KENNERSLEY PARK

Leisure Homes for Senior Citizens

CHAIRMAN'S ANNUAL REPORT

(33rd annual report presented on 13 November 2026)

1. INTRODUCTION

Good evening, everyone

It is both my privilege and pleasure to present the **33rd Annual Chairman's Report** on the activities and affairs of **Leisure Homes for Senior Citizens**.

This report covers predominantly the financial year from **1 April 2025 until 31 March 2026**, while also including certain developments and projects that have been approved and progressed since the reporting period.

Firstly, I would like to extend a very warm welcome, to all the visitors, residents, staff and fellow Board members of Kennersley Park. Thank you for being here and, more importantly, thank you for your continued interest and ongoing involvement with the affairs of Leisure Homes for Senior Citizens.

Before we continue, may I ask everyone who is able to please stand for a minute of silence as we remember the residents and staff of Kennersley Park who have sadly passed away.

- **Thank you.**

2. MEMBERS AND DIRECTORS

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

The company has five members:

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

We also have two Directors who are not members of the company:
- Mr. A.N.V. Hadley
- Ms. K.C.F. Breetzke

These two Directors were chosen to represent the Kennersley Park Cottage Residents by the Kennersley Park Cottage Residents Association.

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.

This brings the total number of Directors to seven, which complies with our Memorandum and Articles of Association, which stipulate that the Board must consist of not less than five and not more than twelve Directors.

During the year, Mr. De Kock resigned on the 24 October 2025 due to health reasons. We thank him for his unwavering 16 year of service on the Board of Directors as well as all his work done on the solar project that is currently underway.

Mr. M.M. Symons, who was appointed director, by means of a Kennerley Park Cottage residents' representative, on 01 April 2021, sadly passed away on 14 December 2025.

There have been no other changes in Directors since the previous reporting year.

I would like to place on record my sincere appreciation to all our directors for their continued commitment, advice and teamwork. Your different areas of expertise, support and guidance are invaluable to our shared goals for Leisure Homes, and I personally appreciate your continued support.

3. MANAGEMENT

The Senior Management team comprises:
- Gary Boucher, Maintenance Manager
- Thando Makai, Human Capital Manager
- René Wienekus, Nursing Services Manager of the Kennersley Park Care Home Facility.
- Laurette Schäfer, General Manager

I would like to thank each member of the management team for their commitment and contribution through the year.

4. FINANCIAL STATEMENTS

The Board of Directors and Management would like to express our sincere appreciation to Mr. Ruan van de Venter, Partner of O.H.S. Chartered Accountants, and his team for their valued professional service and guidance to the company.

Although the Care Home operates at a loss, as do many institutions of this nature, we pleased to report that Leisure Homes remains financially sound, with strict reporting structures in place.

Maintaining financial stability while continuing to precise services and care to our residents remains an important responsibility of the Board and Management.

5. STAFF MATTERS

At the end of **March 2026** there were:
- **77** employees at Kennersley Park
- **07** employees in Housing Division
- **04** employees in Admin Office

The total of **88** employees of which **72** being members of the Provident Fund.

In terms of Section 198 of the Labour Relations Act there were no deemed Care Giver staff at Kennersley Park at the end of March 2026. Only relief staff are hired through Temporary Employment Agencies.

In appreciation of our staff, **long service awards** were introduced. **52** of the staff have been at our establishment for over 10 years and upwards to **36 years of service**.

6. STAFF TRAINING

Training and development remain an important part of our commitment to providing quality care and maintaining professional standards.

During the year under review **4** Care Giver students were able to receive their practical training at Kennersley.

Our **in-service training** during the period April 2025 to March 2026 included:
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- Ethics and practice

The start of the 2026 Financial year, the Administration successfully converted from **Pastel accounting system to Xero**.

7. DEPARTMENT OF SOCIAL DEVELOPMENT AND THE DEPARTMENT OF HEALTH

The subsidy paid by the **Eastern Cape Department of Social Development** remained at **R2,142** with effect from **1 March 2025**. The number of government subsidised beds remains at **37**.

Unfortunately, the subsidy is not sufficient and continues to place an increasing financial burden on families and Old Age Homes. This has resulted in many frail older persons being unable to afford the required fees.

The Department of Social Development has confirmed that **Old Age Home subsidies are to be phased out.**

Our challenges with the Department of Health include a lack of medical consumables, the need for staff members to accompany state patients, and the provision of transport to and from hospital.

Our **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 various site inspections are done on a regular basis.

8. LANGHAM HOUSE

Langham House discontinued operations in November 2018 due to economic climate, decline in government support and an increase in operating expenditure. The Langham building was sold in March 2024, and the division is no longer in operation.

Leisure Homes continues to subsidies one Resident placed at Kennersley Park who has previously been transferred from Langham House.

9. THE CARE HOME

The Home can accommodate **104** residents with **2 dedicated sick bays** for cottage residents.

Due to the economic decline, occupancy of the Care Home was reduced. As a result, the West Ways Division was closed and has been planned to be converted to a step-down facility to which the application is currently in progress with the Department of Health.

Further to this it has been noted that new admissions to the Care Home are considerably frailer given rise to increased nursing care required.

We gratefully acknowledge the **R204,120 donation from Victoria Home Trust**, which assisted residents with their Frail Care fees at Kennersley Park.

During the financial year from **April 2025 to March 2026,** we completed a number of **improvements**.

- The communal bathrooms and service kitchen in Eastleigh were upgraded as well as the duty room.
- The fire system on first floor as well as fire equipment, fire detection and signage throughout the Care Home was upgraded.
- The staff canteen facilities were refurbished.
- **32 audio cameras** were installed in the Southwynd Rooms
- A shredding machine was purchased.
- Various areas of the Care Home were painted and general maintenance to the building and various equipment also continued throughout the year.

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:
- 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

Kennersley Park also has a certificate of registration with the Environmental Affairs Department as a Hazardous Waste Generator.

We thank everyone who participates in the recycling initiatives at our facility.

Most importantly, I would like to thank our Nursing Services Manager, **René Wienekus**, our Senior Sister, **Zukiswa Mboni**, and all the Kennersley Park staff, as well as to our kitchen, cleaning and security teams and suppliers.

Your thoughtfulness and care are what make Kennersley Park special. Thank you all for your dedication, hard work, love and compassion shown to all our residents.

10. KENNERSLEY PARK FUNDRAISING ASSOCIATION

The initiative of the **Turquoise Together Festival** was held on the **24 May 2025**. We thank all those who participated in the Link FM interviews during the campaign to highlight awareness about the elderly.

Kennersley Park Bazaar Fundraising Association **spent R92,040** towards the care and needs of the Care Home's Residents.

This includes:
- A hoist with sling for the First Floor to assist lifting the frail residents
- 4 Air cell mattresses to assist with the prevention of bed sores
- 3 Hospital bed mattresses
- 12 Wingback chairs to which 6 was placed in Southwynd and the other 6 placed on First Floor.

A total of **R177,123 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 R43,790 towards this total. Many Thanks to Wendy Hunt and all those who assisted.

We also thank the Rotary Hairdressers, who generously offer their services once a week.

11. COTTAGE RESIDENTS OCCUPANTS' COMMITTEE AND RESIDENT ACTIVITIES

Congratulations to **Tony Haldey** on his election and appointment as Chairman of the Cottage Residents Committee.

We wish the Committee elected in August 2026 every success and thank them for the time and contribution they will make during the coming year.

The Committee deals with the day-to-day matters affecting Cottage Residents and assists in organising dinners, braais, entertainment, outings and talks.

The Committee members are:

Tony Hadley (Chairman), Karen Breetzke (Vice Chair and Secretary), Kathie Badenhorst, Trevor Webster, Russell Tickner, Lynne Pope, Meryl Walpole, Sydney Laubscher and Tony Stone.

A special thank you to **Peggy Moolman and all who help her** for their time spent beautifying our common gardens as well as **Barbara Miles** for taking over certain sections of the gardens as well.

Thank you to **Karen Breetzke and her team** for hosting the successful themed monthly Karen's Kitchen dinners.

Our appreciation goes to **Caroll Pearson and Pat Smith** for assisting with the library and Feedem catering for stepping in and taking over the running of the Tuckshop since December 2025.

We also appreciated the beautiful Christmas displays throughout the Care Home and Complex over the festive season created by **Tony and Gail Hadley**.

Kennersley Park is the collection point for East London for the **Sweetheart Foundation.** Thank you to all the volunteers who give their time to sort bottle tops and bread tags for this worthwhile cause.

A big thank you also goes to the organisers of the many activities at Kennersley Park, including the Win-Win card draw, tombola, snooker, croquet, bridge, darts, art, bingo, table tennis, carpet bowls, 'bring and braais, chatterbox and all the other activities enjoyed by our residents.

We also appreciate those residents who volunteered their time to assist the care Home during staff shortages caused by tax strikes, as well as those who made themselves available for potential emergency evacuations.

Your willingness to help one another is one of the great strengths of our community.

12. RETIREMENT RESIDENTIAL UNITS

We currently have **209 cottage residents in 163 Cottages**, one of which is used as the cottage sister's clinic.

The current average age of the Cottage Residents is **81**.

During the financial year under review, **11 cottages were resold externally for R15,072,550** and an additional **4 internal transfers** were administered.

The cottage levies were increased by **8%** on **1 April 2025**.

Our current waiting lists are:
- **2** applications on the **apartment list** as well as **12** cottages who have shown interest to transfer.
- **15** applications on the **flatlet** list.
- **57** applications on the **one-bedroom** list
- **135** applications on the **two-bedroom** list
- **29** applications on the **bequeath** list

The Cottage Waiting list remain open for applications for one-bedroom, flatlets and apartments.

For anyone interested in two-bedroom cottages the applications are open for the year **2030 and onwards**. We currently have **107** applications on this list.

To align ourselves to the current economy there was **a price freeze on the 1 January 2026** with regard to **cottage values**.

During the financial year**, a number of improvements were made to the Complex.**

- The second-floor project of an additional **eight Life Right Apartments is complete**. Services available to these apartments include laundry, housekeeping, Wi-Fi, electricity, blister packs and medicine supervision, clinic visits and meal deliveries where required. Residents interested in transferring their Life Rights to an Apartment are to please place their name at the Administration Office to go onto the waiting list.
- Additional parking bays were placed on the north side complex.
- The fencing in front of the ravine edge by Cottage 67 and Cottage 66 as well as Cottage 27 was replaced with clear view fencing for health and safety measures.
- The "Great Wall of China" retaining wall was extended and the retaining wall by the north side skip was built now referred to as the "Berlin Wall".

• The “sloot” drain by Cottage 1 that was damaged by roots and has been replaced with a storm water drain.
• The south side cottages were painted.
• An additional golf cart was purchased for the maintenance manager.
• The billiards table on ground floor was recovered.
• The “Mexican Wall” in the kitchen alley had to be replaced with a retaining wall.
• A plastic recycling cage was installed.
• The pianos were tuned.
• Fire hoses, extinguishes and Hydrants and equipment received their annual service as well as additional fire equipment and signage was installed throughout the complex.
• Fire detection system was installed in the administration building
• Annual services and ongoing maintenance were carried on the generators.
• Perhaps most importantly, **1,192 maintenance cottage repair requests** were attended to during the reporting year.
• General maintenance to the grounds and various equipment also continued throughout the year.

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,** for all your work and looking after the housing residents.

Thank you to **Maintenance Manager Gary Boucher**, his team of staff and all our suppliers for their ongoing work in maintaining the cottages and complex.

13. RESIDENT RESPONSIBLIES

We strongly encourage all Cottage Residents to adhere the rules and regulations of the complex.

Some of the common violations include speeding within the complex, not keeping animals on leashes and not picking up after them as well as not adhering to the recycling bin rules.

We also remind residents that any visitors staying for more than two weeks, or for two weeks with a 30-day period, must be reported to Management, and the Resident must be in occupation during the stay.

It is important that residents follow the established procedures for reporting maintenance matters through the maintenance book, as well as the correct reporting lines for managerial matters and property additions.

Residents can consult the Cottage Information Book for the relevant protocols, and an updated version is available on our website.

14. STRATEGIC PLANNING

Since the reporting period, a number of important initiatives have been **done or actioned**.

• The long-awaited completion of the Recreational Centre was achievable thanks to an estate donation from Mrs Elizabeth Avoni. The opening ceremony was aptly held on her birthday being 06 July 2026.
• The painting of the north side cottages is complete.

- The municipal electrical room on the north side was upgraded.
- The Care Home roofing structure needed to be repaired and the tile roof is being replaced with corrugated roof.
- The Solar project for the Care Home is also underway and the solar panels are being installed as the roofing structure is being replaced and COC certificates issued.
- The Department of Health has approved the application to convert the West Ways Division of the Care Home into a 9-bed step down facility. The site plans are currently sitting with the BCMM for approval before we progress forward.
- The relocation of the rubble site next to the skip at the back emergency exit was approved and the project is currently under way.

There are also a number of projects **currently under view and still to be actioned**.

- The website is to showcase video links of various cottage types to assist the end user with the various cottage types.
- Landscaping on the “Great Wall of China”.
- House 102A on Bonza Bay Road, owned by Leisure Homes, is currently under discussion by the Board of Directors regarding how best the property can serve the company.
- 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 on 22 September 2025; however, no progress or communication has been received from the BCMM since this date.
- An additional emergency exit for the South Side Complex is being assessed.

These projects form part of our ongoing responsibility to look at future needs of Kennersley Park while taking into account the financial and operational realities facing us.

15. THANK YOU

As I come to the end of my report, I would like to take the opportunity to sincerely thank everyone who contributes to making Kennersley Park the special community that it is.

To all those who give their time, skills and experience to improve Kennersley Park and the Cottages - **thank you.**

It is this willingness to reach out to others, to become involved and to care for one another that makes living at Kennersley Park so special.

The benefits of all your hard work are for everyone to see.

Thank you to everyone who give their personal time to organise and plan events, and to those who volunteer for the many activities, undertakings and fundraising events that support our Frail Care facility.

I would like to acknowledge our Management Team:

Laurette Schäfer, Rene Wienekus, Thando Makayi, and all our dedicated staff, Zukiswa Mboni, Erika Venn and Gary Boucher, James Boucher and the maintenance workers, Erica Olivier and the laundry teams.

To our Administration Staff: **Frankie, Yolanda, Zaydia, Orleen and Marius, our driver** - thank you for your commitment and continued support.

And finally, to my fellow Directors, thank for your dedicated and loyal support of Leisure Homes for Senior Citizens.

Your expertise, commitment and teamwork contribute to the smooth running of an organisation that provides a home for **more than 313 senior citizens, 24 hours a day, 365 days a year.**

That is a responsibility we should all be proud of.

Kennersley Park is more than buildings and facilities. It is community made up of people who care for one another, support one another and contribute in countless ways.

Thank you to every resident, staff member, volunteer, committee member, supplier, donar and Director who play a part in making Kennersley Park what it is.

Thank you one and all.

R.K. Muzzell
Chairman of the Board
Leisure Homes for Senior Citizens

KENNERSLEY PARK

Leisure Homes for Senior Citizens

CHAIRMAN'S AGENDA

For the THIRTY-THIRD Annual General Meeting of the Association to be held at Kennersley Park on 13th November 2026 at 16h30

Declaration of Directors that they have no business interest with the company.

1. **The Chairman**: Declare the Meeting duly constituted.

2. **The Chairman**: Suggest the Notice convening the meeting be taken as read. Seconded by: **DIRECTOR**

3. **The Chairman**: Confirm the minutes of the 32nd AGM held on 24 October 2025. Proposed by: **DIRECTOR** Seconded by: **DIRECTOR**

4. The Audited Financial Statement are presented before the Board for acceptance. Treasurer report is regarded as read. **The Chairman**: Invite questions (if any) from the Members and after replying, put the motion (if any) to the meeting and declare the result.

5. **The Chairman**: Conclude with the following motion: I MOVE "That the Directors' Report and the Annual Financial Statements for the year ended 31 March 2026 and the Auditor's Report thereon BE AND ARE HEREBY APPROVED, and that all matters and things undertaken and discharged by the Directors on behalf of the Company BE AND ARE HEREBY CONFIRMED". Motion to be seconded by: **DIRECTOR**

6. **The Chairman**: It is further resolved that the following 2 persons be hereby authorized and instructed to sign the aforesaid annual financial statement and report of the directors and copies thereof for and on behalf of the directors: R.K. Muzzell and C. Herselman. Adopted by: **DIRECTOR** Motion to be seconded by: **DIRECTOR**

7. **The Chairman**: Propose a motion. I MOVE "That the Directors be and are hereby authorised to fix the remuneration of the Auditor's for the past year." Motion to be seconded by: **DIRECTOR**

8. **The Chairman**: Propose the Annual Chairman's report presented as read and is a true and accurate reflection of the company's actions and decisions of the Board of Directors and authorized to be presented at the Annual Chairman's Speech Evening to be held on 13 November 2026. Adopted by: **DIRECTOR** Motion to be seconded by: **DIRECTOR**

9. **The Chairman**: Propose the following directors be reviewed for re-election by 3-year rotation:

9.1. **DIRECTOR**: Propose "That **P.C. Hutchison,** a Director retiring by rotation, be and is hereby re-elected." Motion to be seconded by: **DIRECTOR**

9.2. DIRECTOR: Propose “That **D.R. Puchert,** a Director retiring by rotation, be and is hereby re-elected.” Motion to be seconded by: **DIRECTOR**

9.3. The Chairman: It is confirmed that all other Directors on record will retain office.

10. The Chairman: Propose “That Anthony Norman Van Hadley and Karen Constance Felicity Breetzke, Directors in terms of Clause No.33 of the Articles of Association, having duly been nominated by the Life Occupation Rights Holders Committee” BE AND ARE HEREBY ELECTED”. Motion to be seconded by: **DIRECTOR**

11. The Chairman: Confirmation “That the Company, Leisure Homes for Senior Citizens is to manage the Housing Scheme for Retired persons in the ensuing year. Confirmation by: **COTTAGE CHAIRMAN**

12. DIRECTOR: Propose a vote of thanks to the Chairman.

13. The Chairman: Opens to the floor "If any other special business is to be discussed".

14. The Chairman: If no other business, declare the meeting closed.

KENNERSLEY PARK

Leisure Homes for Senior Citizens

33RD ANNUAL CHAIRMAN'S REPORT (2026)

(held on 13 November 2026)

16. INTRODUCTION

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20. STAFF SALARIES AND BONUSES

Our staff remain one of our most important assets.

An increase of **6%** was implements for all staff with effect from **1 June 2025**, and an **85% bonus** was allocated in December 2025.

The union representing the workforce on record for this period were AMUSA - Arise Msebenzi Union of South Africa.

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The subsidy paid by the **Eastern Cape Department of Social Development** remained at **R2,142** with effect from **1 March 2025**. The number of government subsidised beds remains at **37**.

Unfortunately, the subsidy is not sufficient and continues to place an increasing financial burden on families and Old Age Homes. This has resulted in many frail older persons being unable to afford the required fees.

The Department of Social Development has confirmed that **Old Age Home subsidies are to be phased out.**

Our challenges with the Department of Health include a lack of medical consumables, the need for staff members to accompany state patients, and the provision of transport to and from hospital.

Our **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 various site inspections are done on a regular basis.

24. LANGHAM HOUSE

Langham House discontinued operations in November 2018 due to economic climate, decline in government support and an increase in operating expenditure. The Langham building was sold in March 2024, and the division is no longer in operation.

Leisure Homes continues to subsidies one Resident placed at Kennersley Park who has previously been transferred from Langham House.

25. THE CARE HOME

The Home can accommodate **104** residents with **2 dedicated sick bays** for cottage residents.

Due to the economic decline, occupancy of the Care Home was reduced. As a result, the West Ways Division was closed and has been planned to be converted to a step-down facility to which the application is currently in progress with the Department of Health.

Further to this it has been noted that new admissions to the Care Home are considerably frailer given rise to increased nursing care required.

We gratefully acknowledge the **R204,120 donation from Victoria Home Trust**, which assisted residents with their Frail Care fees at Kennersley Park.

During the financial year from **April 2025 to March 2026,** we completed a number of **improvements**.

- The communal bathrooms and service kitchen in Eastleigh were upgraded as well as the duty room.
- The fire system on first floor as well as fire equipment, fire detection and signage throughout the Care Home was upgraded.
- The staff canteen facilities were refurbished.
- **32 audio cameras** were installed in the Southwynd Rooms
- A shredding machine was purchased.
- Various areas of the Care Home were painted and general maintenance to the building and various equipment also continued throughout the year.

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:
- 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

Kennersley Park also has a certificate of registration with the Environmental Affairs Department as a Hazardous Waste Generator.

We thank everyone who participates in the recycling initiatives at our facility.

Most importantly, I would like to thank our Nursing Services Manager, **René Wienekus**, our Senior Sister, **Zukiswa Mboni**, and all the Kennersley Park staff, as well as to our kitchen, cleaning and security teams and suppliers.

Your thoughtfulness and care are what make Kennersley Park special. Thank you all for your dedication, hard work, love and compassion shown to all our residents.

26. KENNERSLEY PARK FUNDRAISING ASSOCIATION

The initiative of the **Turquoise Together Festival** was held on the **24 May 2025**. We thank all those who participated in the Link FM interviews during the campaign to highlight awareness about the elderly.

Kennersley Park Bazaar Fundraising Association **spent R92,040** towards the care and needs of the Care Home's Residents.

This includes:
- A hoist with sling for the First Floor to assist lifting the frail residents
- 4 Air cell mattresses to assist with the prevention of bed sores
- 3 Hospital bed mattresses
- 12 Wingback chairs to which 6 was placed in Southwynd and the other 6 placed on First Floor.

A total of **R177,123 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 R43,790 towards this total. Many Thanks to Wendy Hunt and all those who assisted.

We also thank the Rotary Hairdressers, who generously offer their services once a week.

27. COTTAGE RESIDENTS OCCUPANTS' COMMITTEE AND RESIDENT ACTIVITIES

Congratulations to **Tony Haldey** on his election and appointment as Chairman of the Cottage Residents Committee.

We wish the Committee elected in August 2026 every success and thank them for the time and contribution they will make during the coming year.

The Committee deals with the day-to-day matters affecting Cottage Residents and assists in organising dinners, braais, entertainment, outings and talks.

The Committee members are:

Tony Hadley (Chairman), Karen Breetzke (Vice Chair and Secretary), Kathie Badenhorst, Trevor Webster, Russell Tickner, Lynne Pope, Meryl Walpole, Sydney Laubscher and Tony Stone.

A special thank you to **Peggy Moolman and all who help her** for their time spent beautifying our common gardens as well as **Barbara Miles** for taking over certain sections of the gardens as well.

Thank you to **Karen Breetzke and her team** for hosting the successful themed monthly Karen's Kitchen dinners.

Our appreciation goes to **Caroll Pearson and Pat Smith** for assisting with the library and Feedem catering for stepping in and taking over the running of the Tuckshop since December 2025.

We also appreciated the beautiful Christmas displays throughout the Care Home and Complex over the festive season created by **Tony and Gail Hadley**.

Kennersley Park is the collection point for East London for the **Sweetheart Foundation.** Thank you to all the volunteers who give their time to sort bottle tops and bread tags for this worthwhile cause.

A big thank you also goes to the organisers of the many activities at Kennersley Park, including the Win-Win card draw, tombola, snooker, croquet, bridge, darts, art, bingo, table tennis, carpet bowls, 'bring and braais, chatterbox and all the other activities enjoyed by our residents.

We also appreciate those residents who volunteered their time to assist the care Home during staff shortages caused by tax strikes, as well as those who made themselves available for potential emergency evacuations.

Your willingness to help one another is one of the great strengths of our community.

28. RETIREMENT RESIDENTIAL UNITS

We currently have **209 cottage residents in 163 Cottages**, one of which is used as the cottage sister's clinic.

The current average age of the Cottage Residents is **81**.

During the financial year under review, **11 cottages were resold externally for R15,072,550** and an additional **4 internal transfers** were administered.

The cottage levies were increased by **8%** on **1 April 2025**.

Our current waiting lists are:
- **2** applications on the **apartment list** as well as **12** cottages who have shown interest to transfer.

- **15** applications on the **flatlet** list.
- **57** applications on the **one-bedroom** list
- **135** applications on the **two-bedroom** list
- **29** applications on the **bequeath** list

The Cottage Waiting list remain open for applications for one-bedroom, flatlets and apartments.

For anyone interested in two-bedroom cottages the applications are open for the year **2030 and onwards**. We currently have **107** applications on this list.

To align ourselves to the current economy there was **a price freeze on the 1 January 2026** with regard to **cottage values**.

During the financial year**, a number of improvements were made to the Complex.**

- The second-floor project of an additional **eight Life Right Apartments is complete**. Services available to these apartments include laundry, housekeeping, Wi-Fi, electricity, blister packs and medicine supervision, clinic visits and meal deliveries where required. Residents interested in transferring their Life Rights to an Apartment are to please place their name at the Administration Office to go onto the waiting list.
- Additional parking bays were placed on the north side complex.
- The fencing in front of the ravine edge by Cottage 67 and Cottage 66 as well as Cottage 27 was replaced with clear view fencing for health and safety measures.
- The “Great Wall of China” retaining wall was extended and the retaining wall by the north side skip was built now referred to as the “Berlin Wall”.
- The “sloot” drain by Cottage 1 that was damaged by roots and has been replaced with a storm water drain.
- The south side cottages were painted.
- An additional golf cart was purchased for the maintenance manager.
- The billiards table on ground floor was recovered.
- The “Mexican Wall” in the kitchen alley had to be replaced with a retaining wall.
- A plastic recycling cage was installed.
- The pianos were tuned.
- Fire hoses, extinguishes and Hydrants and equipment received their annual service as well as additional fire equipment and signage was installed throughout the complex.
- Fire detection system was installed in the administration building
- Annual services and ongoing maintenance were carried on the generators.
- Perhaps most importantly, **1,192 maintenance cottage repair requests** were attended to during the reporting year.
- General maintenance to the grounds and various equipment also continued throughout the year.

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,** for all your work and looking after the housing residents.

Thank you to **Maintenance Manager Gary Boucher**, his team of staff and all our suppliers for their ongoing work in maintaining the cottages and complex.

29. RESIDENT RESPONSIBLIES

We strongly encourage all Cottage Residents to adhere the rules and regulations of the complex.

Some of the common violations include speeding within the complex, not keeping animals on leashes and not picking up after them as well as not adhering to the recycling bin rules.

We also remind residents that any visitors staying for more than two weeks, or for two weeks with a 30-day period, must be reported to Management, and the Resident must be in occupation during the stay.

It is important that residents follow the established procedures for reporting maintenance matters through the maintenance book, as well as the correct reporting lines for managerial matters and property additions.

Residents can consult the Cottage Information Book for the relevant protocols, and an updated version is available on our website.

30. STRATEGIC PLANNING

Since the reporting period, a number of important initiatives have been **done or actioned**.

- The long-awaited completion of the Recreational Centre was achievable thanks to an estate donation from Mrs Elizabeth Avoni. The opening ceremony was aptly held on her birthday being 06 July 2026.
- The painting of the north side cottages is complete.
- The municipal electrical room on the north side was upgraded.
- The Care Home roofing structure needed to be repaired and the tile roof is being replaced with corrugated roof.
- The Solar project for the Care Home is also underway and the solar panels are being installed as the roofing structure is being replaced and COC certificates issued.
- The Department of Health has approved the application to convert the West Ways Division of the Care Home into a 9-bed step down facility. The site plans are currently sitting with the BCMM for approval before we progress forward.
- The relocation of the rubble site next to the skip at the back emergency exit was approved and the project is currently under way.

There are also a number of projects **currently under view and still to be actioned**.

- The website is to showcase video links of various cottage types to assist the end user with the various cottage types.
- Landscaping on the “Great Wall of China”.
- House 102A on Bonza Bay Road, owned by Leisure Homes, is currently under discussion by the Board of Directors regarding how best the property can serve the company.
- 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 on 22 September 2025; however, no progress or communication has been received from the BCMM since this date.
- An additional emergency exit for the South Side Complex is being assessed.

These projects form part of our ongoing responsibility to look at future needs of Kennersley Park while taking into account the financial and operational realities facing us.

31. THANK YOU

As I come to the end of my report, I would like to take the opportunity to sincerely thank everyone who contributes to making Kennersley Park the special community that it is.

To all those who give their time, skills and experience to improve Kennersley Park and the Cottages - **thank you.**

It is this willingness to reach out to others, to become involved and to care for one another that makes living at Kennersley Park so special.

The benefits of all your hard work are for everyone to see.

Thank you to everyone who give their personal time to organise and plan events, and to those who volunteer for the many activities, undertakings and fundraising events that support our Frail Care facility.

I would like to acknowledge our Management Team:

Laurette Schäfer, Rene Wienekus, Thando Makayi, and all our dedicated staff, Zukiswa Mboni, Erika Venn and Gary Boucher, James Boucher and the maintenance workers, Erica Olivier and the laundry teams.

To our Administration Staff: **Frankie, Yolanda, Zaydia, Orleen and Marius, our driver** - thank you for your commitment and continued support.

And finally, to my fellow Directors, thank for your dedicated and loyal support of Leisure Homes for Senior Citizens.

Your expertise, commitment and teamwork contribute to the smooth running of an organisation that provides a home for **more than 313 senior citizens, 24 hours a day, 365 days a year.**

That is a responsibility we should all be proud of.

Kennersley Park is more than buildings and facilities. It is community made up of people who care for one another, support one another and contribute in countless ways.

Thank you to every resident, staff member, volunteer, committee member, supplier, donar and Director who play a part in making Kennersley Park what it is.

Thank you one and all.

R.K. Muzzell
Chairman of the Board