

President's Report for 2023 YVAC AGM

I finished my report to last year's AGM expressing the desire that 2023 would be less challenging than 2022. This year has certainly had its challenges but from my perspective it has been a more productive year.

For a start Lyn and her team successfully managed a major covid outbreak over Christmas which they were able to restrict to Horton House. Then in July there was a flu- like outbreak again restricted to Horton House.

The facility survived both crises relatively unscathed and Lyn, Simone, Alison and all the staff are to be congratulated for their professionalism, hard work and dedication for the health and well-being of the residents. They truly do a marvellous job and I thank them on behalf of the organisation. We are very fortunate to have them.

I mentioned in last year's report, that we had received a business improvement grant from the Federal Government for \$642,830. As you will note in the accounts most of this grant has now been spent, upgrading digital and IT platforms and staff training. In addition, nine rooms were revamped, outside areas were repainted and all the inverters for the solar panels were replaced, hence the large increase in repairs and maintenance.

Probably the highlight of the year was the successful re-accreditation of the facility for a further three years. The Aged Care Quality and Safety Commission found that the facility met all 44 requirements of the aged care quality standards and were satisfied that it would undertake continuous improvement of its service to residents. In view of all the turmoil and criticism that has occurred in recent times and then throw in the covid outbreak this is a great result and was brought about by continuous improvement of systems and procedures, staff training and the hard work and dedication of Lyn and all her team.

Compliance is a challenge and requires considerable time and effort to keep up to date. The current quality standards are being reviewed and according to the Commission will be strengthened and will take effect from 1 July 2024.

Another positive was the release of the facility's star rating in the middle of the year. The rating systems enables prospective residents to compare facilities based on four factors, which are experience, compliance, staffing and clinical care. The facility achieved a three-star rating out of a possible five. While it is not a four or five it does show that the facility is providing a high level of experience and service for its residents and compares favourably to its competitors.

There has even been considerable improvement in financial performance due to the new funding model which starting on 1 October 2022. The funding is now based on resident needs assessed independently, rather than the care plan developed in house. Consequently, funding per resident per day has increased from \$150 to \$250.

There is a catch, as always and that is the time spent with residents must match the level of funding for that resident. This will vary, but presently, it is about 201 minutes for care staff and 40 minutes for RNs, per resident, per day. The facility is very close to achieving those minutes, but additional shifts were needed, and they have been difficult to fill hence the reliance on agency staff at considerable expense. Since Covid, finding competent staff has been a major challenge. The wage increases in July this year assisted but it is still difficult.

Earlier this year a feasibility study was undertaken to develop Corona Grove and 43, 45 Castor Street at a cost of about \$40,000. A master plan was prepared by architects Thomson Adsett, comprising 66 mainly 2 and 3 bedroom units spread to the rear of Corona Grove and on 43/45 Castor Street. The units were grouped in buildings, some, 3 levels high. After discussions with Council, it was decided to retain the heritage listed residence on Corona Grove and turn it into a community centre. The final stage was a 16-bed secure memory support unit adjacent to Horton House.

A development analysis by Bridge Advisory Group costed the development at \$38 million with basement parking and \$31 million doing away with the basement parking and just parking on site.

The board gave both options serious consideration, but in the end, either option was far too ambitious for an organisation our size. Financing the project even with staging was going to be difficult, if not impossible. At the present time the matter is on hold, but I do believe there is tremendous potential for a development on a smaller scale, which would include the memory support unit.

I would like to thank Katie Walker and the Foundation for their support. As I said last year the Foundation has underpinned YVAC and has enabled it to survive the last few very difficult years.

My thanks to Wendy Dashwood and the Friends of Horton House and Warmington Lodge who do amazing work raising money to allow Lyn to buy specialised equipment for the residents.

I would also like to thank my Board for all their time and expertise throughout the year.

I have been on the Board for longer than I care to remember and President since 2016 and although I intend to remain on the Board for another term it will be only as a director. It is time for another to assume the role of President. The election for that position occurs at the first board meeting after the AGM.

I thank you for your attendance to-night.

Michael Walker

President