

Nelson Tasman Housing Trust

Treasurer's Report: Year Ended 30 June 2019

Highlights

- The Trust's Financial Report shows another successful year with an operating surplus of around \$310k, compared with \$353k in the prior year. Notable movements:
 - Revenue from grants decreased due to a reduction in NCC CIF grant income and no funding from Rata Foundation in 2019
 - Operation costs from providing Trust activities and Personnel costs both increased during 2019
 - Housing Occupancy has improved to an impressive 98.9% and turnover has reduced from 13.6% to 6.8% in the past year
 - 463 Insulation retrofits were completed in 2019, 75 more than the previous year (under Warmer Healthier Homes)
- Cash balances are still strong, and have been maintained at similar levels to 2018

Challenges

- The future of the NCC Management Contract remains uncertain, while we wait on the outcome of the sale of housing stock. This leaves us in limbo as well as taking up time for Trustees and management of the Trust in the negotiations and additional meetings needed. The costs to the Trust in managing any change or transition will be significant (financially and in management and Trustee time).

Looking Forward

- The new Trust entity has been set up to separate the Warmer Healthier Homes finances from NTHT.
- The bid for the NCC community housing stock remains in play and at date of writing, it is uncertain what the result may be
- Depending on the outcome of the above, this could mean huge change for NTHT in the coming year(s). If we are unsuccessful the Trustees have further decisions to make on the future of the Trust, assuming we don't keep status quo.

Thanks again to our auditors especially Graeme Scarlett for their support and advice over another year. Our new Finance Manager, Jason has settled into the role well and we welcome him aboard. A thank you to Phill for his time and efforts in producing the current year Financial Report, while also working on financial modelling and budgets for the NCC housing stock.

I move the adoption of the Nelson Tasman Housing Trust Performance Report for the year ended 30 June 2019.

Thank you for supporting me in my first few months with the Trust. I have enjoyed being involved in the NCC process and working with a range of experienced, skilled Trustees.

Catherine McLellan
Treasurer