



KENNERSLEY PARK

Leisure Homes for Senior Citizens

CHAIRMAN'S ANNUAL REPORT (32nd Annual Report presented on the 24 October 2025)

1. INTRODUCTION

It is my privilege and pleasure to present the 32nd Annual Chairman's Report on the activities and affairs of Leisure Homes for Senior Citizens.

This report predominantly covers the period from **1 April 2024 until 31 March 2025**.

A special word of welcome, to all the visitors, residents, staff and fellow board members of Kennersley Park for attending this meeting. We appreciate your interest and ongoing concern in the affairs of Leisure Homes for Senior Citizens.

May I ask all of you, who are able to, kindly be upstanding for a minute of silence as we now remember all those residents and staff of Kennersley Park, who touched our lives and have passed on. - **THANK YOU**.

Included in this report are certain details of our current and future planned developments that have been approved by the Board.

2. MEMBERS AND DIRECTORS

Leisure Homes for Senior Citizens is a Company under Section 21 of the Companies Act 71 of 2008.

It has 6 members. They are:

- ✚ Mr. R.K. Muzzell (Chairman)
- ✚ Mr. P.R. Heideman (Vice-Chairman)
- ✚ Mr. C. Herselman (Treasurer)
- ✚ Mr. R.L. De Kock
- ✚ Dr P.C. Hutchison
- ✚ Mr. D.R. Puchert

There are two Directors, who are not members of the company namely:

- ✚ Mr. M.M. Symons and
- ✚ Mr. A.N.V. Hadley.

These gentlemen were chosen to represent the Kennersley Park Cottage Residents by the Kennersley Park Cottage Residents Committee.

In terms of Clause 33 of our Articles of Association, these two Directors are nominated by the Life Occupation Rights Holder Committee and shall retire every year at Leisure Home's Annual General Meeting and shall be deemed to be elected upon being nominated by the Life Occupation Rights Holders Committee.

In terms of Clause 20 of the Memorandum and Articles of Association of Leisure Homes for Senior Citizens this brings the number of Directors to 8, which complies with the stipulated number of not less than 5 and not more than 12.

Ms. S. Booï resigned due to her relocation to Canada. We thank her for her service on the Board of Directors. There have been no other changes in Directors since the last reporting year.

I wish to record my ongoing thanks and appreciation to all the Directors for their ongoing commitment, advice and teamwork, which makes my job as Chairman so much more of a pleasure.

Your various areas of expertise, support and advice is invaluable to our shared common goals for Leisure Homes and is greatly appreciated.

3. MANAGEMENT

The Senior Management of Leisure Homes comprises of the Maintenance Manager, Gary Boucher, Human Capital Manager, Thando Makayi, Nursing Services Manager of Kennersley Park Care Home Facility, René Wienekus, and the General Manager, Laurette Schäfer.

4. FINANCIAL STATEMENTS

The Board of Directors and Management place on record our appreciation to Mr Ruan van de Venter, Partner of O.H.S. Chartered Accountants and their staff for the valued professional service and guidance to the company.

We are pleased to report that even though the Care Home runs at a loss, as do most institutions of this nature, we are financially sound and have strict reporting structures in place.

5. STAFF TRAINING

During the year under review **24** Care Giver students were able to receive their practical training at Kennersley.

INSERVICE TRAINING FOR THE PERIOD APRIL 2024 - MARCH 2025 INCLUDED

- ✚ Dementia
- ✚ Leaders Disciplinary Training
- ✚ Day Routines in the wards Policy was issued
- ✚ Emergency response in-service training was held
- ✚ Care Home Admission processes was done with the Administration and Nursing Management staff.
- ✚ Cottage Panic Button Procedures
- ✚ Day Nursing Routines
- ✚ Other training done was bed and bath routine, oral care, back and pressure parts, catheter care, transferring patient out of bed, urine testing, shaving, hair and shampoo in bed, care of equipment, taking of temperature, pulse and respiration. Blood Pressure Monitoring, Hand washing, Feeding of Helpless Residents and Catheter Care was also done.

COURSES AND PROGRAMMES ATTENDED BY STAFF

- ✚ Senior Sister, Zukiswa Mboni attended practical solution in Dementia Care workshop with ADASSA.
- ✚ Fire Evacuation findings as well as Health and Safety training was conducted by Safety Link.
- ✚ The Department of Health did a Worlds Aids Day campaign at Kennersley Park.
- ✚ Fire training on the use of hoses and fire extinguished and protocol on what to do in an event of a fire.
- ✚ We would like to thank **Masithethe Counselling Services** for the following debriefing and informative sessions they held for the development of all our staff:
 - ✚ Staff Team Building
 - ✚ Management programme
 - ✚ Effective communication

🌈 Emotional intelligence workshop was done with Managers.

Management updated the Nursing Protocol and Procedure documents for the Care Home and HR Policies and Procedures. Training was held with the staff on these documents.

We furthermore welcome consultants Safety Link Workplace Health and Safety who is assisting us with our OHS compliance. We thank the NG Kerk for agreeing to be our emergency gathering point in a time of evacuation disaster and the first aid emergency kits were upgraded and held in the North Side Security for in times of need.

Human Capital Manager Thando Makayi, attended the following webinars: A comprehensive guide to employment equity, how to revolutionize your business with GBS3.0 and also did a mental wellness webinar. Health and Social Work Activities Sectoral Targets Consultation webinar was done by the Department of Labour.

The General Manager, Laurette Schafer, attended the following webinars covering the following topics: Ethics and practice, Effective Professional Communication, Project and resource Management, Financial Management – Cash Management, Agreed upon Procedures, ESG (Environmental, Social and Governance) and Sustainability as well as Integrated Annual Reports – New IFRS S1 and S2 standards. Post Balance Sheet Events, SARS New Version of e@syFile Employer (Version 8), Taxing Transactions: Understanding Asset Implications under Sections 42–45, Corporate Governance in Practice: Tackling Implementation Challenges Effectively, Department of Labour: UIF, Customs, RLA, and VAT: Practical Strategies for Compliance in Complex Scenarios, Personal Digital Security: Awareness and Prevention of Cybercrime

In March 2025 the Administration converted from the Pastel accounting system to the Xero accounting system.

6. DEPARTMENT OF SOCIAL DEVELOPMENT AND THE DEPARTMENT OF HEALTH

The subsidy paid by the Eastern Cape Department of Social Development increased from R2,060 to R2,142 with effect from 1 March 2024. There has been no further increase. The number of government subsidised beds remains at 37.

Unfortunately, the subsidy increase is not enough and places an ever-increasing burden on the families and the Old Age Homes, and has resulted in many frail older persons being unable to afford the fees. It has been confirmed by the Department of Social Development to phase out Old Age Homes subsidies.

Our problems with the Department of Health include a lack of medical consumables, having to send a staff member to accompany state patients and providing transport to and from the hospital.

Kennersley Park Registration Residential Facility Certificate with the Department of Social Development and Special Programmes Older Person Act, 2006 (Act No. 13 of 2006) is in place and is valid till 31 March 2026.

7. LANGHAM HOUSE

Langham House discontinued operations in November 2018 due to economic climate, decline in government support and an increase in operating expenditure. Leisure Homes is currently subsidizing 3 Residents placed at Kennersley Park who were transferred from Langham House.

The building has been sold in March 2024 and the division is no longer in operation.

8. KENNERSLEY PARK

The Home can accommodate 125 residents with 3 dedicated sick bays for cottage residents.

Due to the economic decline the occupancy of the Care Home was reduced whereby the Ground Floor and Second Floor of the East Wing Division were closed and have been converted to Life Right Apartments.

We acknowledge with gratitude the donation of R204,120 from Victoria Home Trust to assist Residents towards their Frail Care Fees at Kennersley Park.

During the financial year under review, April 2024 – March 2025, the following improvements were made to Kennersley Park:

- ✚ With our sincere appreciation of an estate donation from Mrs. June Lucas the bathrooms, salon, sluice facility and duty room on the First Floor of the Care Home was able to be revamped, made more functional and beautified.
- ✚ The main kitchen on the Ground Floor had a massive overhaul with new kitchen equipment was purchased.
- ✚ The photocopying machine in the Care Home was replaced.
- ✚ 21 additional audio cameras were installed in the rooms in the Eastleigh Division and 32 in the rooms of the Residents in Southwynd.
- ✚ The communal bathrooms and service kitchen in Eastleigh were upgraded.
- ✚ Fire alarm system was upgraded on the 1st Floor of the East Wing Building.
- ✚ The staff canteen upgraded.
- ✚ A new computer was purchased for the Care Home Receptionist.
- ✚ Painting of the various parts of the Care Home was done throughout the year.
- ✚ Roofing repairs were done throughout the Care Home.
- ✚ General maintenance to the building and various equipment is ongoing and was done throughout the year

On the 1 February 2025 new kitchen catering contractors Feedem were appointed. They took over from Eastern Province Caterers.

BCMM Department of Health issued a Health certificate under notice 1229 of 2015 for Old Age Home establishments as well as a Health Care Risk Waste Facility in terms of the BCMM Environment Health by-laws No. 2459.

The Chief Fire Officer of BCMM issued the following permits:

- ✚ Certificate of Fire Compliance for the North and South Complex
- ✚ Installation permit for Liquified Petroleum Gas Regulations of the North Side gas cages
- ✚ Installation permit for Flammable Liquids and Substances Regulations for the North and South Side Generators

We are pleased to say Kennersley Park has a certificate of Registration with the Environmental Affairs Department in Hazardous Waste Generator. We would also like to thank all those who participate in the Recycle efforts placed in our facility.

To our Nursing Services Manager – René Wienekus, and Senior Sister, Zukiswa Mboni, and all the Kennersley Park staff as well as to our suppliers: the kitchen; cleaning and security staff. It is your special thoughtfulness and care that makes Kennersley Park special. Thank you all for your dedication, hard work, love and compassion shown to all our Residents.

9. KENNERSLEY PARK FUNDRAISING ASSOCIATION

Kennersley Park Bazaar Fundraising Association spent R154,645.25 towards the care and needs of the Care Home's Residents.

This includes:

- ✚ Crockery and cutlery: 18 glasses, 24 plates, 30 pepper shakers, 30 salt shakers, 2 egg lifters, 48 steak knives, 48 dessert spoons and 3 ice cream dishes.
- ✚ 2 garden benches
- ✚ 18 fleece blankets for West Ways
- ✚ Towels and Sheets: 49 mattress protectors, 161 fitted sheets, 90 bath towels.
- ✚ 18 dining room chair cushions for Eastleigh.
- ✚ 4 oxygen concentrators
- ✚ 5 hospital beds

A total of R170,892 was raised in the last financial year towards the Kennersley Park Association. A special mention to the work done by the White Elephant Store which contributed an amount R52,700 to the above total. Many Thanks to Pat Smith, John Rowland and all those who assisted. We also thank Wendy Hunt for taking over the responsibility of the White Elephant Store.

Thank you to the Rotary Hairdressers who offer their services to us once a week.

10. COTTAGE RESIDENTS OCCUPANTS' COMMITTEE AND RESIDENT ACTIVITIES

Congratulations to Malcolm Symons on his re-election and appointment as Chairman of the Cottage Residents Committee.

We wish the recently elected Committee in August 2025 our best wishes and thank them for their time and contributions in the upcoming year. The Committee deals with the day-to-day issues of the cottage Residents and is involved in organising dinners, braais, entertainment, outings, and talks.

The Committee members are: Karen Breetzke (Secretary), Tony Hadley, Kathie Badenhorst, Trevor Webster, Russell Tickner, Lynne Pope, Meryl Walpole and Sydney Laubscher.

A special thank you to Peggy Moolman and all her helpers for your time in assisting to beautify our common gardens and showcasing our Cottage Residents Gardens in the various garden shows held.

To Karen Breetzke and her team for hosting the successfully themed monthly Karen's Kitchen Dinners. Please accept our appreciation.

Thank you to Carroll Pearson and Pat Smith for assisting with organising the library.

We thank Gail Hadley with the assistance of Tony Hadley and Linda Smith for the amazing job done in the West Wing tuckshop and for going the extra mile on special requests and making the Residents lifestyle extra special. The tuckshop has raised funds amounting to R24,442.70 for the financial year towards the Care Home. The tuckshop stopped operations in March 2025 and we are viewing various options to re-open this facility.

We are also in awe of the beautiful Christmas display created in the Tuckshop for the Resident's joy over the Christmas period done by Tony and Gail Hadley who have also volunteered their services this year to decorate the Care Home for the festive season.

A special mention to Jan and Margie Labuschagne for donating over 500 muffins to the tuckshop as well as Malcolm and Carol Symons for donating over 1,500 pieces of fudge.

Kennersley Park is the collection point for East London for the Sweetheart Foundation. We thank all the sweethearts who avail their time to sort out bottle tops and bread tags for this worthy cause and to the kitchen contractors who donated tea and coffee to the volunteers.

A big thank you to the organisers of the Win-Win card draw, tombola, snooker, croquet, bridge, darts, art, bingo, table tennis, carpet bowls, 'Meat and Mingle' Bring and Braais and all the other activities organised at Kennersley Park.

Our appreciation is also extended to all the Residents who have volunteered their time for assisting the Care Home for staff shortages during taxi strikes and for those who have availed themselves for potential emergency evacuations.

11. RETIREMENT RESIDENTIAL UNITS

There are currently 196 cottage Residents in 155 Cottages, one of which is used for the cottage sister's clinic. The current average age of the Cottage Residents is 81.

During the financial year under review 23 cottages were resold for R25,042,700 and the cottage levies were increased by 8%.

There are currently:

- ✚ 011 people on the apartment list
- ✚ 017 people on the flat let list
- ✚ 033 people on the 1 bedroomed list
- ✚ 150 people on the 2 bedroomed list
- ✚ 037 people on the bequeath list

The Cottage Waiting lists are open for applications who wish to come into the flatlets and apartments. For anyone interested in 1-bedroom and 2-bedroom cottages the applications are open for the year 2030 and onwards. We currently have 75 people on these lists.

The value of Cottages was increased by 8% on the 1 January 2025.

During the financial year under review the following improvements were made to the Housing Division and Administration:

- ✚ The Ajax panic button alarm system and fire sensors were installed in all the Cottages.
- ✚ The north side generator was screened off in order to reduce the noise pollution.
- ✚ The East Wing lounge, dining room and courtyard were renovated.
- ✚ The second-floor project of an additional 8 Life Right Apartments are almost complete. Services for the apartments include Laundry, Housekeeping, Wifi, Electricity, Blister packs and medicine supervision and clinic visits and meal deliveries if required. Meal Plans can be optional as the units' host kitchenettes. The project is aimed at existing Cottage Residents, who are able to transfer their Life Rights, in order to offer them a more supportive lifestyle while still remaining independent. Outside applications are acceptable as well. Please see our website: www.leisurehomes.co.za or contact the Administration office for more details.
- ✚ The photocopying machine in the Administration was replaced.
- ✚ 12 new tables were purchased for the Hall.
- ✚ 15 new parking bays were added to the North Side Section surrounding the flatlet area as well as additional parking was created in front of the large retainer wall on the North Side commonly known as the "Great Wall of China".
- ✚ Additional solar lighting was installed in various areas of the Complex.
- ✚ Some water retention drainage issues were alleviated on the South Side Complex.

- ✚ The Cottages on the South Side complex were painted. The painting of the North side has recently commenced.
- ✚ The ravine walls were built up where it was badly recessing near Cottage 67 as well as the small retaining wall and an additional parking bay and drainage solutions was done in this area.
- ✚ 49 courtyard gates were approved for replacement from wooden to handy plank gates. This will more maintenance friendly and easier to replace due to the lack of supply of wood in the country used for the wooden gates.
- ✚ A golfcart was purchased for the cottage maintenance team.
- ✚ 2 new computers and a shredder were purchased for the Admin Department.
- ✚ 12 new recycling bins were purchased for the South Side.
- ✚ Various garden benches were replaced around the complex.
- ✚ A new carport was erected on over the parking on the side of the East Wing building.
- ✚ Pathways and handrails in certain common areas were restored.
- ✚ The pianos in the hall was tuned.
- ✚ Fire hoses, extinguishes and Hydrants have had their annual service.
- ✚ Annual services and ongoing maintenance on the generators were done.
- ✚ **1405** maintenance repairs to the Cottages were attended to during the reporting year.
- ✚ General maintenance to the grounds and various equipment is ongoing and was done throughout the year.

We strongly encourage Cottage Residents to adhere the rules and regulations of the complex. Common violations seem to be speeding in the complex. Not keeping animals on leashes and picking up their defaces. We remind Residents that any visitors that stay over 2 weeks or 2 weeks over a 30-day period needs to be reported to management and the Resident must be in occupation at time of stay. It is important to follow the procedures and protocol put in place with reporting maintenance matters that need to go into the maintenance book as well follow the correct reporting lines on managerial matters as well as reporting property addition matters have been noted. Residents can consult the Cottage Information Book on protocol on these matters. An updated version can be found on our website: www.leisurehomes.co.za

Under the year of review a vote was held by all Residents if the Board of Directors should reconsider the rule of pet replacements. 62% of the Residents who voted requested not to change the existing rule. Thank you to all Residents who voted.

Cottage Resident participation in voting is important for Management in order for us to make an informative decision.

We thank the suppliers who have diligently serviced Kennersley Park through the year where financial strains, staff and supply shortages have been an ongoing battle.

A special mention goes to Erika Venn, the Cottage Sister. Thank you for all your work and looking after the Housing Residents. We thank Meryl Walpole who filled in this role while Erika was on an extended sick leave period when she had her accident and we glad to see Erika has recovered.

We also thank Maintenance Manager, Gary Boucher, along with his team of staff and our suppliers for all their ongoing contributions in maintaining the Cottages and Complex.

A special mention to the late Cottage Receptionist, Margie Bouwer, who passed away recently. Her family is in our thoughts and our appreciation goes to her for her service to Leisure Homes for the last 14 years. We thank all the Residents for their understanding and support of Margie while she was still with us battling her illness. Orleen Peters has been appointed in this position on a permanent post.

12. STRATEGIC PLANNING

Since the reporting period the following has been actioned or occurred:

- ✚ The introduction of the Turquoise for the Elderly campaign.
- ✚ It is with thanks to an estate donation from Mrs. Elizabeth Avoni with instruction for the sole use of upgrading the recreation facility that is currently under construction.
- ✚ Clear view fencing replaced the old fencing in front of Cottage 66 and 67. This is for health and safety purposes with regard to the steep slope into the ravine.
- ✚ The “sloot” drain running past Cottage 1 was replaced with an underground storm water drain.
- ✚ The Care Home has been brought up to fire code with additional signage and extinguishers in the complex.
- ✚ The painting on the North Side Section has commenced.

The following projects are under review and are to still to be actioned:

- ✚ House 102A Bonza Bay Road, owned by Leisure Homes, is currently under discussion by the Board of Directors on how best the property is to service the company.
- ✚ The area by the Admin and Care Home on the North Side is currently being assessed where we can put additional parking for Staff, Residents and visitors.
- ✚ With the occupancy of the Care Home being increasingly low we are assessing the West Ways area to be a medical step-down facility. The application is currently underway with the Department of Health.
- ✚ An application for Erf 1477, commonly known as Kennersley Park Park, has been submitted to the Land Administration office at the Buffalo City Municipality. The matter has been approved by council and is to still go through the objections and administration process.
- ✚ Solar system for the Care Home is under review.
- ✚ An additional emergency exit for the South Side Complex is being assessed.

13. THANK YOU

To all of you who give of your time, skills, and experience, to improve Kennersley Park and the Cottages, a big thank you. It is this outreach to others, your involvement and care of each other, which makes living at Kennersley Park so special. The benefits of all your hard work are plain to see.

I also thank those who take their personal time out to organise and plan events and for those who volunteer their time to the various activities, undertakings and fundraising events for the frail care.

To the Management Team of Laurette Schäfer, Rene Wienekus, Thando Makayi, and all our dedicated staff, Zukiswa Mboni, Erika Venn and Gary Boucher, Monde Mlunguzi and the maintenance workers, Erica Olivier and the laundry teams. The Administration Staff: Frankie, Yolanda, Zaydia, Orleen and Marius, our driver. Thank you.

Finally, to my fellow Directors, thank you for your dedicated and loyal support to Leisure Home for Senior Citizens. Your expertise and commitment ensure the smooth running of an organisation providing a home for over 320 senior citizens 24 hours a day, 365 days a year.

Thank you one and all.

R.K. Muzzell

CHAIRMAN OF THE BOARD