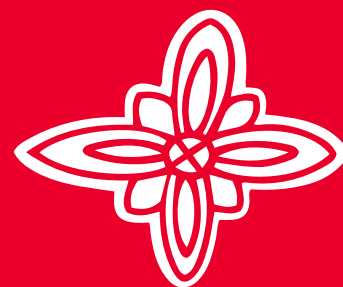


# ANNUAL REPORT 2023/2024



**MONTE CECILIA**  
Housing Justice For All

# VISION

Housing justice for all.

# MISSION

We empower families to achieve their own housing solutions by providing quality advocacy, housing, and support services.

# VALUES

**TUMANAKO**  
Hope

**TU PONO TOA**  
Courageous  
Integrity

**TIKA**  
Justice

**MANAAKITANGA**  
Hospitality

**KOTAHITANGA**  
Collaboration

# STRATEGIC OBJECTIVES

## QUALITY SERVICE

Families with children are housed appropriately and become self-sufficient in communities of choice.

## QUALITY ENGAGEMENT & ADVOCACY

Monte Cecilia is an influential leader and collaborates with other organisations and community networks to effect systemic change.

## QUALITY SYSTEMS & INFRASTRUCTURE

Monte Cecilia delivers sustainable impact through best in class systems and capabilities.

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**MONTE CECILIA**  
Housing Justice For All

[www.montececilia.org.nz](http://www.montececilia.org.nz)  
[www.facebook.com/Montececilia](https://www.facebook.com/Montececilia)





# CHAIR'S REPORT

**One of my favourite Saints, St. Francis of Assisi once said:**

***"Start by doing what's necessary; then do what's possible; and suddenly you are doing the impossible."***

This past year has been marked by economic uncertainty and rising living costs across New Zealand, which has posed significant challenges for many families, particularly those on lower incomes. The so-called "middle" has also been severely impacted.

In response, Monte Cecilia Housing Trust has done what was necessary, stepping in to offer families shelter and support. But, in keeping with St. Francis' sentiments, we did not stop there, even amid doing what was necessary it is important to keep your eyes on the horizon to see what is possible.

This has meant a continual focus on implementing new technology, with new data management systems rolled out for both our tenancy management and stakeholder engagement teams, and more planned for the year to come. Such systems will be a key enabler in continuously raising the quality

of the services and properties we provide. With over 2,500 tenants within our care, it's critical we have a more effective and impactful service and continuously learn along the way.

Our wrap-around services (whānau support) are a critical part of our service offering. We must help families prepare for a time when they leave us. This improvement in service also means relying more on third parties, like community providers, who are experts in their particular field whether it be budgeting, parenting skills, financial literacy, and employment preparation.

Financially, Monte Cecilia remains in a strong position, with an ongoing focus on tightening up risk areas, such as arrears. Every community housing provider struggles with arrears given the challenging economic environment for many of our families however we continue to take a Catholic pastoral approach with our families. We have a strong cash flow position, and our reserves remain above the threshold set by the Board. The property and housing sectors have seen many organisations face solvency issues; that is not the case for Monte Cecilia Housing Trust.

Our property portfolio has some stable elements within it, particularly those properties we lease from Kāinga Ora. The Government agency has had its fair share of criticism, however they have been and remain a good partner for us - we thank them. That relationship came to the forefront when we looked to successfully implement our Healthy Homes initiative and the strategic realignment of our property portfolio.

The Board and Management are watching the Government sector closely - particularly those policies related to us. Any changes to the policy settings for transitional and community housing sectors will impact us. However, we are blessed by the close relationships with our regulator (Community Housing Regulatory Authority), our Government partners (Ministry of Housing and Urban Development; Kāinga Ora; Oranga Tamariki), our CHP sector partners and our parishes and schools who support our families.

This year has also been one of re-evaluation, with the Board going through the introspective process of reviewing our Trust Deed with our 'shareholder', the Catholic Diocese of Auckland. Our Purpose



The 2023 Monte Cecilia Christmas Dash

and Mission is a key part of the Diocesan Mission of alleviating poverty for families in need.

Looking ahead, the challenges posed by economic fluctuations, housing shortages, and social inequities remain significant. However, Monte Cecilia is well-positioned to face those challenges. Our job is to support families in their current situation and help their resilience to recover and heal. It is critical therefore that the organisation continues to learn and improve where necessary and 'continuous improvement' needs to be part of our DNA.

I extend my heartfelt gratitude to our Board, our Chief Executive, Vicki Sykes, and our entire team for their unwavering dedication and hard work. The Diocese, Board, and Management Team have robust discussions. We challenge each other, which sharpens the thinking and delivery and in time provides better outcomes. Our collective

efforts have enabled us to navigate a challenging year with resilience and grace. I thank you all.

I will also end with a quote. This one is from my father, a factory worker who led his family's journey through transitional and community housing:

"E sui faiga, 'ae tumau fa'avae". Changes occur, but the foundations remain.

Fa'afetai tele lava, Mālō 'aupito, tēnā koutou katoa, blessings to you all.

***Tiumalu Lauvale***  
***Peter Fa'afiu,***  
***Chairperson***  
***Monte Cecilia***  
***Housing Trust***

NB: Peter's high chief title of Tiumalu is from the Setefano Clan of Satuimalufilufi. His chiefly title of Lauvale is from the Malepeai Clan of Faleapuna.





# CHIEF EXECUTIVE REPORT

*Tēnā koutou, Malo e lelei, Talofa lava.*

**When I look back over past 12 months, I am both inspired and humbled by the sheer determination and resilience that was so clearly evident in the communities we serve, and the ongoing generosity of support we received that allowed us to continue to deliver our mission in the face of many challenges and ongoing uncertainty.**

The solid foundations we built last year, through refining our service delivery and strengthening our internal systems, have provided us with an effective and sustainable platform with which to continue our vital work of alleviating poverty through empowering families with children to achieve their own plan for long term housing, at a time of increasing need.

The community housing sector has seen much change this year, some of which is still ongoing. We experienced a change in government (and associated shifts

in policy and funding), saw first-hand increasing levels of housing need, and a still present cost-of-living crisis.

Despite the changes and challenges, we made use of the opportunity to continue with our focus on lifting the quality of our service delivery to deliver even more impact in our work and consolidate our housing portfolio with stakeholders who are aligned with and committed to our mission of housing justice for all. This enables us to reallocate resources more effectively, ensuring better service delivery.

It was a bright moment when we could come together at the end of 2023 for a joyous celebration of Monte Cecilia's 40th anniversary (albeit somewhat belatedly due to Covid).

We were privileged to hear from some of our founders, former staff, trustees and other stakeholders. It was especially striking to observe that however much our day-to-day operations may change and adapt, our mission of achieving housing justice remains just as relevant today as it was 40 years ago.

It highlights the importance of

continually adhering to our vision, mission and values. The daily challenges, like the waves in a storm, demand our attention, yet it is our guiding star, our mission, that ensures we stay on course.

Over the past year, we have focused on reinforcing our organisational framework, ensuring that our 'ship' is robust and capable of weathering future storms. It also puts us in a better position to grasp new opportunities when they present themselves while enhancing our ability to serve our community. By investing in our people, systems, and infrastructure, we are ensuring that Monte Cecilia will withstand future challenges and continue to provide unwavering support to those in need.

I am thankful for the team's continued commitment, diligence and compassion during the past year. I would also like to give thanks for the significant support and collaboration from our Board.

As we look ahead to the 2024/2025 financial year, our focus continues to be on "empowering families to achieve their own housing solutions". We will continue



our work to provide a range of housing solutions and customised wrap around supports for families and their children. We are excited about the future and confident that our strengthened foundation will allow us to face new challenges and opportunities with resilience and determination.

I would like to thank the many individuals, parishes, schools,

organisations and volunteers who have given so generously to our families and supported our work over the past year. Your kindness and commitment has made such a big difference to the lives of so many families.

Thank you for your continued support and trust of Monte Cecilia Housing Trust. Together, we have all navigated challenges and

continued to write our story of hope, compassion and transformation.

*Ngā mihi nui.*

***Vicki Sykes,***  
***Chief Executive***  
***Monte Cecilia Housing Trust***





# MONTE CECILIA HOUSING TRUST – WHO ARE WE?

*In the pursuit of a more equitable and compassionate society, Monte Cecilia Housing Trust is steadfastly dedicated to the vision of a New Zealand where everyone has a place they can call home.*

**As a for-purpose registered charity and Community Housing Provider (CHP), Monte Cecilia embodies its vision of “Housing Justice For All”, working with families across Central, South and West Auckland to develop and achieve their own plan for long term housing.**

Our commitment to this mission unfolds through a holistic approach that extends beyond housing, encompassing a comprehensive range of support services designed to empower struggling families on their individual journeys. Our guiding principle is to offer more than mere shelter; we strive to uplift individuals by addressing their distinct needs and aspirations.

Through Monte Cecilia, families experiencing housing instability gain access to a supportive network that goes beyond bricks and mortar. Our wraparound services include connecting our families with a wide spectrum of transformative offerings, ranging from housing guidance and budgeting workshops to IT skills training and collaborative goal setting. These services not only instill vital life skills but also reinforce families’ belief that a brighter future is within reach.

Our property portfolio comprises a mixture of properties owned by us, Kāinga Ora properties we lease and manage, and properties leased from individual owners.

At the core of our service delivery model is the provision of safe and affordable transitional housing.

During their tenure in our care, families work with a Whānau Support Coordinator to develop their own plan and collaboratively identify steps they can take to achieve them. The key is that these are their goals, rather than being a set of objectives other people think they should strive for.

Every family we work with is allocated a Tenancy Manager who provides the inspection services that tenants are used to. In addition, when in transitional housing, the Tenancy Managers also work closely with the Whānau Support Coordinators to ensure the tenants are well resourced and coached to be able to sustain long term tenancies in future.

We take great pride in our status as a Class 1 provider under the Charitable Housing Regulatory Authority (CHRA), a recognition that underscores our unwavering commitment to ethical and effective practices. As a registered charity, our pursuit of social justice through the alleviation of poverty is not confined to mere words but is a tangible, measurable endeavour achieved through providing housing support and wraparound services to low-income families.

With each family we guide toward stability, independence, and the joy of secure long-term housing, we inch closer to our collective vision of a New Zealand where no one is left without a place to call home. In this journey, our ongoing dedication to “Housing Justice For All” fuels our resolve to create lasting change, one life and one home at a time.







# CELEBRATING 40 YEARS OF SERVICE

**In 2023, Monte Cecilia Housing Trust had the pleasure of celebrating our 40th anniversary (albeit a year late due to Covid).**

This joyful occasion was held at Auckland's Sorrento in the Park and was graced by many key people from our four-decade history. We were privileged to hear from some of our founders, the Sisters of Mercy, key figures from our history, the Catholic Diocese of Auckland, former staff and board members as well as some of our key supporters and stakeholders.

The evening was marked by heartfelt and inspirational speeches which reflected on our journey to date, expressing gratitude for the support we've received over the years and sharing our aspirations for the future.

Our talented staff added to the celebration with cultural performances that highlighted the diversity and spirit of our organisation. We also took this opportunity to recognise and honour individuals whose contributions have significantly shaped our success over the years.

As we reflect on the past 40 years, we are filled with gratitude and excitement for the future. We eagerly anticipate our 50th anniversary, which we are sure will arrive sooner than we expect.









# FAMILY EXPERIENCES

## *A new beginning in a new country – Halima's story*

When Halima\* and her family moved to New Zealand from Syria, they initially faced significant housing challenges. Initially settling in Dunedin, they relocated to Central Auckland but experienced serious difficulty in finding long-term stable housing, moving through ten different emergency housing motels before WINZ asked if Monte Cecilia could assist.

At Monte Cecilia, the family of seven found stability. Over time however, their family grew to nine, resulting in overcrowded conditions. Recognising their need for more space, their Whānau Support Coordinator (WSC) at Monte Cecilia advocated with Kāinga Ora (KO) for suitable housing. This advocacy was successful, and the family secured a home that met their needs, including a modified bathroom for Halima's elderly mother-in-law.

The new home has allowed Halima's children to stay in their current schools and provided a culturally appropriate living arrangement. Halima and her family are now well-settled and deeply grateful for the support from Monte Cecilia.

*\*not her real name*



## *Building a new future – Jess's Story*

While Monte Cecilia can provide a safe space for many people facing hardship, it is the two-way relationships built between our families and our Whānau Support Coordinators that enables real transformational change.

When Jess\* first embarked on her journey with Monte Cecilia Housing Trust in 2023, she had been going through a difficult period in her life and had no family or friends in New Zealand to support herself and her son.

So, it was heartening for the Monte Cecilia team to see her take the outstretched hand offered when she arrived in her Monte Cecilia transitional house, enrolling in a Family Success Matters parenting skills course that her Whānau Support Coordinator referred her to. This course equipped her with essential skills and confidence, greatly enhancing her parenting

journey. With newfound knowledge and support, Jess began working with her Whānau Support Coordinator to explore what a better life for herself and her son could look like and how she could achieve it.

She soon qualified for a Monte Cecilia community house in a location that matched the criteria she had decided on, such as having essential amenities within walking distance to make tasks like grocery shopping convenient without a car.

Jess has continued working with her Whānau Support Coordinator and her plans for the future are promising - she is looking to enroll her son in day-care, a step that will enable her to explore job opportunities in the area. This move towards employment is a testament to her growing independence and determination to provide a better life for her family.

It's been wonderful to celebrate Jess's achievements over the past year, and we look forward to witnessing her continued growth and success in the months to come.

*\*not her real name*

## Chasing a goal – Leilani's story

Leilani\*, a single mother with a toddler, joined Monte Cecilia from an emergency motel early in 2023. Unable to afford a private rental, she had experienced several sub-optimal living situations after leaving her mother's house due to problems, including sharing a single room in a family friend's house.

Upon her arrival at Monte Cecilia, Leilani's Whānau Support Coordinator quickly recognised her strong spirit. She was studying nursing and had recently completed her placement hours for the year but was struggling with debts and lacked essential equipment like a phone and a working laptop.

Her Whānau Support Coordinator referred her to Viola Budgeting, and with their help Leilani found a way to

save enough money to buy a phone and a laptop for her studies.

Leilani also wanted to improve her parenting skills. She got involved in a parenting programme referred by Monte Cecilia and later enrolled her son in a nearby pre-school.

When she arrived at Monte Cecilia, her social housing register rating was A10. Through advocacy and her active participation, she was able to improve it to A16, which was enough to secure a brand-new Kāinga Ora apartment.

Her Whānau Support Coordinator is thrilled with the outcome, saying, "One day, Leilani will be a registered nurse, and I am glad that Monte Cecilia is a part of her success story."

*\*not her real name*

## Finding a way forward – Aleki's Story

Progress is not always a straight line, as the past four years of Aleki's life have demonstrated, but with determination and the help of those around them, anything is possible.

Aleki and his five children first found a haven with Monte Cecilia Housing Trust in 2021. While he and his partner did their best to take advantage of Monte Cecilia's learning and development opportunities, in 2022 he suffered a relationship breakdown, finding himself as a single parent and facing the added challenge of his son being diagnosed with rheumatic fever.

The frequent hospital visits, operations, and transfers between Middlemore and Auckland hospitals were overwhelming, but throughout this period, Monte Cecilia stood by Aleki, offering crucial support and advocacy.

Monte Cecilia supported Aleki in obtaining MSD assistance for travel costs and activated child disability support for his son. Additionally, we helped him update his housing application with current medical documents. This effort significantly improved their housing list rating to A20, prioritising Aleki and his children for housing.

We were thrilled when Aleki received an offer for a Kāinga Ora home this year, marking a significant

milestone in his journey. With Monte Cecilia's support, Aleki has grown more self-reliant and confident. He learned to communicate effectively with MSD for financial assistance and with medical officials for his son's ongoing treatment.

Upon moving into his permanent home, Aleki sought further assistance, which Monte Cecilia facilitated. We connected him with "Give a Kid a Blanket," providing essential linen and blankets for his family in their new home. After nearly four years in transitional housing, Aleki has expressed immense gratitude and a sense of freedom in finally having his own space, equipped with the skills to sustain this long-term housing.

*\*not his real name*



# 2023/2024 AT A GLANCE – A YEAR OF FOUNDATIONAL TRANSFORMATION

*Over the past year, Monte Cecilia has concentrated on strengthening the core of our organisational practices and processes to enhance family and child-focused service delivery across all areas.*

## Portfolio Development

This year we have evaluated our property portfolio and focused on partnerships with landlords and owners who are aligned with our Mission, Vision, and Values. This shift has allowed us to deliver our resources where they will have the most impact.

During the year, Monte Cecilia completed work to ensure that all properties under our management comply with the government's Healthy Homes standards. While this process provided an opportunity to replace any non-compliant properties, Monte Cecilia is not a minimum standards organisation, and we are careful to acquire high quality (compliant) properties to ensure that our tenants are well served in warm, healthy and family-friendly environments.

We were excited to complete the building of a new playground at our Windrush Transitional Housing complex in March 2024, to provide the children living there with a much needed, safe and secure outdoor recreational facility.

## People and Systems

We collaborated with various system providers to upgrade our data management systems to facilitate strengthening of service quality and provide insights to enhance decision-making and operational efficiencies.

Over the past 12 months, we restructured our leadership team to foster better communication and collaboration across departments. We consolidated our service delivery leadership into a single General Manager of Housing role and promoted three staff members to Service Manager positions.

Each Service Manager now oversees one of our three multi-disciplinary offices in Central and South Auckland.

Similarly, we established a General Manager Commercial and Business Services role to ensure our back-office functions are connected and aligned with our mission.



Collecting Christmas food donations from St Dominics parish.



## Wraparound Services

Monte Cecilia Housing Trust's wraparound services have continued to evolve and strengthen in 2023/2024, reflecting our commitment to providing comprehensive support to our families.

In line with our mission and values, we place whānau at the centre of our work. Our Whānau Support Practice Lead works with the team to embed our aspirations to operate within a child centred practice framework, and weave together key legislative frameworks, our honouring of Te Tiriti o Waitangi, and evidence-based practices to ensure that the support provided is both effective and culturally appropriate.

A key part of our long-term strategy is our Sustaining Tenancies programme, which aims to help families address and resolve issues that may be jeopardising their housing. Advocacy is a key component of this programme, and its reach extends beyond those living in our properties, to anyone in the community experiencing housing insecurity. This programme aligns with our goal of empowering people into stable and secure housing and ensuring they have the resources and support needed to maintain it long-term.

Furthermore, another important element of our wraparound services is building the capabilities of our families by connecting them with educational opportunities within the community. By supporting the development of essential skills such as employment readiness, computer literacy, financial management, and even practical assistance like obtaining a driver's licence, we help families take meaningful steps towards independence and self-sufficiency.

## Looking forward

As we move into the 2024/2025 financial year, Monte Cecilia Housing Trust is poised to build on the foundational transformations completed this year. We will continue to strengthen our partnerships with like-minded landlords and property owners, ensuring that our portfolio supports our work of providing short term and long-term housing solutions for whānau experiencing a housing crisis.

We look forward to a year of growth, innovation, and continued service excellence, always guided by our Mission, Vision, and Values.



*Boxing up Christmas donations for families.*



*Picking up donations from Kiwi Christmas Books.*



*Celebrating success with our families.*

# 2023/2024 BY THE NUMBERS

## 583 properties

(as of 30 June 2024)

managed by Monte Cecilia

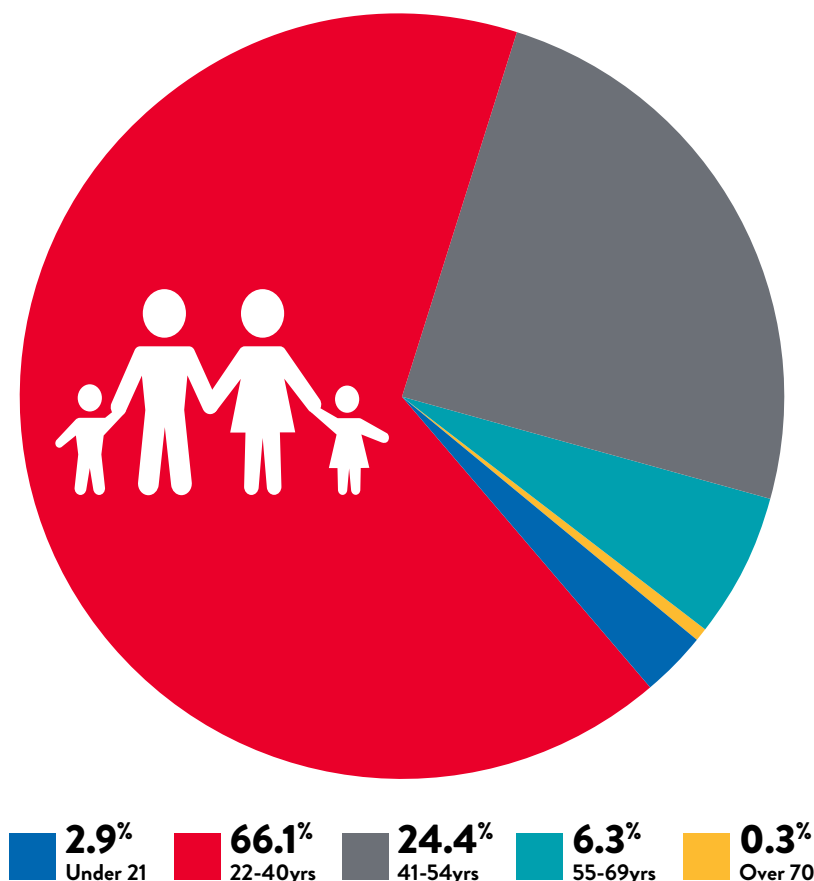
- 249 transitional houses\*
- 334 community houses\*



- 2671 people lived in Monte Cecilia managed properties (2023-2024)
- 1089 Whānau provided with advocacy (2023-2024)
- 802 Whānau assisted with Housing and Social Services (2023-2024)

\*(as of 30 June 2024)

## Age range of primary tenant



*"I am happy that me and my whānau are well supported by the Monte Cecilia Housing trust and all the whānau support workers that have helped us achieve our goals. I am lucky to be a part of this ongoing support and I really appreciate the help we receive. Thank you very much."*

*“I really appreciate Monte Cecilia’s service and we are happy to stay here with the lovely people. I’m happy for the things they helped my family with. Thanks.”*



**95.09%**

**Community house  
occupancy rate**

**132**

**New tenancies offered  
this year for community  
and transitional houses**

*When asked “Overall, how satisfied would you say you are with your Monte Cecilia tenancy, on a scale of 1-10?” 71% rated their satisfaction at 7/10 or higher and 47% rated it 10/10.*

## 2024 Tenant satisfaction survey



- When asked “Overall, how satisfied would you say you are with your Monte Cecilia tenancy, on a scale of 1-10?” **71%** rated their satisfaction at **7/10** or higher and **47%** rated it **10/10**.
- When asked if they would agree with the statement “My current housing situation allows me to feel safe at home” over **80%** agreed or strongly agreed.
- When asked if they would agree with the statement “My current housing situation contributes positively to my overall wellbeing”, over **77%** agreed or strongly agreed.
- When asked if they would agree with the statement “Monte Cecilia Housing Trust Whānau Support Coordinators helped me improve my situation” **71%** agreed or strongly agreed.



# SENIOR LEADERSHIP TEAM



## **Vicki Sykes** *Chief Executive*

A long time Māngere resident, Vicki has been at Monte Cecilia since Nov 2022. She has extensive governance and senior executive experience in the community, for purpose, and business sectors. Housing has always been a passion of hers, and she believes in the importance of a home for everyone that is safe, stable, sustainable, sociable, and satisfying. Outside of work, Vicki enjoys time with her husband Peter, her three adult children and their spouses, her seven small grandchildren, and her two mischievous dogs.



## **Dean Duckmanton** *Head of Property and Facilities*

Dean brings in-depth experience in the building sector to the task of managing the repairs and maintenance of Monte Cecilia's property portfolio and undertaking new projects. He believes 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," he says.



## **Esther Hutchings** *General Manager Commercial and Business Services*

Esther joined Monte Cecilia in January 2023 and leads the organisation's commercial and financial management. Her portfolio also encompasses shared services including Human Resources, Health and Safety, Risk, Information Technology and executive support for the CE and Governance Board. She is a Chartered Management Accountant with a strong background in the for-purpose sector. Prior to joining Monte Cecilia she was the Finance and Operations Director at Amnesty International Aotearoa New Zealand. She is passionate about contributing to a cause that empowers people in Aotearoa to achieve real and positive change in their lives. Outside of work, Esther enjoys spending time with her husband, John, and their three teenage children, and working on her public speaking skills at the local Toastmasters Club.



## **Andrew Lin** *General Manager Housing*

Joining Monte Cecilia in 2023, Andrew bringing a wealth of experience in the Mental Health and Addictions space, with his previous roles with Community Corrections in Auckland and Christchurch developing his understanding of the community's needs. He was drawn to Monte Cecilia's values and mission, saying he sees the Trust's expansive reach as a vital tool in making a tangible difference in the lives of families within our communities. What fuels Andrew is the visible, positive transformation that Monte Cecilia's work has upon the most vulnerable among us, and the belief that every interaction is an opportunity to uplift and empower. Professionally, Andrew aspires to further cement Monte Cecilia's role as a pillar of support, working in tandem with those in need to provide exemplary service, fostering a workplace synonymous with excellence and empathy.



## **Martin Moore** *Head of Communications and Special Projects*

Coming to Monte Cecilia from a background in communications and journalism, Martin believes Monte Cecilia's work goes beyond alleviating short-term housing instability. It fosters community cohesion and social integration, promotes interactions among residents, challenges stereotypes and builds a sense of belonging and empathy. "For me, it is a privilege to be able to be part of an organisation that strengthens the fabric of society and creates a more harmonious and unified community for us all," he says.





# BOARD MEMBERS



**Tiumalu Peter  
Fa'afu** *Chairperson*

Peter currently co-owns management consultancy Navigator Limited. He served as the Interim CEO and later GM Corporate Affairs for the Tamaki Regeneration Company. He is the Non-Executive Director of CORE Education

Limited, a Fast-track Infrastructure Consenting Panel Member, a member of the Institute of Directors (IOD), Independent Director of Urban Plus Limited, Finance Advice NZ, and Counties-Manukau RFU.



**Michele Elsmore**  
*Deputy Chairperson*

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.



**Timothy  
(Taimalelagi) Swann**  
*Board Member*

South Auckland native Tim Swann brings years of financial services experience. He is currently employed at the Reserve Bank where he is an Adviser in the Prudential Supervision

director. Outside of his financial services experience and supervision expertise, Tim is a member of the FAFSWAG arts collective, which is comprised of mainly Pacific rainbow arts practitioners. This naturally motivates him to champion questions of rainbow inclusion in the work of a faith-based organisation, which is a line often difficult to navigate.



**John Hastings** *Board Member*

John has a long background in Executive Leadership and Governance in the Finance and Real Estate industries. He brings leadership experience across a number of disciplines including strategy, finance,

business development and risk management. This is combined with a passion for execution of enterprise-wide purpose, mission and values. John has a strong affiliation with Monte's Vision and looks to apply his commercial acumen in full support of the Trust. His family operates with a motto "it is good to be involved".





### **Nicola Harrison** **Board Member**

Nicky is an expert in public / private partnerships and mana whenua engagement with a focus on large / complex land development projects. Nicky is currently a Development Manager for Eke Panuku Development Auckland where she applies this skill set to achieve

quality outcomes for our Auckland communities. Prior to this role, Nicky practiced law privately for 25 years both as a partner in a private firm and then setting up the property law practice within PwC New Zealand. Nicky is especially enthusiastic about the need to ensure developments create a sense of place and community that people can thrive in. Outside of work, Nicky enjoys the beach, hiking, pilates, yoga, reading, fine dining, boxing and fishing.



### **Margaret Martin** **Board member**

Margaret is a Sister of Mercy and registered social worker whose many years of involvement in social justice, community engagement, housing and social services saw her awarded a Queen's Service Medal in 2010. She co-founded Sisters of Mercy

Wiri in 1989 and has both management and direct service provision experience.

Margaret has served in governance roles on the Boards of Habitat for Humanity Greater Auckland Ltd, Friendship House Trust and the NZ Council of Christian Social Services. She is currently a trustee of Sisters of Mercy Wiri Trust, Te Ohu Whakawhanaunga Trust and Te Ohu Whakawhanaunrga Tāmaki Makaurau Incorporated. Margaret joined the Monte Cecilia Board in October 2022.



### **'Iesina Tupouniua** **Emerging Trustee**

Born in Auckland and raised in Tonga, China, and the United States, 'Iesina is a Senior Analyst in PwC Risk Services with a specialisation in Data and Artificial Intelligence. She works with a range of clients in both the public and private sector to

encourage data-driven decisions and empower the use of data in a meaningful and responsible way. 'Iesina brings her early experience in the not-for-profit sector and Tongan perspective to promote housing justice and advocate for her Pasifika community.



### **Avary Patutama** **Emerging Trustee**

An alumna of Monte Cecilia Primary School, Avary is a Senior Solicitor in the commercial litigation team at Simpson Grierson. She assists on a range of matters including in relation to contractual disputes, leasing enforcement,

privacy and insurance. As an Emerging Trustee, Avary brings her early experience in governance and commercial matters as well as her Māori and Pasifika perspective to the role. The role provides Avary with the opportunity to give back to her communities and gain further governance experience. In her spare time, Avary enjoys spending time with her whānau and friends, watching rugby league, travelling and returning home to the Cook Islands.

# FINANCIAL STATEMENTS

## *Statement of Comprehensive Revenue and Expenses*

**Monte Cecilia Housing Trust**  
**For the year ended 30 June 2024**

	2024 This Year \$	2023 Last Year \$
<b>Revenue</b>		
<b>Revenue from Exchange Transactions</b>		
Rental Income	5,747,345	5,877,647
Interest, dividends and other investment revenue	539,120	185,033
Other revenue	1,741,282	1,214,057
<b>Total Revenue from Exchange Transactions</b>	<b>8,027,747</b>	<b>7,276,737</b>
<b>Revenue from Non-Exchange Transactions</b>		
Donations, funding agreements and other similar revenue	25,422,868	25,142,131
<b>Total Revenue from Non-Exchange Transactions</b>	<b>25,422,868</b>	<b>25,142,131</b>
<b>Total Revenue</b>	<b>33,450,615</b>	<b>32,418,868</b>
<b>Expenses</b>		
Personnel	4,771,137	3,941,160
Property and Programme Delivery	22,925,200	22,341,142
Support and Administration	269,596	300,132
Bad Debts	877,822	313,553
Interest Paid	705,202	473,424
Depreciation	1,058,897	1,054,406
<b>Total Expenses</b>	<b>30,607,854</b>	<b>28,423,817</b>
<b>Net Surplus/(Deficit) for the Year</b>	<b>2,842,761</b>	<b>3,995,051</b>
<b>Other Comprehensive Revenue and Expenses for the Year</b>		
Other Comprehensive	(10,229)	(2,425)
<b>Total Comprehensive Revenue and Expenses for the Year</b>	<b>2,832,532</b>	<b>3,992,626</b>

## Statement of Financial Position

### Monte Cecilia Housing Trust For the year ended 30 June 2024

	2024 This Year \$	2023 Last Year \$
<b>Current Assets</b>		
Cash and Cash Equivalents	9,200,655	7,810,621
Receivables and Prepayments	2,083,347	1,751,482
Investments	10,911,830	5,056,446
<b>Total Current Assets</b>	<b>22,195,832</b>	<b>14,618,549</b>
<b>Non-Current Assets</b>		
Property, Plant and Equipment	16,526,946	17,222,865
<b>Total Non-Current Assets</b>	<b>16,526,946</b>	<b>17,222,865</b>
<b>Total Assets</b>	<b>38,722,778</b>	<b>31,841,414</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Payables and Accruals	698,993	803,410
Employee Entitlements	355,699	447,666
Income Received in Advance	4,245,216	-
Loan - Current	100,000	50,000
<b>Total Current Liabilities</b>	<b>5,399,908</b>	<b>1,301,076</b>
<b>Non-Current Liabilities</b>		
Term Loan	100,000	150,000
MHUD Loan	8,532,609	8,532,609
<b>Total Non-Current Liabilities</b>	<b>8,632,609</b>	<b>8,682,609</b>
<b>Total Liabilities</b>	<b>14,032,517</b>	<b>9,983,685</b>
<b>Total Assets less Total Liabilities (Net Assets)</b>	<b>24,690,261</b>	<b>21,857,729</b>
<b>Accumulated Funds</b>		
Capital Reserves	4,603,006	4,603,006
Accumulated Revenue and Expenses	20,087,255	17,254,723
<b>Total Accumulated Funds</b>	<b>24,690,261</b>	<b>21,857,729</b>



# FINANCIAL STATEMENTS

## *Statement of Cash Flows*

**Monte Cecilia Housing Trust**  
**For the year ended 30 June 2024**

	<b>2024</b> This Year \$	<b>2023</b> Last Year \$
<b>Cash flows from Operating Activities</b>		
<b>Cash was received from</b>		
Funding Agreements and Donations	29,524,536	24,595,050
Rental Income	5,785,569	5,846,235
Other Income	1,794,609	1,008,979
Investment Income (Interest)	448,818	112,581
GST	175,843	20,327
<b>Cash was applied to</b>		
Payments to Employees	(4,585,226)	(3,792,309)
Payments to Suppliers	(25,031,214)	(22,914,628)
Interest Paid	(705,203)	(519,622)
<b>Net Cash from Operating Activities</b>	<b>7,407,732</b>	<b>4,356,613</b>
<b>Cash flows from Investing and Financing Activities</b>		
<b>Cash was received from</b>		
Receipts from sale of PPE	-	4,000
<b>Cash was applied to</b>		
Purchase of PPE	(218,614)	(240,145)
Capital Work in Progress	(176,640)	(36,582)
Purchase of Investments	(5,550,000)	(3,000,000)
Funds held on behalf of Tenants	(72,444)	(145,681)
<b>Net cash from Investing and Financing Activities</b>	<b>(6,017,698)</b>	<b>(3,418,408)</b>
<b>Net increase/(decrease) in cash</b>	<b>1,390,034</b>	<b>938,205</b>
<b>Cash at the beginning of the year</b>	<b>7,810,621</b>	<b>6,872,416</b>
<b>Cash at the end of the year</b>	<b>9,200,655</b>	<b>7,810,621</b>
<b>Cash is represented by:</b>		
Bank Accounts	9,200,655	7,810,621
<b>Total Cash</b>	<b>9,200,655</b>	<b>7,810,621</b>

## **Monte Cecilia Housing Trust**

Independent auditor's report to the Trustees

### **Report on the Financial Report**

#### **Opinion**

We have audited the financial report of Monte Cecilia Housing Trust (the entity), which comprise the statement of financial position as at 30 June 2024, entity information, statement of service performance, statement of comprehensive revenue and expense, statement of changes in net equity and statement of cash flows for the year then ended, and notes to the financial report, including a summary of significant accounting policies.

In our opinion:

- a. the reported outcomes and outputs, and quantification of the outputs to the extent practicable, in the statement of service performance are suitable.
- b. the accompanying financial report gives a true and fair view of:
  - the entity information for the year then ended
  - the service performance for the year then ended
  - the financial position of Monte Cecilia Housing Trust as at 30 June 2024 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 of the statement of comprehensive revenue and expenses, statement of financial position, cash flow statement, statement of accounting policies and notes to the financial report in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)), and the audit of the statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised).

Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial report 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 the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), 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.

## **Responsibilities of the Trustees**

The Trustees are responsible on behalf of the entity for:

- a. Identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance.
- b. the preparation of a financial report on behalf of the entity that gives a true and fair view, which comprises:
  - the statement of service performance
  - the statement of comprehensive revenue and expenses, statement of financial position, cash flow statement, statement of accounting policies and notes to the financial reportin accordance with Public Benefit Entity International Public Sector Accounting Standards Reduced Disclosure Regime (IPSAS RDR) issued by the New Zealand Accounting Standards Board, and
- c. for such internal control as the Trustees determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Trustees are 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 Trustees 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 Report**

Our objectives are to obtain reasonable assurance about whether the financial report is 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) and ISAE (NZ) 3000 (Revised) 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 this financial report.

As part of an audit in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Obtain an understanding of the process applied by the entity to select what and how to report its service performance
- Evaluate whether the service performance criteria are suitable so as to result in service performance information that is in accordance with the applicable financial reporting framework.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the Board and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements and service performance information, including the disclosures, and whether the financial statements and service performance information represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

## **Restriction on Distribution and Use**

This report is made solely to the Trust's trustees, as a body. Our audit work has been undertaken so that we might state to the trustees 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 Trust and the Trust's trustees, as a body, for our audit work, for this report or for the opinions we have formed.



**William Buck Audit (NZ) Limited**

Auckland  
2 October 2024

# THANK YOU

*Take care of our children  
Take care of what they hear  
Take care of what they see  
Take care of what they feel  
For how the children grow  
So will be the shape of Aotearoa*

**- Dame Whina Cooper, 1st President of the Māori Women's Welfare League.**

As we reflect on another remarkable year, we extend our heartfelt gratitude to our dedicated staff, volunteers, and board members. Your unwavering commitment has been at the core of everything Monte Cecilia has achieved. We simply couldn't carry out our mission without the collective effort of those who stand with us.

We also acknowledge our valued sponsors, philanthropic partners, business collaborators, and our partners in government. Your support has been instrumental in empowering us to continue our work.

Your passion and dedication to helping those in need have been inspiring, and it remains our privilege to work alongside you as we uplift our community together.

This journey is about creating hope, hand in hand. By pooling our skills and resources, we walk with people on a path that opens doors to a future full of promise and opportunity.

## ***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  
St Joseph's School in Otahuhu  
Rosmini College in Takapuna

## ***Other key support:***

Peter Garrick  
Simpson Grierson  
Henley Family Trust



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



**MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT**



**ORANGA  
TAMARIKI**  
Ministry for Children

**Give a  
Kid a  
Blanket**



**TOSHIBA**  
Mt Wellington



## **Individual Donors:**

Barney and Patsy McCahill

Jim Weir

Vivian Cheung

Elizabeth Wright

All the other individual donors who supported Monte Cecilia over the past year.

## **Monte Cecilia Housing Trust Auditor:**



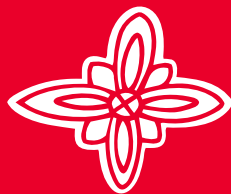
## **Monte Cecilia Housing Trust Lawyers:**











**MONTE CECILIA**  
Housing Justice For All

**Monte Cecilia Housing Trust**

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