RISKS OF ADULT SHELTER CONSTRUCTION IN THE POST-COVID REGIME

RIZICI IZGRADNJE PRIHVATILIŠTA ZA ODRASLA I STARA LICA U POST-COVID REŽIMU

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Professional paper

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ABSTRACT

This work presents the identification of the risks in one real-time feasibility study of the adult shelter in Novi Sad. This shelter is part of the Gerontological Center of Novi Sad, where the current situation is that there is an active complex of Elders and Retirees Home, which is also located in the Adult Shelter for elderly people. COVID-19 has caused an unprecedented global crisis, interrupting, and sometimes reversing the improvements made in the last decade in the fields of poverty reduction and social security and causing economic contraction, threatening to plunge the world into a deep recession. For this work, the scopes of the Study were identified, and after that, the identification of risks and quantification with preventive measures were analyzed. Risks can be further investigated and used for detailed studies of construction like these in Serbia.

Key words: *risk, adult shelter construction, post-COVID*

REZIME

U ovam radu predstavljena je identifikacija rizika u jednoj izvedenoj Studiji opravdanosti prihvatilišta za odrasla i stara lica u Novom Sadu. Ovo prihvatilište je dio Geronotološkog centra u Novom Sadu, gdje je trenutna situacija da je u sklopu aktivnog kompleksa Doma za odrasla i stara lica i prihvatilište. KOVID19 je izazvao nepridveđenu globalnu krizu, sa prekidima i umanjenjem napretka koji je nastao u posljednjoj dekadi u oblasti smajenja siromaštva i društvene sigurnosti, izazivajući ekonomske promjene i prijeteći da svijet dovede u duboku recesiju. U ovom radu, identifikovani su ciljevi izrade studije, a nakon toga identifikovani su rizici i kvantifikovani sa preventivnim mjerama. Rizici se mogu kasnije dodatno analizirati i koristiti za detaljne studije za objekte poput ovoga u Srbiji.

Ključne reči: *rizik, prihvatilište za odrasla i stara lica, post-KOVID*

1. INTRODUCTION

This work analyzes risks as part of the real-time Feasibility Study [1] on adult shelter construction conducted in 2022. This study was done after the planned investment activities of the city administration for social and children's protection in Novi Sad. The location of this shelter is in Futog, a small place near Novi Sad.

The main goal of the Feasibility Study is to approve the improvement of the lives of socially vulnerable families through shelter construction. For this Feasibility Study, the Conceptual Solution was used [2] and also Legal documents connected with this topic from the Republic of Serbia [3-9].

The shelter is part of the Gerontological Center of Novi Sad where the current situation is that there is an active complex of Elders and Retirees Home, which is also located in the Adult Shelter for elderly people. The capacity is 35 beds as of 2018. Sixty new beds have been installed. In this shelter, people without anywhere to go are hosted. This category includes the homeless, beggars, vagrants, mentally underdeveloped persons, persons without family care, persons unable to work and earn money, psychiatric patients, financially insecure persons, persons at risk of housing, and all other persons who need help.

This shelter itself often accommodates people who are in extremely poor health, mostly from the streets, hy-

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gienically neglected, and with various infectious diseases. Since the shelter functions as part of the home for the elderly, the users of the home are often at risk of health for this reason. This situation came to the fore during the COVID-19 pandemic. Observing the mentioned facts, it is observed that it is of great importance to relocate the Shelter building from the residential complex and to increase the capacities of the residential complex.

The services provided to the users of the shelter include accommodation in a modern and functionally equipped facility; nutrition; health care; social work services; work-occupational therapy; cultural entertainment; and sports-recreational activities. Accommodation in the shelter lasts until the user's return to the family or until final care in one of the social welfare institutions. Social protection institutions are established to exercise rights in the field of social protection and provide social protection services established by the [4], as well as to perform development, advisory, research, and other professional tasks in social protection and the realization of other interests established by law.

Every individual and family that needs social assistance and support to overcome social and life difficulties and create conditions for meeting basic life needs has the right to social protection according to Article 4 of [6]. Social protection is implemented in a way that ensures the achievement of the best possible results with available financial resources. One of the social protection services according to Article 40, paragraph 5, of the mentioned law is the accommodation service, and by that, it means the accommodation service in a shelter.

Currently, 60 users are accommodated in the Reception Center, and 15 urgent requests are pending. In addition to these data, the team of the Center for Social Work of the City of Novi Sad recorded another 40 persons for accommodation. The new facility, which would have 120 seats, could meet the needs of the city of Novi Sad. The problem that is present in the current state, where the Shelter is part of the Home for the elderly, is the aggressiveness and problems created by the Shelter's users. People placed in the home come from other circles, from well-established families, and because of their age and origin, they need different treatment in the home. The waiting list for a home in Futog is 320 users with a constant tendency to increase. Separating the Shelter for adults and the elderly from the complex of the Home in Futog would enable a better and better quality of life for the users of the home, as well as work with the users of the home.

Also, it is necessary to mention that the new facility will fully meet the conditions defined by Article 42 [6], which prescribes the need for the installation of automatic fire detection and alarm.

In buildings such as the one in question, the installation of a stable fire alarm system is mandatory. The purpose of the designed stable fire alarm system is timely and reliable detection and signaling of fire conditions occurring inside buildings.

After analyzing the current situation in the Shelter, a complete risk analysis was done. It included risk identification, qualitative quantification, and preventive measures given.

2. SCOPES OF THE FEASIBILITY STUDY

For risk identification, it is important to go through the project and analyze the scope of the Study. In [3] is said that social protection services are the activities of providing support and assistance to individuals and families to improve or preserve the quality of life, eliminating or mitigating the risks of unfavorable life circumstances, and creating opportunities for independent living in society. Social protection services are organized as services for children, youth, and families and as services for adults and elderly users, and they are provided temporarily, occasionally, and continuously to the needs and best interests of users. The law divided the authority over services at the national and local levels, so that community services, which prevent institutionalization and support the user's stay in a family environment, are in most cases the responsibility of Local Governments.

The construction of such a facility fits into [3] because it meets the conditions for providing social protection services for vulnerable groups: adults and the elderly who are in a state of immediate vulnerability.

The analysis of the population estimate from 2020 shows that the trend of depopulation has continued [10] which means that the rate of population growth, compared to the previous year, is negative and amounts to -6.7. At the same time, the process of demographic aging of the population is manifested by a low and constantly decreasing participation of young people and a high and continuously growing share of the elderly in the total population. According to data from the Republic of Serbia, in 2020, the share of persons aged 65 and over will be 21.1%.

After analyzing [3] and [5] one can see the problems that Serbia may face in the years to come after the Coronavirus pandemic. During the pandemic, age groups above 65 years are recognized as vulnerable, and with a reduced possibility of contact with others and earning any income, they are potentially exposed to increased poverty. Social protection services have to protect them from poverty and risk to their living conditions, as well as to support their well-being, nominally qualify for early progress in the field of social protection.

However, Serbia's experience with COVID-19 has highlighted cracks in the existing system, calling into question its ability to truly protect its intended beneficiaries. COVID-19 has caused an unprecedented global crisis, interrupting and sometimes reversing the improvements made in the last decade in the fields of poverty reduction and social security, and causing economic contraction, threatening to plunge the world into a deep recession.

Therefore, the recommendations given are that it is necessary to ensure access to housing and shelters for the vulnerable. Accommodation facilities in the shelters

that continued to operate were filled to the maximum, while in some cities they were closed due to the risk of the spread of infection. Organizations state that due to extremely small accommodation capacities in shelters, most of the homeless remain on the street, and among them, the most vulnerable are children, the elderly population, and homeless people or persons with disabilities. It is stated that it is necessary to provide additional capacities of shelters for the accommodation of homeless men and women, and as an additional recommendation, a recommendation for securing budget funds for increasing accommodation capacities is highlighted.

The main purpose of the investment is the construction of a new facility in Futog on cadastral plot 10427 in Futog to improve the quality of life of socially vulnerable groups of adults and the elderly in the territory of the Autonomous Province of Vojvodina.

The economic goals of this investment are primarily reflected in enabling a better quality of life for socially vulnerable adults and the elderly, as well as preventing poverty due to the situation caused by the COVID-19 virus pandemic, not only in the city of Novi Sad but also of the Autonomous Province of Vojvodina.

Other goals of the construction are reflected in the connection of people in the shelter, training for a life worthy of a human being, and further inclusion in the social aspect of life in the local community.

The construction of the new facility will have great importance in increasing and improving the capacity for accommodating adults and elderly people in shelter institutions. In Serbia, more than 10% of the population is classified as socially vulnerable and poor, and the number of homeless people is constantly growing.

According to the data of the Sector for Family Care and Social Protection of the Ministry of Labour, Employment, Veterans, and Social Affairs, only 8 shelters of this type are in operation in the territory of the whole of Serbia, and only one shelter is functioning in the territory of of the Autonomous Province of Vojvodina, also in Futog. The distance between the newly planned facility and the existing Domski accommodation is 1.9 kilometers or a 24-minute walk. The users of the reception center would move to the new facility, and the existing facilities would remain for the use of the users of the home accommodation. This is a great advantage for communication between shelter users and inclusion in the community.

The object in question has a very important function in the social protection system. Shelters of this type have not been developed in the entire territory of Serbia, including in the territory of the Autonomous Province of Vojvodina, and they represent an advantage for increasing the quality of life of the abandoned and the elderly who are in a position to need of social protection. The situation caused by the pandemic of the COVID-19 virus has shown that it is necessary to act on time and provide accommodation and a life worthy of a human being to the vulnerable.

3. RISKS OF THE ADULT SHELTER CONSTRUCTION

Risk identification analyzed all specificities of the project. Before the scopes of the project are identified all of them have to be fulfilled. That means that all of the planned activities have to be done and the project has to be sustainable.

After this, the following risks are identified:

– Political
– Legal
– Financial
– Marketable
– Project management
– Realization timeline
– Contractual

Political risks: This project of adult shelter construction has the support of Novi Sad City. Looking at that, the political risks are low.

Legal: This project is completely inlined by legal aspects and strategic documents and conventions.

Financial: The financial risks of this project are low because of the type of funding, which is the budget of the city of Novi Sad. The project itself is sensitive to investment costs, but due to the higher costs of construction, the unplanned costs aren't expected.

Marketable: According to the project's nature, marketable risks can be analyzed only based on the economic benefits achieved. It is concluded that many economic benefits are not easy to quantify so it can be said that risks are moderate. This is obvious because of the economic benefits based on the long-term social protection of seriously endangered people.

Project management: These risks can be quantified as moderate because of the investment team, which has experience in the construction and reconstruction of the object. In this team, the engineers are not included, and it is important to make a quality team of professional supervisors who will collaborate with the institution team.

Realization timeline: Postponement of the project's realization can negatively influence the generation of economic benefits, especially if the service quality in the planned facility of the investment is not realized.

Contractual: These risks can be concluded as mediums because of the financier in Novi Sad city. The city itself has experience with investments like this one.

To define risk measures qualitative quantification will be presented.

Considering the method of financing the investment, changes in the prices of construction work and equipment can be expected, but no significant changes are expected in the initial elements that may result in additional risk. From the aspect of financial analysis, it can be concluded that the investment is stable. From the point of view of economic analysis, investment is sensitive to changes in economic benefits, operating and maintenance costs, and investment expenses.

After the risk analysis, it can be concluded that the investment is not risky considering the clear benefits generated and the positive attitude of the City of Novi

Tab. 1 Risk assessment

Risk explanation	Probability	Influence	Risk	Preventive measures
Political risk				
Lack of political will and financial support	Very low	Very big	Moderate	The City of Novi Sad has a positive attitude towards the realization of the investment in question.
Legal risk				
Unexpected influences of the Government of the RS and the Assembly	Low	High	Moderate	No changes to the legislative regulations in this area are expected.
Financial risk				
Lack of financial resources	Low	Very high	High	Financial resources are provided from the city budget, and if the funds are not allocated, the implementation of the project is very questionable.
Marketable risk				
Economic benefits	Moderate	High	High	It is not possible to valorize all economic benefits, and for this reason, it is justified to claim that the total economic benefits exceed those planned by the study.
Project management risk				
Lack of qualified staff	High	High	High	The institution in question has staff with experience in the realization of these investments, but the support of both the city and the members of the professional supervision team is needed.
Realization timeline risk				
Dynamics of implementation	Moderate	Moderate	Moderate	The project is slightly sensitive to delays, primarily due to the significant lack of capacity in this part of the city.
Contractual risk				
Unfavorable clauses	Moderate	Moderate	Moderate	Potential negative clauses have been identified.

Sad. From the aspect of investment management, it is necessary to pay special attention when forming the team that will lead the investment.

The biggest risk for the investment is the negative attitude of the financiers, while on the other hand, the biggest risk in the investment realization phase is the coordination of the management of the institution in question and the expert supervision team.

4. CONCLUSION

In this work, one real-time Feasibility study of adult shelter construction in post-COVID regime is analyzed. The risk identification, quantification, and quantitative measures are defined. The identified risks are Political, Legal, Financial, Marketable, Project management, Realization timeline, and Contractual.

After the risk analysis, it can be concluded that the investment is not risky considering the clear benefits generated and the positive attitude of the City of Novi Sad. From the aspect of investment management, it is necessary to pay special attention when forming the team that will lead the investment. An object like this is important to the city of Novi Sad because of the increasing negative effects of COVID-19. These risks can be further upgraded and used for detailed studies of construction like these in Serbia.

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