

MONTE CECILIA
Housing Justice For All

ANNUAL REPORT
2022/2023

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
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CHAIR'S REPORT

As a Catholic entity, it's only right I start my Chair's Summary with one of my favourite messages from Pope Francis:

"The measure of greatness of a society is found in the way it treats those most in need, those who have nothing apart from their poverty. To be saints is not a privilege for the few, but a vocation for everyone. The love of God is not generic."

I would like to acknowledge my predecessor, Ken Brophy, who provided good governance leadership and prior to his departure lead the process for recruiting our new Chief Executive.

In his last Chair's Summary, Ken spoke about the headwinds facing our community housing sector and Monte Cecilia – the last 12 months has certainly confirmed that the winds are strong, but our ballast is tough and staff leadership has navigated us towards open seas away from the rocks.

I have left details around the operational highlights over the last 12 months for our CEO to highlight in her Report.

Boards spend much time looking at its Vision, Mission, Strategic

Framework and subsequent action plans and policies. Our Board is no different. However, as a Board with a Christian kaupapa, it continues to be guided by Love and the words of St Paul - when others might let us down, it's the Love of God for Us All that never fails.

For 40 years, Monte Cecilia Housing Trust has aimed to project that love in all that we do and say. Over that period, the needs of our fellow New Zealanders have continued to grow and become more complex. We have done some good work however we should be looking to continuously improve our service offerings to our families. The challenges our families face are complex so we must provide them clarity of service.

We have this year welcomed our new Chief Executive, Vicki Sykes, who has led a significant change programme across our organisation. This change also includes contracting our asset footprint. We now provide tenancy and community services to over 1800 families, containing more than 4000 children.

Financially, we are in a strong position. We have sought to use that financial position to strengthen our systems and processes. Technology is one thing, however, the upskilling of staff to use that technology is more important. The Board has approved resources to

invest in our systems, policies, and processes. Our Government department partners have responded positively to that focus. Looking after our families means ensuring that they remain safe and cared for - to a high standard - whilst in our care.

Organisational culture is important to me and the Board. We cannot deliver our services with the Love of Our Lord if our organisational culture is not collegial, collaborative, action oriented, and keeping our promises. The Board and Management have done significant amount of work on organisational culture. In a tight employment market, the change in organisational culture has allowed us to recruit well and bring in contractors where and when required. We thank them for fitting into our Monte culture. Many staff have departed over the last 12 months. For whatever reason they have departed, I wish them all the best with their future endeavours.

Reputation is the ultimate responsibility of a Board. Given the good work from Management, we have re-ignited our reputation within the market place, with our Government funders, with our stakeholders and partners, with our tenants / families, and with our 'Shareholder', the Catholic Diocese of Auckland.



Vicki Sykes and Peter Fa'afiu (new CE and board chairperson).

Strategy remains on track. A strategic review has allowed the Board and CEO to re-focus our efforts on getting our 'own house in order'. I would like to thank the Board for continuing its oversight efforts during a busy 12 months.

To our tenants, our families. I take this opportunity as Chair to apologise for any mistakes that our organisation might have made. I ask for your forgiveness. Please keep working positively with our team to support your whanau and individual journeys.

The Board continues to take its governance role very seriously. We have a good open relationship with our Management in particular Vicki. We thank Michele Elsmore for stepping into the Vice Chair role. We remain committed to strengthening our Financial, Risk and Audit Sub-committee for what is now a large charity. We thank Amit Prasad for taking up the role of Chair of FRAC.

Our relationship with the Diocese is at an all-time high.

Trust is paramount in any Board relationship with its 'Shareholder'. We thank Bishop Steve, James van Schie and the CDA team – as my kids would say, they have our back, and we have theirs.

Let me personally acknowledge here our CEO, Vicki. A former governance mentor of mine once said, a third of the job of a Chair is done when you appoint an experienced, talented, results-driven, and kaupapa-focused Chief Executive. The Lord certainly provided; thank you Vicki for a very good first year.

Let me share with you a personal reflection, which I have shared with our families / staff when I get the opportunity. My family at one stage in our journey in this country was a recipient of support from Monte Cecilia Housing Trust. It was a very difficult time in advance of confirming a house with Housing NZ which in turn started my family's journey in State housing in Glen Innes. My parents turned to their Catholic

Faith in their time of need and this led them to their Parish and Monte support. Their 15 grandchildren are well educated and are blessed to be in warm owned homes. They might never understand how one feels to have nothing apart from their poverty because of the love shown to their grandparents.

Therefore, it is very special that I am the Chair of this great organisation on its 40th Anniversary.

To those who have gone before us, it's on your shoulders we now stand. You are all 'saints' and exemplify the Faith in action. Blessings to you all and your whanau.

Fa'afetai tele lava, Mālō 'aupito, tēnā koutou katoa

***Tiumalu Lauvale
Peter Fa'afiu,
Chairperson***



CHIEF EXECUTIVE REPORT

Tēnā koutou, Malo e lelei, Talofa lava.

As we reflect on the journey of the past year, I am honored to present the Chief Executive's report for Monte Cecilia Housing Trust's 40th year of operation. It has been a year of transformation, challenges, and unwavering commitment to our community.

I assumed the role of CE from Bernie Smith, inheriting a legacy of dedication and compassion that has defined Monte Cecilia over these four decades. I'm grateful for the support and trust that the team and the community have extended to me. In particular I wish to thank the Board for their confidence in and support of me since I started. I'd also like to acknowledge the leadership and support of Simon Whyte who filled the role of Transition Manager before I arrived, and who has continued with us in a consultancy capacity.

This year marks a turning point as we move on from the challenges of the COVID-19 pandemic. The struggles were real, but so was the resilience of our community. With cautious optimism, we are now regaining a sense of normalcy and the opportunity to rebuild stronger than ever.

One of the significant shifts we embraced this year was a redirection of our focus. Instead of solely growing our housing portfolio, we also chose to invest in enhancing our systems and refining our ways of working. This has involved a thorough overhaul of our policies and processes, ensuring that Monte Cecilia stands on a rock-solid foundation, ready to serve our community more effectively and sustainably.

Our dedication to progress has also led us to embark on a transformative journey within our own organization, undertaking a comprehensive review that brought forth both challenges and opportunities. We said goodbye to some familiar faces, individuals who have played crucial roles in our journey, and at the same time we welcomed new voices with fresh perspectives and novel energies into our midst.

This year, we have witnessed our team stepping up to new roles with greater responsibility and challenges. It is in these moments of transition that the true nature of an organization is tested and I'm delighted to say that our team's commitment and resilience have shone brightly. These changes

have not just marked a passing of the torch, but a renewal of our commitment to serve with compassion and determination.

As we look ahead, we acknowledge that our path will continue to be filled with both triumphs and challenges. Yet, with a strengthened foundation, a dedicated team, and an unwavering community by our side, we are ready to face whatever challenges and opportunities the future may hold.

Thank you for your continued trust in Monte Cecilia Housing Trust. Together, we shall continue to write the story of hope, compassion, and transformation for many years to come.

Ngā mihi.

Vicki Sykes,
Chief Executive Officer



Winter woolies from St Anthony's Parish Waiuku.

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 Community Provider (CHP), Monte Cecilia embodies a vision of “Housing Justice For All”, working with families across South and West Auckland to change the arc of their lives to one of their own choosing.

Our commitment to this mission unfolds through a holistic approach that extends beyond housing, encompassing a comprehensive array of support services designed to empower struggling families on their unique 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 encompass 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 portfolio of properties is made up of a mixture of properties owned by us, Kainga Ora properties we have leased and manage, and properties leased from Mum and Dad investors.

At the core of our service delivery model lies the provision of safe and affordable transitional housing. During their tenure in our care, families take part in a structured savings program and receive personalised wraparound services. Once they have completed this process we assist them toward longer term solutions of their choosing, whether that is private rental, home ownership, or community housing.

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 is not confined to mere words but is a tangible, measurable endeavour.

With each family we guide toward stability, independence, and the joy of secure 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.



Monte team coming together for Operation Christmas Dash.

2022/23 FOR MONTE CECILIA

As we reflect on the past year at Monte Cecilia Housing Trust, it is evident that we have navigated a series of significant changes and achieved noteworthy milestones.

Leadership Transition

The departure of our former CE, Bernie Smith, marked a significant turning point for Monte Cecilia Housing Trust. After seven years of dedicated service, Bernie left a legacy of compassion and commitment to our mission. We extend our heartfelt gratitude for his contributions.

Welcoming Vicki Sykes as our new CE has been a pivotal moment for us. Vicki's leadership and vision have invigorated the trust with a fresh perspective and renewed energy. Her strategic insights and experience have already begun shaping a new chapter in our journey.

Restructure and Communication Enhancement

Under Vicki's guidance, Monte Cecilia Housing Trust undertook a comprehensive review aimed at fostering improved cross-departmental communication and cooperation. This initiative is a testament to our commitment to enhancing collaboration and efficiency across all levels of the organisation.

Through this restructuring process, we have sought to streamline processes, facilitate information sharing and break down silos that may have hindered seamless interaction among our teams. This transition reflects our dedication to working cohesively as a united force,

pooling our collective expertise to better serve our community.

Shift in Focus - Quality over Quantity

One of the most notable shifts in our approach over the past year has been a strategic short-term pivot away from increasing the number of houses under our management toward more effectively managing them and supporting the families within. Vicki's leadership has emphasized the importance of refining our operational systems and enhancing the skill sets of our staff.

By concentrating on the quality of our services and the depth of our impact, we are ensuring that the families who seek our assistance receive not just housing, but also the support and resources necessary to thrive. This transformative shift underscores our commitment to making a lasting difference in the lives of those we serve. We expect we will continue to grow the number of houses we own and/or manage over time as resources allow.

Conclusion

As we move forward, we are excited about the prospects that lie ahead. We are poised to build on our accomplishments, refine our operations, and deepen our impact. We express our gratitude to our supporters, partners, and staff who make our work possible. Together, we will continue to create positive change and provide meaningful assistance to the families we serve.

625 properties
(as of 30 June 2023)
now managed by Monte Cecilia

compared to
2021/2022 **627**

- **250** transitional houses, up **3** from previous year
- **375** community homes, down **5** from previous year



Last year Monte Cecilia worked
with **1808** families
down 229 families



4181
children helped
(under the age of 18; of these
2015 were seven-years old or younger.)
up 778 from last year

Ethnic breakdown*:

Samoa: 685

NZ Maori: 556

Tongan: 276

Cook Islands: 177

NZ European: 105

Niue: 44

Other/Not listed: 205

*Families can select more than one ethnicity.

Of the families coming to Monte this year:

387

were self-referred



192

came from Work and
Income/the Ministry
for Social Development

11

were referred by
Oranga Tamariki

The remainder came from a wide range of organisations, the
largest of which was Turuki Healthcare, referring 36 and
Solomon Group referring 18.

Of the families who moved through MCHT transitional housing in 2022/2023.

Afterward they
went on to:



MC Community Houses: **34.8%**

Kainga Ora homes: **22.2%**

Living with family: **14.8%**

Private rentals **11.1%**

Other options: **17.0%**

FAMILY EXPERIENCES

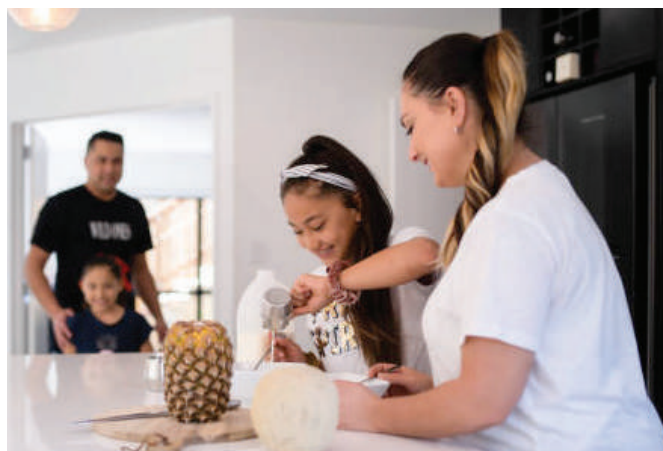
A helping hand out of a dark place

When Melanie* first received that pivotal call from a Monte Cecilia Whanau Support Coordinator, she was standing on the precipice of a breakdown. Life had taken its toll as she struggled to navigate the challenges of raising her four daughters in a private rental that felt more like a nightmare than a home. The list of issues seemed insurmountable - from exorbitant rents to an uninhabitable living environment plagued by persistent plumbing problems that caused distressing backlogs of waste in the yard.

"We had nowhere to go," she recalls. "My father had passed away a year prior and I was at my wits end, crying out, calling to him for help."

Faced with circumstances that felt overwhelming, Melanie had even made the heart-wrenching decision to entrust her children's care to her ex-partner until she could find a better solution. It was during this dark hour, not long after Melanie's emotional plea to her late father, that her phone rang. A Monte Cecilia Whanau Support Coordinator was on the line, reaching out to conduct an initial housing assessment. Within a week, Melanie found herself attending an induction, marveling at the efficiency and compassion Monte Cecilia displayed throughout the process.

As she watched a video showcasing her new house, a wave of emotions washed over her. "It was something



out of a dream, I couldn't believe it," she says. The house was a sanctuary, a fresh start she had scarcely dared to imagine.

For Melanie, the impact of Monte Cecilia's intervention was nothing short of life-altering. "I can't stop talking about how good Monte's service is, right from the start," she says.

The seeds of change sown by Monte Cecilia have continued to blossom in Melanie's life. She embraced the opportunity to participate in the trust's wraparound programs and eagerly explored her interest in business studies.

Melanie's journey embodies the essence of Monte Cecilia Housing Trust's purpose - to uplift, empower, and provide families with the chance to rebuild their lives.

**not her real name*

Teamwork makes the dream work

Tania's* journey shines as a testament to the power of determination, community support, and the transformative potential of organizations like Monte Cecilia Housing Trust.

Tania's voyage to a brighter future began when her growing family found themselves squeezed into an overcrowded living situation, the impending arrival of her second child intensifying the need for a space they could call their own.

In a timely intervention, Turuki Health Care guided Tania to the doors of Monte Cecilia Housing Trust. Recognising the urgency of her situation, the Trust swiftly facilitated Tania's transition into a Monte Cecilia Transitional Housing unit within just two months.

With her family's newfound space and stability, the foundation for positive change was laid.

During her time at Monte Cecilia, the Trust and Tania shared a common goal - to secure permanent housing. Tania and her Whanau Support Coordinator formed an unbreakable partnership, and through dedication and perseverance they successfully navigated the complexities of the housing system to get a priority rating on the housing register.

Tania now stands at the threshold of a new chapter in her life. With the continued support of her Whanau Support Coordinator, Tania is poised to transition into her own long-term housing solution. Her journey, marked by determination and aided by the compassionate efforts of the Monte team, serves as a reminder that every step forward is a step toward a more stable, empowered future.

**not her real name*

From overcrowding to a fresh start

When Gigi* found herself pregnant and living in a cramped three-bedroom house with eight other people, her future seemed daunting. But by reaching out to Monte Cecilia Housing Trust she was able to secure a transitional home that would change her life's trajectory.

With Monte Cecilia's unwavering support, Gigi's journey took a transformative turn as she embraced every opportunity for growth. Through financial capabilities training, Gigi not only honed her money management skills but also saw her Kainga Ora priority rating improve, opening new doors. Within an astonishingly short span, a Kainga Ora house offer materialised – a testament to Gigi's determination and the guidance of her dedicated Whanau Support Coordinator.

Gigi's gratitude knew no bounds as she accepted the house offer, marking a fresh start for her and her



soon-to-arrive baby. The story doesn't end there either - Gigi transitioned into her new home with ease thanks to Monte Cecilia sourcing essential furniture, turning her new house into a warm, inviting home where her new beginnings could take root.

Gigi's journey stands as a living testament to the power of Monte Cecilia's support. Her story reminds us that every individual's journey matters, and a safe and stable home can be the catalyst for a brighter future.

**not her real name*

A tale of enduring care

At the heart Monte Cecilia Housing Trust's mission is the steadfast dedication to helping families thrive by fostering independence and providing stepping-stones towards a brighter future. Teuila* and Rangi*, a resilient couple who, with the support of our devoted team, exemplify the spirit of determination and progress that characterizes our community.

Teuila and Rangi found themselves at a pivotal crossroads when they, along with their four children, embarked on a transformative path with the aid of Monte Cecilia Housing Trust. Initially residing in a transitional house in Onehunga, the couple aspired to a stable and self-sustained life and took the brave step to create that life for themselves.

Guiding them on this journey was the dedicated Monte Cecilia Whanau Support Coordinator, who provided them with information, encouragement and support. Recognizing Rangi's potential, the Whanau Support Coordinator played an instrumental role in motivating him to secure a full-time permanent job, which was a significant turning point in their transition to a private rental home.

"They are hardworking people with goals and vision," the Whanau Support Coordinator shared. "The family were able to break the cycle of system dependency and take control of their life."

However, embarking on this new chapter wasn't without its challenges. While the couple managed to pool their savings to cover the rental bond for their private house, their financial resources were stretched thin, leaving them with no means to acquire essential furniture. Their resilience shone through as they gathered a few items from their extended family and received donations from their church and school. Nevertheless, as their Monte Cecilia Whanau Support Coordinator arrived for their first outreach visit, it was clear there was more to be done.

The family was still sleeping on the floor of their lounge due to the lack of beds or a couch. Recognizing this need, the Monte Cecilia Whanau Support Coordinator cast a net out for assistance.

Through the generosity of local organisations, the community's spirit of unity and care manifested. A complete lounge suite and double bed were soon delivered to their home, allowing them to transform their living space into a comfortable haven. The outpouring of support touched their hearts, leaving them filled with gratitude and a renewed sense of hope.

As their journey continues, even after transitioning from the Monte Cecilia program, our commitment to their well-being remains unwavering.

"They were very happy and grateful. Even though they had moved out from Monte Cecilia, we still cared for the family," the Monte Cecilia Social Coordinator said.

**not their real names*

SENIOR LEADERSHIP TEAM



Vicki Sykes
Chief Executive

A long-time Mangere resident, Vicki took the helm as CE of Monte Cecilia Housing Trust in late 2022 after several years of self-employment in strategic leadership,

coaching, and consulting. Her extensive governance roles, including with Public Trust and Anglican Financial Care, reflect her dedication to serving her community. Alongside her husband Peter, also a prominent community leader, Vicki cherishes family time with her three married children, six grandchildren, and two beloved dogs.



Esther Hutchings
Commercial and Finance Manager

Joining Monte Cecilia in 2023 as the Commercial and Finance Manager, Esther is responsible for the organisation's commercial, financial and shared services activities

and has a strong background in finance and operations in the for-purpose sector. She is a Chartered Management Accountant and has volunteered in various roles in the community since becoming a mother herself. She is passionate about contributing to a cause that empowers people in Aotearoa to achieve real and positive change in their lives.



Dean Duckmanton
Property Services Manager

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.



Martin Moore
Strategic Communications and Projects Manager

Coming to Monte Cecilia from a background in communications, 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.



Students and families of St Joseph's Otahuhu, who donated to Monte Cecilia's Easter Egg drive.

BOARD MEMBERS



**Tiimalu Peter
Fa'afu
Chairperson**

Born in Samoa and raised in Glen Innes, Peter is a former diplomat and trade negotiator. 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 Global Vice Chair of Amnesty International Limited, Non-Executive Director of CORE Education Limited, 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.



**Amit Prasad
Chair of Finance,
Risk, Audit, and
Compliance
Committee**

Amit was born in Fiji, living and working there for numbers of years before migrating

to Aotearoa. Amit is always keen to add diversity of thought, perspective, ethnicity, and a lived experience dimension to the strategy dialogue. Amit has broad experience in all aspects of accounting, auditing, finance, governance, and risk management and has 25 years of professional work experience in various sectors. He has held multiple governance roles over the years and is currently involved in various sectors in a governance capacity.



**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 directorate. 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 a recently appointed 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. Outside of work, Nicky enjoys endurance events involving mud, CrossFit, boxing and surfing.



Roger Herangi *Board Member*

Roger Herangi 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 Matauranga 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 Maori lens to planning, service delivery, design and policy development.



Helen Faamoe *Board Member*

Helen currently works in the education sector. She understands how stable, safe, and affordable housing for families can contribute significantly towards successful student

educational outcomes. Helen has management experience in public and community housing in New Zealand and Australia. She recognises how housing boards can deliver effective governance policies and projects on sustainable housing strategies to positively assist in addressing the needs of its community, including housing affordability and homelessness issues. Her governance experience has included schools and regional body, NGO and NFP in injury prevention and language support for refugees and asylum seekers. Helen enjoys time with her family and grandchildren, watching documentaries and a good movie, puzzle games, gardening, exploring new holiday destinations when she can.



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.

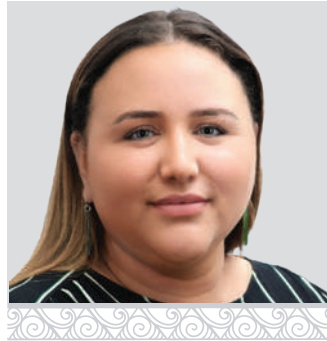
BOARD MEMBERS



'Iesina Tupouniua **Shadow Board** **Member**

Born in Auckland and raised in Tonga, China, and the United States, 'Iesina is an analyst at PwC Risk Services with a focus on data analytics, governance,

risk and compliance. She works with a range of clients in both the public and private sector to identify fraud, encourage data-driven decisions and empower the use of data in a meaningful and responsible way. 'Iesina brings her early data governance experience in the public sector and aims to apply her Tongan perspective to advocate for her Pasifika community.



Avary Patutama **Shadow Board** **Member**

An alumna of Monte Cecilia Primary School, Avary is a solicitor in the commercial litigation team at Simpson Grierson. She assists on a range of commercial

matters including in relation to contractual disputes, leasing and insurance. As a shadow board member, 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 whanau and friends, watching rugby league, travelling and returning home to the Cook Islands.





The Monte team delivering food and clothes after the Auckland floods.



Easter egg donations.



Leslie Bullen delivering a donation with her granddaughter.



Monte team coming together for Operation Christmas Dash.



Montes FAITH Money programme graduation.



Ramadan Food Drive donation from Ahmadiyya Muslim Jama'at delivered by Asim and Quasim Ahmed.

FINANCIAL STATEMENTS

Statement of Comprehensive Revenue and Expenses

Monte Cecilia Housing Trust
For the year ended 30 June 2023

	2023 This Year \$	2022 Last Year \$
Revenue		
Revenue from Exchange Transactions		
Rental Income	5,877,647	5,091,712
Interest, dividends and other investment revenue	185,033	9,046
Other revenue	1,214,057	725,203
Total Revenue from Exchange Transactions	7,276,737	5,825,961
Revenue from Non-Exchange Transactions		
Donations, fundraising and other similar revenue	25,142,131	25,551,289
Total Revenue from Non-Exchange Transactions	25,142,131	25,551,289
Total Revenue	32,418,868	31,377,250
Expenses		
Personnel	3,941,160	3,638,921
Provision of Goods and Services	22,489,919	20,881,636
Administration	151,355	140,975
Bad Debts	313,553	-
Interest Paid	473,424	318,697
Depreciation	1,054,406	1,044,232
Total Expenses	28,423,817	26,024,461
Net (Deficit)/Surplus for the Year	3,995,051	5,352,789
Other Comprehensive Revenue and Expenses for the Year		
Other Comprehensive	(2,425)	8,038
Total Comprehensive Revenue and Expenses for the Year	3,992,626	5,360,827

Statement of Financial Position

Monte Cecilia Housing Trust For the year ended 30 June 2023

	2023 This Year \$	2022 Last Year \$
Current Assets		
Cash and Cash Equivalents	7,810,621	6,872,416
Receivables and Prepayments	1,751,482	3,785,225
Investments	5,056,446	2,000,000
Total Current Assets	14,618,549	12,657,641
Non-Current Assets		
Property, Plant and Equipment	17,222,865	18,004,710
Total Non-Current Assets	17,222,865	18,004,710
Total Assets	31,841,414	30,662,351
Liabilities		
Current Liabilities		
Payables and Accruals	803,410	573,312
Employee Entitlements	447,666	390,873
Income Received in Advance	-	3,100,454
Loan - Current	50,000	-
Total Current Liabilities	1,301,076	4,064,639
Non-Current Liabilities		
Term Loan	150,000	200,000
MHUD Loan	8,532,609	8,532,609
Total Non-Current Liabilities	8,682,609	8,732,609
Total Liabilities	9,983,685	12,797,248
Total Assets less Total Liabilities (Net Assets)	21,857,729	17,865,103
Accumulated Funds		
Capital Reserves	4,603,006	4,603,006
Accumulated Revenue and Expenses	17,254,723	13,262,097
Total Accumulated Funds	21,857,729	17,865,103

FINANCIAL STATEMENTS

Statement of Cash Flows

Monte Cecilia Housing Trust
For the year ended 30 June 2023

	2023 This Year \$	2022 Last Year \$
Cash flows from Operating Activities		
Cash was received from		
Grants and Donations	24,595,050	25,068,833
Rental Income	5,846,235	5,238,862
Other Income	1,008,979	1,036,933
Investment Income (Interest)	112,581	9,046
GST	20,327	(71,007)
Cash was applied to		
Payments to Employees	(3,792,309)	(3,539,597)
Payments to Suppliers	(22,914,628)	(21,917,388)
Interest Paid	(519,622)	(318,697)
Net Cash from Operating Activities	4,356,613	5,506,985
Cash flows from Investing and Financing Activities		
Cash was received from		
Receipts from sale of PPE	4,000	2,274
Loans Received	-	6,167
Cash was applied to		
Purchase of PPE	(240,145)	(295,034)
Capital Work in Progress	(36,582)	-
Purchase of Investments	(3,000,000)	(1,000,000)
Repayments of Loans	-	(391,871)
Funds held on behalf of Tenants	(145,681)	(147,080)
Net cash from Investing and Financing Activities	(3,418,408)	(1,825,544)
Net increase/(decrease) in cash	938,205	3,681,441
Cash at the beginning of the year	6,872,416	3,190,975
Cash at the end of the year	7,810,621	6,872,416
Cash is represented by:		
Bank Accounts	7,810,621	6,872,416
Total Cash	7,810,621	6,872,416

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 2023, 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 2023 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.

Other Matter

The statement of service performance for the period ended 30 June 2022 was not audited. Our opinion is not modified in respect of this matter.

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
22 September 2023

THANK YOU

The smallest act of kindness is worth more than the grandest intention."

- Oscar Wilde, poet

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.

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

Other key support:

Peter Garrick
Simpson Grierson
Henley Family Trust



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**20/20
TRUST**

Vaka Tautua



Hugo

Monte Cecilia Housing Trust Auditor:

William Buck

Monte Cecilia Housing Trust Lawyer:

**SIMPSON
GRIERSON**

Monte Cecilia HR support:

Sms
CONSULTING



Thank you to Telesia, who donated 20 blankets and a bag of clothes.



Thank you Leslie for the donation of linens, blankets and clothing.



Big thanks to Edna Frank for dropping by with some Easter chocolates for our families.



A food donation from St Michael's Remuera Parish.



Sister Kathleen Williams delivering winter woolies for Sister Paula in Thames.



Kiwi Christmas Books donating 1040 books.



Sio and Akata delivering a donation of winter woolies.



MONTE CECILIA
Housing Justice For All

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