2025 Enterprise Asset Management Plan

Asset Management reinvestment plan Long Term Care

Peel's Long Term Care Centres are in good condition to support the array of senior care services. Peel continually monitors the ability of the Long Term Care Centres to meet the ever-changing requirements of senior care and support.

The new Seniors Health and Wellness Village at Peel Manor became operational this fall of providing complete senior care services and fostering opportunities for seniors for greater independence and community integration.

10-year summary

Table 1. Current state and 10-year plan (in $ millions)

Current rating	Current replacement value	10-year forecasted SoGR reinvestment needs	10-year SoGR Capital Plan reinvestments	10-year forecasted rating
● Very Good	393.7	75.7	112.0	● Very Good

Table 1 shows that the current overall infrastructure state for the Long Term Care is 'Very Good'. The estimated replacement value of these assets is $393.7 million, based on 2023 values. The 10-year Capital Plan includes reinvestments of $112.0 million to maintain the infrastructure in a SoGR. These planned investments are higher than the forecasted needs of $75.7 million over the same period. The difference is primarily due to updated information that will be included in the next reporting cycle.

20-year SoGR outlook

Figure 1. 20-Year outlook of infrastructure reinvestment needs

SoGR in Capital Plan
▼ Yr 1-10 ($112.0 million)

Forecasted SoGR Needs
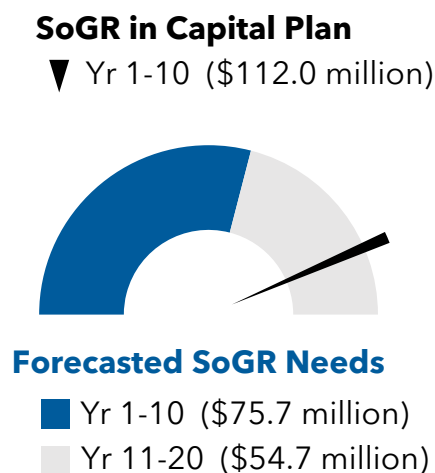■ Yr 1-10 ($75.7 million)
□ Yr 11-20 ($54.7 million)

Figure 1 presents a 20-year outlook of infrastructure reinvestment needs to maintain the infrastructure in a SoGR. For the first 10 years, the planned reinvestments of $112.0 million is higher than the forecasted needs of $75.7 million. The chart also shows that SoGR needs are expected to decrease in the following 10 years.

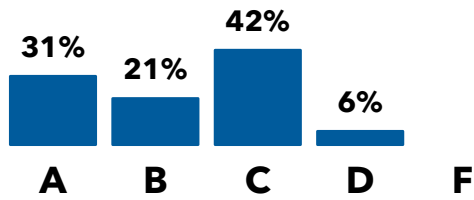# State of the infrastructure

Current infrastructure

Long Term Care infrastructure includes 5 centres. The average asset age of the assets is 27 years.

Replacement value

The total replacement value of assets for the Long Term Care is estimated at $393.7 million, based on 2023 values.

Condition[1] of the Infrastructure

Figure 2. Asset condition grading

Building conditions are evaluated through detailed assessments.

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- 31% of assets are rated Grade A, representing new or like-new condition.
- 21% are rated Grade B, representing in a state of good repair.
- 42% are rated Grade C, indicating non-critical defects and some critical repairs expected soon.
- 6% are rated Grade D, indicating some critical defects and many critical repairs expected soon.
- There are no assets rated F.

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[1] Descriptions of the Condition Rating are included in Appendix II Reading Guide

Current infrastructure rating

The current overall 2025 infrastructure state for the Long Term Care is 'Very Good'. Figure 3 illustrates that within the portfolio, 100% of the asset classes are rated "Very Good".

Figure 3. Current infrastructure rating

100%
Very Good
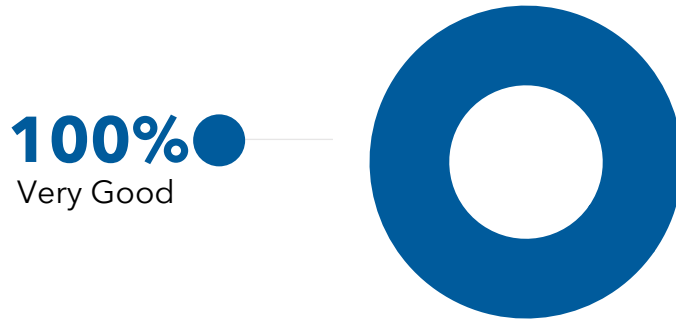
Target customer level of service[2]

Our customers should expect:

- Support and services for residents and their families in accordance with the Fixing Long Term Care Act (FLTCA).
- Compassionate, loving, and respectful care for residents and their caregivers in times of need.
- A safe, secure building environment compliant with the Fixing Long Term Care Act.
- Fully accessible and equipped facilities to meet the needs of residents, visitors, and staff.

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[2] Definition of Customer Level of Service is included in Appendix III The Enterprise Asset Management Strategy

Infrastructure reinvestment plan

Table 2. 10-year state of good repair reinvestments

Forecasted needs	Capital Plan
$75.7 million	$112.0 million

Table 2 shows that reinvestments of $112.0 million are included in the 10-year Capital Plan to maintain infrastructure in a SoGR. These planned reinvestments are higher than the forecasted needs of $75.7 million over the same period. The difference is primarily due to updated information that will be included in the next reporting cycle.

Table 3. Operations and maintenance expenses

Annual expenditure	Re-investment rate
$11.2 million	2.7%

Table 3 shows that operations and maintenance expenses for Long Term Care are approximately $11.2 million per year, representing 2.7% of the asset replacement value. These expenses support facility operations and maintenance activities. As part of the whole lifecycle strategy, these costs are regularly reviewed and will be optimized over time as asset management tools and technology improve.

10-year infrastructure rating with Capital Plan reinvestments

In 10 years (2034), the overall infrastructure state for the Long Term Care is forecasted to remain 'Very Good.' Figure 4 illustrates that within the portfolio, 100% of the asset classes are rated "Very Good".

Figure 4. 10-year infrastructure rating

100%
Very Good