Value	
								\$10,000,000	N/A
Compliance	4.00	Compliant	3.00	3.30	Above Threshold, Below Target	3.00	Above Average	Annual Maintenance Expenditure	
								\$100,000	N/A
Condition	4.00	Good	3.00	4.00	Above Threshold, Below Target	3.00	Below Average	Capital Works Expenditure	
								\$750,000	N/A
								Annual Maintenance Expenditure \$/m ²	
								\$4	N/A
Functional Suitability	3.00	Functional	3.00	4.00	At Threshold	3.00	Below Average	Maintenance \$ / RV (%)	
								1.00%	1.00%
NON WEIGHTED CRITERIA									
Performance Risk	3.00	Major	Commentary Backlog maintenance level moderate. Chiller unit parts need to be manufactured						
Utilisation	2.70	Slightly under-utilised	Old nursing home vacant. Operating theatre demand requires ongoing extended hours						
Adaptability	3.00	Limited	Old nursing home could be adapted for allied health or office purposes.						

Current Status

- **A draft toolkit was developed and trialled as a proof of concept at Wangaratta Hospital (Condition assessment only)**
- **The toolkit is currently being further refined by the Branch**

Next Steps

- **Develop and test the toolkit and E-Tool at least one other site over this calendar year.**
- **Make available for use by Health Services**

Strategic Benefits

- **Focus site assessments on the key information required to manage the assets**
- **Dashboard report to focus management / Board attention on the key asset issues**
- **Information can be uploaded into the DH Asset Database for strategic planning and benchmarking**

PART 2 - MAINTENANCE TRACKING

- Asset maintenance information collected since 2008-09
- Site based figures presented as information needs improvement
- Include all building and site related maintenance expenditure (including contracts)
- Extracted from
 - Health Service audited and F5 accounts
 - 2008-09 revaluation round
- Benchmark charts will be provided over the next year

PART 2 - MAINTENANCE TRACKING

Benchmark charts will be provided directly to Health Services

Benchmark charts will be by peer groups over the next year, with names of other health Services not identified

Chart formats are being reviewed but likely to be:

- Maintenance \$ as % of Asset replacement value

- Maintenance \$ / m²

- Maintenance \$ as % of Operating expenditure

Questions ?