

MONTE CECILIA
Seeking Housing Justice For All

ANNUAL REPORT 2020/2021





VISION

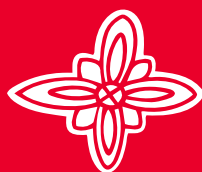
Everyone has access to adequate,
affordable and secure housing.

VALUES

tumanako, tu pono toa, tika, manaakitanga, kotahitanga
hope, courageous integrity, justice, hospitality, team

MISSION

To promote housing justice for everyone
in Aotearoa New Zealand.



MONTE CECILIA
Seeking Housing Justice For All

www.montececilia.org.nz
www.facebook.com/Montececilia



CONTENTS

Chair's Report	4
Chief Executive Report	6
Monte Cecilia Housing Trust - Who are we?	8
Senior Leadership Team.....	10
Board Members	12
2020/21 for Monte Cecilia	14
Big Developments.....	16
Family experiences	17
Statement of Financial Performance.....	20
Statement of Financial Position.....	21
Statement of Cash Flows	22
Auditor's Report.....	24
Thank you	26



CHAIR'S REPORT

Naku te rourou nau te rourou ka ora ai te iwi **With your basket and my basket the people will live**

If I reflect back on this time last year our family was grappling with redundancies, shared home-based work/school spaces and the pressures of keeping a business alive.

We were not alone. However, we had a home - a place where we were warm, where we could connect as a family, reassure one another and know that while outside its walls the days were tough, inside we were safe.

Our story is like many others - we ended up ok. Unfortunately for a lot of people in Auckland there is minimal comprehension of the hardships that exist elsewhere, outside the CBD and inner suburbs. Too many people in this amazing city don't have work, struggle to afford food and lack the secure, warm anchor for their whānau that a home provides.

Arriving at last year's Christmas Party I was literally stopped in my tracks by the sheer number of people we now employ at Monte – often a measure of success for many businesses. We have an amazing team, doing phenomenal work but at the same time such a sad indicator of the state of our city's homelessness issue that the team has grown as big as it has in such a short time.

For me that is why the proverb above is so topical.

Without all those remarkable people we work in partnership with – other Community Housing Providers (CHPs), property owners, trusts, individual donors of clothes and food, etc., we would not be able to support all the families we do. Thank you for the ongoing positive relationships.

We have recently created a financial literacy programme, initially partnering with a relevant organisation, that has

been immediately successful and is something we will utilise to help the broader community, not just our families. It is also a great example of where we are happy to partner with others throughout New Zealand so it can be utilised elsewhere to try to address this societal issue.

That is why it saddens me to see a government, with such great rhetoric, not only underdeliver on its promises but now pull away from partnering with those in the community who have a legacy and the capabilities to help. Not only believing they can do it themselves, but then undermining the Community Housing Providers (CHPs) through hiring their staff for MSD / MHUD's own purposes, impacting the ability for the CHPs to carry on their great work.

That doesn't feel like a partnership, nor working together to use our collective resources to help those in need.



During the year, Bernie took the whole team back to Pah Homestead where it all started for Monte 39 years ago. Sister Mary Foy spoke about our humble beginnings, as did others and it was a great way to help our whole ever-growing team connect with our whakapapa. It is a story of connections, of mutual support and of partnerships to break intergenerational hardship - something Monte, alongside the other CHPs, will continue to strive to do, regardless of the political environment and actions.

This will be my last year as board chair, I will step down at the AGM so that we can ensure the appropriate succession occurs with myself and other board members only having one year left of our six-year appointments.

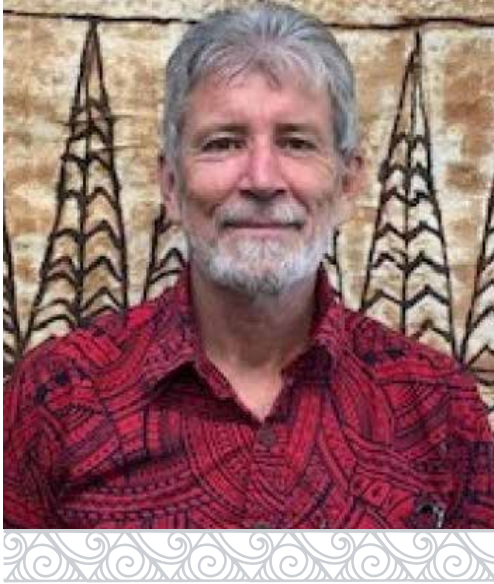
This also creates some superb opportunities for people who might be interested in being a trustee – those with experience

in the social sector, housing, who are Māori or Pacifica and who are passionate about being a part of the next decade of Monte's amazing story of service.

Lastly, I would like to say a huge thank you to the whole team at Monte – your tireless and selfless work over a very hard year has been awe-inspiring. As a board we appreciate the incredible support you provide every day to those families we advocate for and work with.

Kia kaha.

Ken Brophy, Chairperson



CHIEF EXECUTIVE REPORT

Never doubt that a small group of committed people can change the world; Indeed, it is the only thing that ever has.
Anthropologist Margaret Mead

Tēnā koutou, Malo e lelei, Talofa lava.

In January this year I commenced my 6th year as CEO of Monte Cecilia Housing Trust and it's hard to believe how much it has changed in that time. When I started, Monte had nine FTE staff and managed 38 properties, today it has 55 full time staff and manages over 590 properties.

I never set out to grow Monte Cecilia into what it is today and it's hard to believe that our original \$1.4 million annual budget has, as of this financial year, ended up at over \$22 million.

But despite this growth, as I reflect on last year's Annual Report I feel almost personal despair that, in my view, not much has changed in the health and wellbeing of New Zealand's most vulnerable people, in fact it's getting worse by the day. In my five plus years with Monte the NZ housing wait register has gone from around 5000 to 24,000 - fifty percent of whom are Māori and the second largest grouping is Pacifica.

As food, power, fuel, rent and

various taxes have increased over this same period of time, the affordability of living in New Zealand for our most vulnerable has markedly decreased with larger numbers than ever being forced into poverty and homelessness.

Rising costs of living coupled with ballooning rent prices mean more families are facing homelessness than ever before, bringing with it poverty, despair and a real sense of hopelessness. In early July this year Monte Cecilia was getting one call for help every working hour, to the extent we had 446 families on our wait register looking for housing solutions that were warm, dry, secure and affordable to call home. For me the saddest part is that through no fault of their own, thousands of children are the biggest losers in this crisis, where they are being socially disconnected from their peers, sporting opportunities, education and health services.

Monte Cecilia, which is just one of many providers in Auckland and across New Zealand, has supported over 4500 children in our homes over the past year,

50% of whom are seven-years-old or younger. This means over 2200 children in their formative years of development are being traumatised because of their circumstances and present experiences.

The positive in all this is the fact that Monte Cecilia Housing Trust has an awesomely supportive trust board and an amazing team of employees. Beth, our General Manager, has ably supported me and the whole Monte team to the extent that Monte Cecilia has just on 2700 whānau in our homes across Auckland.

Monte Cecilia was able to move 190 families from our transitional/ temporary homes into longer term leased houses which we manage and where families can make these their homes.

Monte Cecilia was able to pay all our mortgages off which is amazing, so we now have 23 freehold standalone homes. Fourteen years ago Jim Weir, a Monte Board member, had the vision to build homes and without his vision and the support of many others we would not be in the position we are today. Those



homes were leveraged to enable us to purchase the Windrush site for \$2 million and enabled Monte to build the wonderful facility we have today on that site, which can house 120 people in 30 apartments and provide office facilities for our team.

What's been exciting this year has been the ability to ensure every dollar donated directly benefits families with no percentage taken off for our administration or operational costs. It was exciting to buy a mini bus which we had dreamed about for several years, which donors contributed 30% of the cost for (with Lotteries paying the rest). This mini bus now serves to pick up and deliver families to our various training programmes.

Donations have also contributed to a range of other initiatives and projects, including reducing the cost of MacBooks to every person who completes 30 hours of IT training and building a picnic area at our Windrush transitional housing community.

We also received donations of food and goods to families suffering grief, right down to medical supplies for a child suffering badly

from a skin infection and food parcels when the food banks were overwhelmed. The list is long and varied but Monte Cecilia and the whānau we seek to serve are so blessed to have so many of you as generous financial donors.

To further support us we had a car donated by the Hugo Trust, hundreds of food parcels delivered, as well as winter woollies and furnishings, but the Hope from Project donations really took the cake. Hope from Project got their supporters to bake birthday cakes for children's birthdays and wow these kids and their parents were not only surprised and excited but taken aback that somebody cared enough to think of their children on their birthday with a birthday cake they couldn't afford to buy.

As you read this we are already well into our new financial year and are looking at creative ways to better support families, such as creating a volunteer team, increasing our social and educational services and are looking into building new homes.

Unfortunately, heading into the new financial year our pipeline

of new Community Home leases will no longer be supported by Government funding, creating a bottleneck for our 220 families in our temporary transitional homes, meaning families will be stuck for years in them until the Government's build programme catches up with demand.

2022 is looking like a challenging year, so your thoughts, prayers, donations and time will be more important than ever.

We also thank our key stakeholders, our partnerships and collaborators, knowing we can't do it on our own

USA President Jo Biden said in his electoral victory speech: - *"we will not lead by the example of our power but by the power of our example"*, exactly what Monte Cecilia Housing Trust endeavours to do every day with your support

With loving thanks to one and all.

Ngā mihi.

Bernie Smith, CEO



MONTE CECILIA HOUSING TRUST

– WHO ARE WE?

We aim to ensure families successfully transition into long-term, warm, dry, secure and sustainable housing so they can better determine their own futures.

Monte Cecilia Housing Trust is a not-for-profit community housing provider (CHP) that seeks housing justice for all by delivering secure housing to families facing crises and homelessness. We own or lease 590 dwellings across the Auckland region to help families into warm dry safe housing options.

We provide a range of housing services helping support low-income families in finding affordable and appropriate housing as well as preparing them to manage their own homes. Our services include housing advice, as well as referral and advocacy for sustainable housing.

Our service delivery model enables families with a serious housing need to access safe and affordable transitional housing for up to three months. During this time families contribute to a savings programme, develop skills in household management and benefit from comprehensive family support services through our supportive housing programme. Families are able to stabilise their living situation as we assist them in transitioning toward independent housing, either in a public house or private rental.

Our wrap-around services include the F.A.I.T.H. Money Programme (financial literacy), IT Skills, parenting programmes, household management, cooking classes, family goal setting and job seeking.

We are a Class 1 provider under the Charitable Housing Regulatory Authority (CHRA) and a registered charity.

Properties we manage

The properties we manage include:

1. Properties owned by us - These properties provide an asset base and greater security to those we house.
2. Kāinga Ora properties owned by the Government, but leased and managed by us. Kāinga Ora sets the subsidised lease cost and the tenant's rent is set at 25% of their household income.
3. Properties leased from developers and Mum and Dad investors make up the largest percentage of our property portfolio.

Services we provide

1. Social Services - we provide social worker assistance to help families with their life plans and moving forward. We link our tenants with support services such as counselling, financial literacy advice or other community organisations who can be part of bringing hope and transforming lives.
2. Property Management Services – we have a hands-on, comprehensive approach in property management, covering private residential, community housing and transitional housing facilities as part of our own in-house portfolio.

We invite organisations to discuss opportunities for partnering with us to find ways of serving their communities by developing under-utilised land to meet the growing need for affordable housing for families and communities. As an accredited social housing provider, we often work with some of New Zealand's most vulnerable people.

2020/21 FOR MONTE CECILIA

594 properties
now managed
by Monte Cecilia

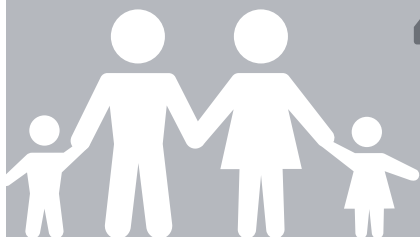
almost doubling from
2019/2020's **310**

- **185** transitional houses, up from **70** in the previous year
- **409** community homes, up from **240**



Last year Monte Cecilia worked
with **1996** families

4586
children helped
(50% of whom were
7 years old or younger)



- Over **1100** were Pasifika
- Over **600** were Maori
- **88** were NZ Pakeha
- The rest came from a wide variety of backgrounds, including Palestine, Iraq, the Philippines, India, America, South Africa and Syria

Of the 1996 families Monte worked with:

1326

were self-referred

361

came from Work and
Income/the Ministry
for Social Development

20

were referred by
Oranga Tamariki



The rest were referred from one of **60** NGOs, with the largest of these being Turuki Health (referring **48**) and Solomon Group (referring **30**).

A year of challenges

The 2020/2021 year has been unlike any we have experienced in living memory, with the Covid-caused global shutdown putting many things we take for granted in doubt, and as is often the case, it is those who were least equipped to do so who were expected to bear the greatest share of the burden.

When the government gave orders that only the most vital of workers should venture outside, it was not investment bankers, marketing executives and well-paid white-collar workers that were asked to step into risky situations to keep society running - It was people stocking supermarket shelves and looking after the elderly, whose work is often poorly compensated.

Monte staff were among those who kept working, often staying away from their families for weeks so that if they contracted Covid-19 they would not bring it home to their loved ones.



Growing to meet growing need

The impact of Covid-19 fell most heavily on those already in difficulty, with the number of requests for aid we received surging from 10-20 a week to 20-30 per day. Nationally the wait list for public housing grew to over 20,000. Monte Cecilia has grown to meet this new demand, with our staff rising to over 60 people and the number of homes we manage reaching almost 600.

Broadening Monte Cecilia's wraparound services

A big part of the 2020-2021 year for Monte Cecilia has been developing and delivering expanded wrap-around services for our clients.

This has included continuing our partnership with the 20/20 Trust to provide IT Skills classes for our clients, and has also involved bringing new staff on to design and run Monte Cecilia's F.A.I.T.H.



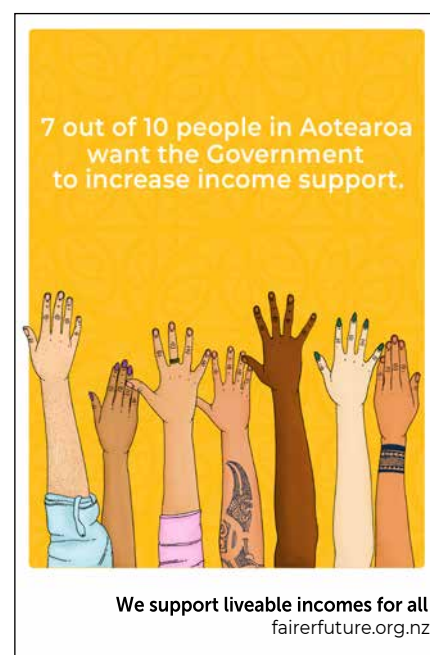
Money Programme, which teaches a range of financial and budgeting skills to our clients over 12 weeks of classes and one-on-one mentoring.

Since its inception nine groups have gone through the F.A.I.T.H. Money Programme.

Joining our strength with others

As well as growing as an organisation, Monte Cecilia has joined its strength with that of other pro-social organisations to achieve collectively what none individually could manage.

By participating as a regular and active voice in the Fairer Futures campaign Monte Cecilia was able to join a coalition of 26 organisations to push in a concerted way for increased income support for low-income families, resulting in the government committing to substantially raising income support in the 2021-2022 budget.



BIG DEVELOPMENTS

The past year has seen some big changes for Monte Cecilia. We've grown as an organisation both in size and scope, gaining new supporters, allies and friends along the way.

In response to the massive increase in need brought on by the COVID-19 pandemic, the Monte Cecilia team has worked with landlords across Auckland to increase the number of homes on our books that we can use to house families in need.

We now have 185 transitional houses, up from 70 transitional homes in the previous year and 409 community homes, up from 240.

We have also expanded the scope of what we do in recognition of the fact that putting a roof over someone's head only solves their immediate need when we want to equip our families to live stable lives and pursue their goals.

We launched the F.A.I.T.H. Money Programme in late 2020, which uses a combination of group sessions and one-to-one mentoring to help our families develop the range of financial skills they need to thrive, including budgeting, prioritising purchases and debt management.

Since its inception we have run nine groups through the programme.

The new Sustaining Tenancies Team has been another step in what we do in recognition of the fact that we can be a fence at the top of the cliff and not an ambulance at the bottom. By helping our families to solve problems that threaten their tenancies, we can prevent them from needing emergency or transitional housing in the first place.

All this additional work has meant more hands needed to do it, with the Monte team growing to over 60 people. Along the way we've expanded to a new office on Waddon Place in Mangere, where our property team now works out of, and we've picked up three new cars and a van to help get our team where they need to be and move our clients to and from workshops.

Along the way we have also forged new partnerships, working with 25 other organisations as part of the Fairer Future campaign to lobby the government to increase support for low-income earners.

This was ultimately successful, with the government committing to increasing a variety of benefits, and public opinion firmly on the side (60%) of continued increases beyond this point.



FAMILY EXPERIENCES

Reaching out to a familiar helping hand

The last financial year has contained unique challenges for many New Zealanders, but for Sefina* Covid-19 meant the end of her job as a flight attendant at the same time that a relationship breakdown forced her to move back in with her grandparents.

Her grandparents' home only had three bedrooms, making it a tight fit for them, Sefina, Sefina's two teenage sons and her seven-year-old daughter.

"It was a pretty rough year. On top of everything, my grandparents and uncle weren't in great health so I spent a lot of my time looking after them and helping them navigate the health system. It wasn't fair to my kids either, who I ended up neglecting because I was constantly bouncing from one thing to another."

She knew she needed somewhere for herself and her children, but with her airline job on hold for the foreseeable future and no partner to assist her with paying the punishing price of Auckland rent she struggled to see a way out of her situation.

Sefina decided to reach out to Monte Cecilia for a transitional house. She was familiar with Monte



Cecilia, having stayed in Monte's former Windrush Close facility when she was 12 years old after her family's home burned down.

"When I got the call I literally cried because I could see the happiness in my children's faces. It's about having some space and having me back and not running back and forth looking after everyone."

Since moving to Monte Cecilia transitional housing, the Monte team encouraged her to apply for a customer services and admin role with Monte Cecilia, which she got, and has since become a valued member here.

**not her real name*

Revisiting our roots

In a year when we were all grappling with a frightening and uncertain future, we took the opportunity to remind ourselves of our roots as an organisation.

Monte staff and board members spent a day visiting the Pah Road Homestead, where Monte Cecilia's vision became a reality 39 years ago.

Sister Mary Foy, one of the Founding Sisters of Mercy, brought history alive by telling stories about Monte Cecilia's early beginnings, the people who were involved and the families they helped.

It was a valuable opportunity for many of us to be able to walk the halls and rooms where children once played, slept and felt safe. All in all, it was a powerful reminder that while today and tomorrow may bring daunting challenges, we go forward with the legacy of those who came before us at our backs.



FAMILY EXPERIENCES

Developing money confidence

Kasanita's story is one of success and growth, where Monte Cecilia didn't just help her out of a precarious position, but also gave her the tools to improve her own life.

Kasanita came to Monte Cecilia after a relationship breakup left her struggling to cover the cost of a private rental. While staying with Monte she took part in our F.A.I.T.H. Money Programme and built her money management skills.

"It was useful, I learned a lot about dealing with my finances. The most useful lesson was how to use my money wisely," Kasanita says.

This new money confidence came in handy when an unexpected message from the IRD arrived saying she owed \$8000 in back taxes.

"I was stressed and confused where that came from," she says. "But I was able to work with my F.A.I.T.H. tutor and call them for clarification about where the debt had come from. They called me back and we talked about my income and circumstances, and they said they were sorry because they didn't know about my situation with my ex-partner, as we were not together anymore, so they wiped the debt out. All my stress was just gone. I was so relieved."



Kasanita is now building her own baking and sewing business, called Sewing and Baking NitaAlani, which she started by selling to friends and family and has expanding from there.

Paying it forward



20 years ago Myra* found herself in a place of need after arriving in New Zealand from the Pacific Islands and suffering a relationship breakdown that left her alone with a young daughter to support.

She turned to Monte Cecilia Housing Trust, and thanks to Monte's support and wraparound services she was able to get back onto her feet and reestablish control over her life.

Now she's in a position where she wants to pay that help forward to other families in need. Over several weeks she called around her friends and family, gathering a huge collection of goods in her shed for donation, including blankets, clothes, a double-bed and a push chair.

"This is the first time I've made a donation to Monte Cecilia, but in the past I've donated to other organisations that helped my family when we were suffering from domestic abuse."

These items were all hugely helpful for Monte Cecilia families, particularly the warm blankets and clothes while we were in the middle of a cold winter.

**not her real name*

Finding space to thrive



Liz*, Shane* and their children came to Monte Cecilia through Housing New Zealand after spending more than six months living in a three-bedroom home crammed with 22 people.

The family had originally lived in Opotiki, but had to leave after a family breakdown, moving to Auckland to stay with Shane's parents. However, the home was far too crowded and provided no privacy. After being referred to Monte Cecilia by Housing New Zealand, the Monte team was able to find them a community home in Papakura, where they have been living ever since.

"Due to a lot of health issues with both parents and some of the children, Monte was able to move them straight into community housing to save the stress of moving through transitional housing," the Monte team member working with them says. "Liz has cancer and Shane suffers from a pinched nerve in his spine. Their children also suffer from epilepsy and other health issues such as asthma, so it was important we find somewhere safe for them."

Shane says it was great to work with Monte Cecilia to find a house for his family, and Monte's help furnishing their new home was also greatly appreciated. They are enjoying their own space and privacy, and their health issues are improving in the new environment.

"Working with Monte Cecilia gave us a good feeling and really relaxed us. It's kind of like winning the Lotto after being in our situation 10 months ago, which was like rock bottom. We were pretty much sleeping in the sitting room for seven months and there was just one bathroom and toilet between 22 people, so you had to schedule your time."

They're now back on the road to independence, with the couple hoping to one day buy their own home that they can enjoy and be stress-free. Liz is preparing for surgery to treat her cancer, and Shane is undertaking a construction course.

**not their real names*

Building skills and independence with Monte Cecilia

When Sam* came to New Zealand with his partner and their children, he focused on his job as a forklift driver while his partner looked after their children and handled the various aspects of keeping their household running.

However, when his relationship broke down Sam was left looking after their six children alone with little experience navigating New Zealand society and limited English. Sam felt out of his depth and they soon ended up moving from motel to motel until eventually arriving at Monte Cecilia.

Monte's wrap around services proved to be exactly what Sam needed and he worked proactively with the Monte Cecilia team through a series of goals they set together.

"Sam is very determined," a Monte staff member says. "Rain or shine, this man walks his kids to school on foot and always makes sure they have food on the table. But when he arrived he didn't know how to do things like apply for a bank account, set up the power at a new property or take his kids to the doctors."

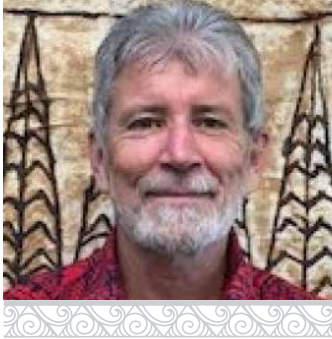
"I'm feeling good now," Sam says. "Before I used to be scared of a lot of things, but now I am doing that stuff myself and I understand English better. I don't want to rely on someone to do that for me. I try my best to do everything for myself and my kids."

Sam has recently gotten his ID, and is working to get his driver's license so he can get back to work and take his kids to their rugby games on Saturdays.

One additional benefit Sam got out of taking part in Monte Cecilia's F.A.I.T.H. Money Programme was checking the balance of his KiwiSaver account, which turned out to have over \$50,000 in it - something he was totally unaware of. As a result, he's now looking into getting his family a place of their own.

**not his real name*

SENIOR LEADERSHIP TEAM



Bernie Smith
Chief Executive Officer

Monte Cecilia has an amazing vision not only held by an amazing team but implemented daily by them assisting generational change.

With increasing homelessness & poverty, I'm energised seeing the disempowered empowered toward self-sustainability and gaining a real sense of self-worth, one family at a time.



Menny Ng Chok
Housing Services Manager

What gets me up in the morning is the fact that there are people in my community who are dealing with extremely difficult

situations, whether that's living in a garage, a car or an overcrowded home, and knowing that I am part of an organisation that is able to provide adequate and affordable homes for those families. That gives me a real sense of purpose and meaning in my life.



Beth Waudby
General Manager

I have always had a passion for making a difference in people's lives, particularly children's. Working for Monte Cecilia has been a huge eye-opener, allowing me to see how

much the housing crisis is affecting not only families but the next generation who will have a huge impact on the future. But, by being here I can come to work every day knowing I am a small part of a great team of passionate people who are determined to assist families in creating a positive environment where children go to day care, school, church and medical services.



Martin Moore
Strategic Communications Manager

For me, working with Monte Cecilia is an opportunity to make a meaningful contribution to the lives of hundreds

of families. Having lived in precarious housing situations before, I understand the distress that uncertainty can cause and I derive a real sense of purpose from being part of a larger mission to help families out of that situation.



Phyllis Burgess
Finance Manager

My mother was tragically widowed and I was brought up in a State house. During my teen years, my family rented privately. I can remember the hardship which resulted from

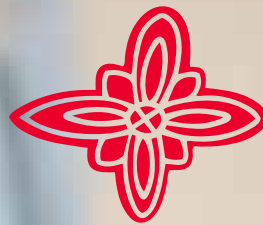
having the majority of our income paid to a landlord. The lasting impact of not having a secure home has stayed with me throughout my life. For this reason, I want to be a part of the important work Monte Cecilia Housing Trust does to house families and particularly children.



Dean Duckmanton
Property Projects Manager

I believe strongly that society should exist for the benefit of everyone in it, not just those who win the economic lottery. When someone is down

on their luck it's on all of us to be the hand that helps them up, so I love that working with Monte Cecilia gives me the opportunity to be that positive force for change in my community.



MONTE CECILIA

Seeking Housing Justice For All



BOARD MEMBERS



Ken Brophy
Chairperson

Ken is a specialist in organisational design and change and was, until recently, Managing Partner for a NZ-based consultancy. He currently acts as the Asia Pacific lead for

organisational design consultancy AlignOrg Solutions and is a frequent speaker at development programmes. Ken is motivated by variety and challenge, both at work and after hours - where he scales some of New Zealand's highest peaks for charity.



Brett Johnstone
Secretary

Brett is a Prison Chaplain with the Prison Chaplaincy Service at Mt Eden Corrections Facility. He works alongside other chaplains to provide a range of services to the

prisoners, meeting their religious and spiritual needs. He has served as a senior Presbyterian minister within the Presbyterian Church. He has extensive governance experience. He volunteered at Monte Cecilia for two months in 2013, assisting the Trust with its application for Social Housing Unit Registration. His interest is in good governance and in helping Monte Cecilia see its focus of Helping Homeless Families within the larger mission of the Christian Church towards the disadvantaged in society.



Craig Brown
Treasurer

Craig is a qualified Chartered Accountant and runs his own business, Surestart Consulting, which offers strategic advice on business growth and fundraising for high-

growth companies. Craig is a Rotarian and is involved in the Presbyterian church where he has served as a youth leader and Sunday School teacher for many years. Craig is married to Gillian and has three teenage girls.



Nicola Harrison
Trustee

Nicky is a director at PWC Legal with a focus on land development and property law. Nicky looks after government entities, social housing providers, commercial property investors and

developers, commercial landlords, franchisors and various high profile small/medium enterprises. Whilst helping clients navigate legal issues and contractual negotiations, she is especially enthusiastic about the need to ensure developments, especially residential ones, create a sense of place and community that people can thrive in.



Kathleen Lynch
Trustee

Kathleen is a registered general and obstetric nurse and has worked as a Clinical Nurse Specialist at Mercy Hospice in Auckland since 2010. Previous board experience

includes the Waitarua Mercy Parklands Rest Home and Sisters of Mercy Wiri. Kathleen has Master's degrees in Sociology from Massey University and Health Science from Auckland where she wrote her thesis on the impact of state house rentals on health.



Roger Hererangi
Trustee

Roger Hererangi comes to Monte Cecilia as a director with Careerforce, an Associate Director with SW Consultants Ltd and a Strategy Advisor with Te Tahuhu

O Te Maturanga in Auckland. As a Monte Cecilia trustee, he brings a wealth of expertise in governance, executive and senior leadership as well as the ability to apply a Māori lens to planning, service delivery, design and policy development.



Tiumalu Peter Fa'afu Trustee

Born in Samoa and raised in Glen Innes, Peter is a former diplomat and trade negotiator. Peter currently co-owns

the management consultancy Navigator Limited, providing strategic and operational advice to agencies, charities, private sector and philanthropic entities. He has served as the Interim CEO of the Tamaki Regeneration Company, Global Director of Amnesty International Limited, Non-Executive Director of CORE Education Limited and Chair of the Pacific Media Network.



Michele Elsmore Trustee

Michele manages the Catholic schools property portfolio for the Catholic Diocese of Auckland requiring strategic input to the acquisition, development and

ongoing management of buildings across more than 50 school sites. This position allows Michele to combine her previous experience in senior finance roles, which includes roles within the banking, tourism and philanthropic sectors, with her property skills. Michele is particularly passionate about engaging with communities to create sustainable outcomes that make a difference to people's lives.



Bourke O'Connor Trustee

A trustee since 2012, Bourke is also Director of Rothbury Life Ltd and has extensive experience in the insurance and real estate industries. Bourke is actively

involved in many professional and community organisations including Chairman of the Board of Trustees of the Foundation for Alcohol and Drug Education, Trustee of the Spoonless Trust and he was previously Founding Chairman of Board of Trustees St Joseph's School, Takapuna. He enjoys sailing and golf in his spare time.



Shannon Scown Trustee

Shannon is a contractor in the technology investment space and is involved with several organisations across the innovation ecosystem. She has an interest in strategy and governance

and is a happily vocal advocate for the value of diversity of thought and representation in leadership and strategy planning. Shannon is also incoming Chair of the House of Science Auckland board, which has a vision of every child in New Zealand being scientifically literate.



FINANCIAL STATEMENTS

Statement of Comprehensive Revenue and Expenses

Monte Cecilia Housing Trust
For the year ended 30 June 2021

	NOTES	2021	2020
Revenue			
Revenue from Exchange Transactions			
Rental Income	1	4,280,859	2,221,841
Interest, dividends and other investment revenue	1	8,923	1,547
Other revenue	1	242,291	133,242
Total Revenue from Exchange Transactions		4,532,073	2,356,630
Revenue from Non-Exchange Transactions			
Donations, fundraising and other similar revenue	1	18,103,177	8,594,160
Total Revenue from Non-Exchange Transactions		18,103,177	8,594,160
Total Revenue		22,635,250	10,950,790
Expenses			
Volunteer and employee related costs	2	3,183,480	1,397,812
Costs related to providing goods or service	2	15,077,635	6,893,825
Administration	2	600,535	556,050
Depreciation		907,139	388,139
Total Expenses		19,768,788	9,235,826
Net (Deficit)/Surplus for the Year		2,866,461	1,714,963
Other Comprehensive Revenue and Expenses for the Year			
Other Comprehensive		-	-
Total Comprehensive Revenue and Expenses for the Year		2,866,461	1,714,963

Statement of Financial Position

Monte Cecilia Housing Trust For the year ended 30 June 2021

	NOTES	30 JUN 2021	30 JUN 2020
Assets			
Current Assets			
Cash and cash Equivalents	3	2,193,170	1,410,567
Receivables and prepayments	3	226,101	949,484
Investments	3	1,000,000	-
Total Current Assets		3,419,271	2,360,051
Non-Current Assets			
Property, Plant and Equipment		18,754,591	18,602,695
Total Non-Current Assets		18,754,591	18,602,695
Total Assets		22,173,861	20,962,746
Liabilities			
Current Liabilities			
Payables and accruals	3	169,807	59,382
Employee Entitlements - Holiday Pay Accrual	3	273,466	108,042
Unused donations and grants with conditions	3	108,000	467,675
Current Portion of Term Loans	3	385,704	105,905
Total Current Liabilities		936,977	741,004
Non-Current Liabilities			
Loans	3	200,000	2,116,445
MHUD Loan		8,532,609	8,467,482
Total Non-Current Liabilities		8,732,609	10,583,927
Total Liabilities		9,669,586	11,324,931
Total Assets less Total Liabilities (Net Assets)		12,504,276	9,637,814
Accumulated Funds			
Capital Reserves		4,603,006	4,603,006
Accumulated Revenue and Expenses		7,901,270	5,034,808
Total Accumulated Funds		12,504,276	9,637,814

FINANCIAL STATEMENTS

Statement of Cash Flows

Monte Cecilia Housing Trust For the year ended 30 June 2021

	2021 ACTUAL	2020 ACTUAL
	\$	\$
Cash flows from Operating Activities		
Cash was received from		
Government Grants and Donations	18,984,918	8,676,065
Rental Income	4,110,964	2,355,397
Other Revenue		
Interests, dividends and other investment receipts	8,923	1,541
Goods and Services Tax (net)	57,670	169,734
Cash was applied to		
Payments to Employees	(3,109,492)	(1,539,025)
Payments to Suppliers	(15,292,146)	(7,773,871)
Interest Paid	(352,388)	(330,973)
Net Cash from Operating Activities	4,408,499	1,558,874
Cash flows from Investing and Financing Activities		
Cash was received from		
Receipts from sale of PPE		
Receipts from sale of Investments		
Loans Received	265,127	3,517,854
Capital contributed from owners or members		
Cash was applied to		
Purchase of PPE	(1,059,035)	(4,183,720)
Capital Work in Progress		
Purchase of Investments		
Repayments of Loans	(1,829,790)	(105,881)
Funds held on behalf of Tenants	(4,394)	10,469
Capital repaid to owners or member		
Net cash from Investing and Financing Activities	(2,628,092)	(761,178)

Statement of Cash Flows (contd)

	2021 ACTUAL	2020 ACTUAL
	\$	\$
<i>Net increase/(decrease) in cash</i>	1,780,407	797,696
Cash at the beginning of the year	1,410,568	612,871
Cash at the end of the year	3,190,975	1,410,568
This is represented by:		
Bank Accounts and Cash	2,193,170	1,410,568
Investments	1,000,000	-
Credit Cards	(2,195)	-
Closing Cash	3,190,975	1,410,568

*Full audited accounts available at
www.montececilia.org.nz*

Monte Cecilia Housing Trust

Independent auditor's report to the Members

Report on the Financial Report

Opinion

We have audited the financial statements of Monte Cecilia Housing Trust (the entity), which comprise the statement of financial position as at 30 June 2021, and the statement of financial performance, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion accompanying financial statements give a true and fair view of the financial position of Monte Cecilia Housing Trust as at 30 June 2021 and of its financial performance, and cash flows for the year then ended in accordance with Public Benefit Entity International Public Sector Accounting Standards Reduced Disclosure Regime (IPSAS RDR).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor we have no relationship with, or interests in, the entity.

ACCOUNTANTS & ADVISORS

Level 4, 21 Queen Street
Auckland 1010, New Zealand
PO Box 106 090
Auckland 1143, New Zealand
Telephone: +64 9 366 5000
williambuck.com

William Buck Audit (NZ) Limited

Information Other than the Financial Statements and Auditor's Report Thereon

The Board is responsible for the other information. The other information comprises the Statement of Service Performance included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board

The Board is responsible on behalf of the entity for the preparation of the financial statements that give a true and fair view in accordance with Public Benefit Entity International Public Sector Accounting Standards, and for such internal control as the Board determine is necessary to enable the preparation of the financial statements that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible on behalf of the entity for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the entity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements are as a whole free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of these financial statements is located at the External Reporting Board (XRB) website at:

<https://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/>

This description forms part of our independent auditor's report.

The engagement director on the audit resulting in this independent auditor's report is Alison Anderson.

Restriction on Distribution and Use

This report is made solely to the entity's members, as a body. Our audit work has been undertaken so that we might state to the entity's members those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the entity and the entity's members, as a body, for our audit work, for this report or for the opinions we have formed.

A stylized, handwritten signature in blue ink that reads "William Buck".

William Buck Audit (NZ) Limited

Auckland
4 October 2021

THANK YOU

"What we have done for ourselves alone dies with us; what we have done for others and the world remains and is immortal."

- Albert Pike, author

As a trust we would like to say a special thank you to all our staff, volunteers and board members who have served over the last year. Thank you for your continued passion and dedication in supporting those in need through our services. As always, it has been a privilege working alongside you as we serve our community. We certainly couldn't achieve all that we do in the community without the committed support of our partners. This journey is about building hope together and it is as we bring our skills and resources together that we can walk alongside people, enabling them to see a future filled with hope and purpose.

Thank you to our sponsors and partners from the philanthropic sector, the business community and our partners in government and council. Together we are making a difference resulting in transformed lives and healthy communities.



**MINISTRY OF SOCIAL
DEVELOPMENT**
TE MANATŪ WHAKAHIATO ORA



**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**

Littlemore



TOSHIBA
Mt Wellington



Hugo

Schools that have supported us:

St Michaels Primary School in Remuera
St Dominic's Primary School in Blockhouse Bay
Monte Cecilia Primary School in Hillsborough
St Dominic's College in Ranui
Marist Girls College in Mt Albert
Baradene College in Epsom
St Marys College in Ponsonby

Monte Cecilia Housing
Trust Accountant:



Monte Cecilia Housing
Trust Lawyer:



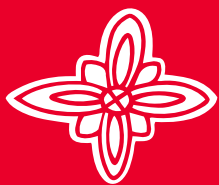
Monte Cecilia Housing
Trust Book Keeper:





MONTE CECILIA
Seeking Housing Justice For All





MONTE CECILIA
Seeking Housing Justice For All

Monte Cecilia Housing Trust

30 Windrush Close, Mangere

PO Box 43-285, Mangere 2153

Phone: 0800 624 848

Email: info@montececilia.org.nz

www.montececilia.org.nz

www.facebook.com/Montececilia