

# our NEWS

December  
2018

## From our Chairman

I would like to thank all Seton Villa employees, residents and families for their contributions in what has been, in some ways, a challenging year. I would especially like to acknowledge the management team and staff who have handled with professionalism and excellence the many different variables that enable us to comply with new frameworks and industry changes.

For 2019 I take inspiration from St. Elizabeth Ann Seton's family motto "Hazard yet Forward". I am sure this coming year will again present us with challenges and opportunities. I have great trust in the continued dedication and commitment of the Seton Villa community to overcome these and emerge stronger, closer and better from the experience.

On behalf of the Board, I wish everyone a merry Christmas and a prosperous and happy new year. Have a great and well-deserved break, enjoy the summer holidays and time spent with your loved ones.

*Marco Colli, Chairman, Seton Villa*

## To our Seton Villa Community

2018 is soon coming to a close! May I take this opportunity to extend a sincere **THANK YOU** to Jann, the Staff and the Board of Directors for your commitment and diligent care of our Seton Villa Ladies. I know that you wish nothing but the best for them and indeed I believe that each of you has given your ALL to achieve this purpose in 2018.

With the approach of Christmas I append the message below on behalf of the Daughters of Charity:

*May this Christmas end the present year on a cheerful note and make way for a fresh and bright New Year. Have a very Happy Christmas and a happy, peace-filled New Year!*

God bless you one and all.  
*Sr Celine, Daughter of Charity, Provincial*



**DAUGHTERS OF CHARITY**  
of St Vincent de Paul



## CEO Christmas Message

There is an old adage "you can't see the wood for the trees" which reminds me of the importance of taking time to reflect on the bigger picture, especially at this time of year. In April, the Board endorsed the "Building our Future" Report and Recommendations as developed by Brandswell after a comprehensive stakeholder engagement process. It is those recommendations that have informed the Board's decision making in relation to our exciting redevelopment program that will see all of our current houses replaced with new, purpose built homes. There is more detail contained in the *Building our Future* update on page 2.

This year we have faced both challenges, change and loss but we have done that together as a community. It has also been a year in which much has stayed the same, specifically our continued focus on ensuring the best possible quality of life for the ladies for whom we care.

I would like to take this opportunity to thank our Board, who give of their time and expertise without remuneration, and our staff who work very hard to ensure that the ladies receive the best possible care.

On behalf of everyone at Seton Villa I would like to wish you and your families a safe and peaceful Christmas and a very happy 2019!

My team and I look forward to the opportunities that the New Year will bring.

*Jann Kingston, CEO*



# “Building our Future” Status Report

## Background

In June 2017, Seton Villa received a Strategic Direction and Execution Planning document prepared by KPMG. This plan recognised that “Seton Villa should redevelop its existing housing stock” to improve their condition, bring the properties in-line with contemporary Specialist Disability Accommodation (SDA) requirements and undertake redevelopment works through a combination of standalone group homes, smaller homes located on adjacent sites and more efficient use of land holdings.

The Board subsequently endorsed the recommendations from the report and commenced development of a strategic property portfolio plan that identifies property management priorities and asset development decisions for Seton Villa.

The Board established a redevelopment Working Group comprising three Directors and two Seton Villa executives to lead the development of the strategic property portfolio plan and to provide Board oversight for delivery of the project.

## The Strategic Property Portfolio Plan (SPPP)

The purpose of the SPPP is to provide a detailed blueprint to support the key result areas of Seton Villa with property strategies that reflect the operational requirements of the business, client requirements, the nature of the property portfolio and available funding.

In August 2018, the Board engaged property advisory firm JLL and a team of specialist consultants to work with the Redevelopment Working Group to develop the Strategic Property Portfolio Plan (SPPP) for Board consideration and approval.

JLL has undertaken an assessment of the current Seton Villa property portfolio to determine future capital and maintenance expenditures required. Currently, we are working with JLL to determine a ranking of properties based on operational and strategic importance to Seton Villa as well as a ranking for each property based on key physical conditions including age, heritage values, assessment of value of works required to improve versus the cost of reconstruction, and what repairs and maintenance works are required.

The work includes an assessment of the operational costs for Supported Independent Living (SIL) funding and assumptions around how changes in the application of SIL funding impacts Seton Villa and our clients.

We are developing an overall capital works budget and multi-year development program to ensure sufficient funds are set aside for upgrading the residential portfolio and for any land acquisitions as required.

In addition, we aim to develop a set of property design guidelines and standards to be used for new projects. The design guidelines will identify our minimum requirements for new house construction and what upgrades are required for higher needs living.

## Time Frame

The final draft of the SPPP will be presented to the redevelopment Working Group before the end of 2018, with the Board expected to review the report and recommendations in early 2019.

*John Cassimatis, Redevelopment Working Group Chair*



St. Elizabeth Ann Seton's Feast Day: January 4

## Prayer to St. Elizabeth Ann Seton

*Lord God, You blessed Elizabeth Ann Seton with gifts of grace as wife and mother, educator and foundress, so that she might spend her life in service to your people.*

*Through her example and prayers, may we learn to express our love for You in love for one another.*

*We ask this through our Lord Jesus Christ, your Son, who lives and reigns with You and the Holy Spirit, one God, for ever and ever.*

Image: "Bicentennial Portrait of Saint Elizabeth Ann Seton" from an original oil painting by Rebecca Pearl.

## Christmas Period Contact details

Please note that our office will close at 2.00pm on Friday 21 December 2018 and will reopen on Wednesday 2 January 2019. Jenny's Place will close on Thursday 20 December 2018 and will reopen on Monday 7 January 2019.

If you have any difficulty contacting house staff, please ring the afterhours on call manager on **0417 471 464**.