



Standing Committee on Social Policy

Inquiry into Annual and Financial Reports 2023–2024

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Disability, Carers and Community Services

Redirection: Minister for Health

Reference: Community Services Directorate

Hearing: 10 February 2025

In relation to: Burrangiri respite care – closure

Question received: 19 February 2025

Answer Due: 27 February 2025

1. When did the Minister first become aware of the condition of the building and start considering its future?
2. What are the deficiencies in the Burrangiri building?
3. What would it cost to refurb the building?
4. Would you please provide a copy of the review of the building?
5. How much does the ACT Government pay the Salvos per annum to operate Burrangiri?
6. Please provide a breakdown of the ACT Government's annual costs for the Burrangiri facility.

MINISTER FOR HEALTH: The answer to the Member's question is as follows:

- 1) The condition of the Burrangiri building was examined by the ACT Health Directorate (ACTHD) during 2020, when a Condition and Functionality Assessment was undertaken. Following this assessment, I was updated on the condition of the facility and advised that ACTHD was continuing the active repairs and maintenance management of the facility in September 2020.

The Condition and Functionality Assessment was completed to inform the development of an Asset Management Plan (AMP) however, this was placed on hold due to the COVID-19 pandemic, which meant access to conduct technical conditions and functionality assessments for the building and building elements was not possible.

In 2023, an AMP was completed that took a holistic and long-term view of the facility for the next 15 years, and identified upgrades required in the short and long-term to maintain safety and meet current service delivery standards.

Following completion of the AMP and further investigation of the services being delivered on site, I was briefed on the outcome of the AMP and service issues in February 2024.

- 2) The AMP supports a repairs and maintenance approach that ensures Burrangiri is safe and structurally sound. I was advised in February 2024 that the condition of the Burrangiri building does not meet the expected ACT Government standard for this facility type and has a site assessment rating of 2.5/5. The AMP for Burrangiri identified the need for several major structural and electrical upgrades. The deficiencies that relate to the building's functionality for the current cohort of patients, includes:
 - the current number of toilets and showers is insufficient for the number of residents, and no rooms have an ensuite;
 - the building's existing layout and construction method makes it challenging to modify for clients with higher levels of disability or cognitive impairment, as it is difficult to widen doorways or retrofit ceiling-mounted hoists; and
 - the room sizes are below current standards, complicating manual handling and the management of older individuals with complex care needs, and co-morbid health or cognitive issues. For example, the small room size limits capacity to accept bariatric clients and clients with a high falls risk. The building also has limited space to store mobility aids.
- 3) Based on the 2023 AMP findings, ACTHD identified an initial tranche of works needed to upgrade the condition of the facility. Since the 2023 AMP, and as part of maintaining existing amenity and safety, the building has been painted, the annual repairs and maintenance program has been continued, and a new shade sail installed. Preliminary cost estimates for other elements of this initial tranche of works (electrical upgrades, roof replacement; heating ventilation and air conditioning replacement; and landscaping upgrade) – would be more than \$900,000.

While these works would improve the condition of the building, they would not address the issues noted above about the functionality of the building for aged care. To refurbish the building to address functionality issues would be a major infrastructure project, for which costings would need to be confirmed.
- 4) The 2023 Asset Management Plan is attached.
- 5) Under the Service Funding Agreement between ACTHD and the Salvation Army, ACTHD will provide \$1,723,202.79 annual funding in 2024-25 (GST exclusive).
- 6) Reactive maintenance costs have averaged \$99,000 per year over past three financial years. ACTHD allocates approximately \$37,000 per year for planned/proactive maintenance and upgrades.

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Approved for circulation to the Standing Committee on Social Policy

Signature:



Date:

1/3/25

By the Minister for Health, Rachel Stephen-Smith