



# The Nelson Tasman Housing Trust

## Performance Report

For the year ended  
June 30 2021

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## The Nelson Tasman Housing Trust

### Entity Information

"Who are we?", "Why do we exist?"

For the year ended  
June 30 2021

Legal Name of Entity:	The Nelson Tasman Housing Trust
Other Name of Entity (if any):	NTHT
Type of Entity and Legal Basis (if any):	<p>A registered Charitable Trust incorporated under the Charitable Trusts Act 1957 and a charity registered under the Charities Act 2005</p> <p>A Community Housing Provider registered with the Community Housing Regulatory Authority (CHRA)</p>
Registration Number:	<p>Incorporation Number 1534016</p> <p>Charities Registration CC21439</p> <p>CHRA Provider Number RA017</p>

### Entity's Purpose or Mission:

The NTHT Mission is: To increase the supply of quality, affordable, healthy homes and housing services for people/ whānau in need, while upholding the principles of Te Tiriti o Waitangi. We own and manage energy-efficient rental homes for people on low incomes. We have two rent levels: "affordable," which is 70-80% of market rent; and "social housing," in which tenants pay 25% of their income for rent (and Ministry for Social Development pays NTHT a subsidy, the Income-Related Rent Subsidy, IRRS).

NTHT understands that quality, affordable, tenure-secure housing is fundamental to people's ability to stay healthy, get work, attend school, and participate well in their community. We accept a definition of housing affordability that says housing costs should be no more than 30-40% of a household's income.

Other NTHT projects are: Housing Advice, Management of NCC Community Housing (contract ended March 2021), Monitoring Housing Need, and administering Warmer Healthier Homes (an insulation retrofit programme for homeowners on low incomes who have health issues and a Community Services Card).

### Entity Structure:

Nelson Tasman Housing Trust is governed by a volunteer Board of Trustees. This Board is responsible for overall strategy and financial performance, employing 6 part-time staff during 2020-21: Director, Building Manager, two Tenancy Managers, Finance Manager, and Office Administrator. One Tenancy Manager role ended when the NCC management contract was completed. The NTHT Board generally includes 6-9 Trustees, meeting at least bi-monthly.



## The Nelson Tasman Housing Trust

### Entity Information

"Who are we?", "Why do we exist?"

For the year ended

June 30 2021

#### Main Sources of the Entity's Cash and Resources:

NTHT's asset base has been built up using funding from the following sources:

- Capital grants from Ministry of Business, Innovation & Employment (Social Housing Unit)
- Conditional Grants and Suspensory Loans from Housing New Zealand Corporation (HNZC)
- 10-year interest-free loans from HNZC Housing Innovation Fund
- Capital grants from the Rātā Foundation and from other philanthropic funders
- Commercial Loans from ASB

NTHT has acted as an agent for the Warmer Healthier Homes (WHH) programme and manages the WHH finances. NTHT has in the past received grants on behalf of WHH from Nelson City Council, Nelson Marlborough District Health Board, Marlborough District Council, Network Tasman Trust, Port Nelson Trust and Mainland Foundation. Please note these funds have not benefited NTHT. During FY 2019/20, a separate Charitable Trust was established and registered with the Charities Commission. As of FY2020/21 the Warmer Healthier Homes Te Tau Ihu Charitable Trust maintains its own accounts and is audited separately.

#### Main Methods Used by the Entity to Raise Funds:

NTHT relies on rental income to pay the mortgages, the costs of tenancy and property management, all repairs and maintenance, and the overheads of running the Trust. NTHT receives some philanthropic donations, and applies to charitable organisations and central government for funding to build new housing developments. From 2017-20, NCC paid NTHT a management contract fee.

#### Entity's Reliance on Volunteers and Donated Goods or Services:

NTHT Trustees are volunteers whose incidental, out-of-pocket expenses are reimbursed by NTHT. The Trustees provide skilled governance for the organisation, based on their backgrounds in the fields of community housing, civil engineering, accounting, law, business, banking, project management, and community development. All NTHT developments in Nelson benefit from Nelson City Council's policy to waive Development Contributions for community housing. This effectively reduces the build cost for each new NTHT property in Nelson by \$10,000 - \$80,000. In 2008, NCC donated land at 285 Brook St to NTHT. No further gifts of land have occurred since then.

#### Contact details

Physical Address:	329 Trafalgar Square East, Nelson
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## The Nelson Tasman Housing Trust

### Statement of Service Performance

"What did we do?", When did we do it?"

For the year ended  
June 30 2021

#### Description of the Entity's Outcomes:

**AFFORDABLE AND SOCIAL HOUSING:** Nelson Tasman Housing Trust (NTHT) currently owns 43 houses and leases one other. We rent these homes long-term to people on low incomes. About half our tenants are "social/public housing" (rent set at 25% of their income) and half are "affordable housing" (rent at 70-80% of market rent). Our goal is to grow to 100 homes by 2026. Thanks to new philanthropic and government funding, we purchased two large sections in 2020-21 and began the first development of six new 2-bed units (due for completion early 2022).

**MANAGEMENT OF NCC COMMUNITY HOUSING:** For three years, Nelson City Council contracted NTHT to manage the NCC pensioner housing portfolio. The aims were to improve the overall condition of the homes and provide proactive support to vulnerable tenants. NTHT succeeded in both, achieving a 98% positive satisfaction rating in annual tenant surveys. In 2019, NCC decided to divest and NTHT made a proposal to purchase the stock. However, Council opted to sell it to state provider Kāinga Ora, and the NCC management contract ended in March 2021.

**HOUSING ADVICE:** NTHT staff field 3-6 queries each week from people looking for rental housing that they can afford. NTHT tenant turnover is low (average is 10% each year), so we don't have many vacancies, but we take the time to help people enquiring to understand their options: how to apply for NTHT housing, or for public housing through MSD, and what other specific steps they can take to find (and keep) a private rental. We also produce a comprehensive Accommodation Guide.

**MONITORING HOUSING NEED:** The aim of this project is to research and track the level of need for affordable rental housing in Nelson. While MSD maintains the Public Housing Register, for people approved and waiting for public housing either through Kāinga Ora or NTHT, there is no other record of those who need affordable rental housing, who struggle to afford private rentals, but who for various reasons do not qualify for public housing. This Monitoring Housing Need project aims to generate a more accurate picture of affordable rental housing need in this region, and inform our future bids for local and central government funding to build more homes. This involves regular surveys of the main social service agencies, local motor camps, other local housing providers, and queries to NTHT.

**WARMER HEALTHIER HOMES (WHH):** NTHT administers this scheme to install retrofit insulation into homes of Community Service Card holders across Te Tau Ihu, the Top of the South. The goal is to improve residents' health, and ability to work and attend school, by improving the warmth of their homes. WHH became a separate charitable trust in 2020, and contracts with NTHT to continue to do the programme's administration and accounting. WHH attracts funding from Nelson City Council, Tasman District Council, Marlborough District Council, Nelson Marlborough Health, the Rātā Foundation, Network Tasman Charitable Trust, Mainland Foundation and Port Nelson Trust. This third-party funding serves to leverage government funding from EECA to cover 80% of the costs of insulation for qualifying households. Since 2014, NTHT has supported the WHH programme to insulate over 2500 low-income homes in Nelson, Tasman and Marlborough.

Description and Quantification (to the extent practicable) of the Entity's Outputs:	Actual This Year	Actual Last Year
Number of affordable housing tenants (paying 70-80% of market rent)	23	23
Number of public housing tenants (paying income-related rent, subsidised by MSD)	21	21
NTHT Housing Occupancy	98.9%	99.1%
NTHT Tenancy Turnover	15.9%	9.1%
Monitoring Housing Need - numbers of agencies and providers surveyed	21	20
Housing Advice Service - number of people served	158	168
Housing Advice Service - number of NTHT staff hours allocated	120	126
Warmer Healthier Homes - number of insulation retrofits completed	n/a	421





## The Nelson Tasman Housing Trust

### Statement of Service Performance

"What did we do?", When did we do it?"

For the year ended  
June 30 2021

#### Additional Information:

NTHT tenancy turnover is relatively low and housing occupancy high, demonstrating excellent stability in our housing provision. We continue to assess applicants carefully and we proactively manage all our tenancies. The increase in tenant turnover this year was due to several tenants deciding to leave Nelson, either for work or family reasons.

Our Strategic Plan to grow our housing portfolio gained momentum this year thanks to philanthropic support and updated central government funding settings. NTHT purchased two quarter-acre sections in Nelson in 2020, both brownfield sites to redevelop for community housing. An anonymous donor gave a capital grant to help us purchase the first one at 17 Murphy St. NTHT then secured funding from the Ministry of Housing and Urban Development (HUD) via a Capacity Services Agreement for 25 years of IRRS plus an Operating Supplement, to enable construction and operation of six 2-bedroom homes there, all as public housing for people from the Housing Register. Construction by Jennian Homes Nelson Bays began in February 2021 at Murphy St and is due for completion by January 2022.

The second property NTHT purchased in 2020, at 99 Muritai St, we intend to develop as affordable rental housing, for people who are working on low incomes. We aim to fund this development with a combination of grants from our philanthropic donor, the Nelson City Council Housing Reserve, and a commercial loan from our bank ASB. The NCC Housing Reserve is a \$12m fund formed from the proceeds of Council's divestment of its housing to Kāinga Ora. This is a unique opportunity that the city has to enable development of more affordable housing solutions by registered Community Housing Providers. Once we confirm the funding package, NTHT will contract with Jennian Homes Nelson Bays Ltd. Completion of five homes at Muritai St is projected for later in 2022.

NTHT is continuing work to build a pipeline of new developments. Our main challenge is securing suitable sites, in an environment where competition for land is intense, and the costs of land and construction are increasing everywhere.



## The Nelson Tasman Housing Trust

### Statement of Financial Performance

"How was it funded?" and "What did it cost?"

For the year ended

June 30 2021

	Note	Actual This Year \$	Actual Last Year \$
<b>Revenue</b>			
Donations, Fundraising and other Similar Revenue		620,480	320,066
Revenue from Providing Goods or Services		1,019,988	1,048,128
Interest Income		36	2,050
Other Income		10,311	9,964
<b>Total Revenue</b>	1	<u>1,650,815</u>	<u>1,380,207</u>
<b>Expenses</b>			
Volunteer and Employee Related Costs		257,481	303,689
Costs Related to Providing Goods or Services		274,684	251,721
Grants and Donations Made		68,700	310,066
Other Expenses		147,047	154,932
<b>Total Expenses</b>	2	<u>747,912</u>	<u>1,020,408</u>
<b>Operating Surplus/(Deficit) for the Year</b>		<u>902,903</u>	<u>359,799</u>
<b>Other Income</b>			
Gain (loss) on revaluation of Property, Plant, Equipment	4A	4,035,000	-
<b>Surplus/(Deficit) for the Year</b>		<u><u>4,937,903</u></u>	<u><u>359,799</u></u>



# The Nelson Tasman Housing Trust

## Statement of Financial Position

"What the entity owns?" and "What the entity owes?"

As at  
June 30 2021

	Note	Actual This Year \$	Actual Last Year \$
<b>Assets</b>			
<b>Current Assets</b>			
Bank Accounts and Cash	3	141,326	434,119
Debtors and Prepayments	3	40,618	42,974
<b>Total Current Assets</b>		<b>181,944</b>	<b>477,093</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	4 & 4A	17,736,579	11,914,359
<b>Total Non-Current Assets</b>		<b>17,736,579</b>	<b>11,914,359</b>
<b>Total Assets</b>		<b>17,918,523</b>	<b>12,391,452</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Creditors and Accrued Expenses	3	337,285	302,172
Other Short Term Liabilities	3	14,069	108,307
Healthy Homes	3A	-	67,724
<b>Total Current Liabilities</b>		<b>351,354</b>	<b>478,203</b>
<b>Non-Current Liabilities (excluding current portion of term loans)</b>			
Loans	3	4,327,209	3,611,190
<b>Total Non-Current liabilities</b>		<b>4,327,209</b>	<b>3,611,190</b>
<b>Total Liabilities</b>		<b>4,678,563</b>	<b>4,089,392</b>
<b>Total Assets less Total Liabilities (Net Assets)</b>		<b>13,239,960</b>	<b>8,302,060</b>



## The Nelson Tasman Housing Trust

### Statement of Financial Position

"What the entity owns?" and "What the entity owes?"

As at  
June 30 2021

#### Equity

Accumulated surpluses or (deficits)	5	6,339,960	5,437,058
Reserves	5	6,900,000	2,865,002
<b>Total Accumulated Funds</b>		<b>13,239,960</b>	<b>8,302,060</b>

For and on Behalf of the Board

Andrew Wilson (Chair)

 Date 8/11/21





## The Nelson Tasman Housing Trust

### Statement of Cash Flows

"How the entity has received and used cash"

For the year ended  
June 30 2021

	Actual This Year \$	Actual Last Year \$
<b>Cash Flows From Operating Activities</b>		
<b>Cash was Received From:</b>		
Donations, Fundraising and other Similar Revenue	520,480	225,740
Receipts from Providing Goods and Services	1,022,345	1,053,384
Interest, Dividends and other Investment Receipts	36	2,050
Net Movement in GST	(2,006)	4,100
<b>Cash Was Applied To:</b>		
Payments to Suppliers	(273,946)	(305,081)
Cash Paid to Employees	(257,481)	(285,271)
Interest Paid	(122,634)	(132,127)
Funds transfer to Warmer Healthier Homes	(164,304)	(310,066)
<b>Net Cash Flows From Operating Activities</b>	<b>722,490</b>	<b>252,729</b>
<b>Cash flows from Investing and Financing Activities</b>		
<b>Cash Was Received From:</b>		
Receipts From the Sale of Property, Plant and Equipment	1,133	750
Proceeds from Other Parties	-	100,000
Proceeds from Borrowings	899,608	-
<b>Cash was Applied to:</b>		
Payments to Acquire Property, Plant and Equipment	(1,663,345)	(21,560)
Repayments of loans borrowed from other parties	(252,679)	(220,594)
<b>Net Cash Flows from Investing and Financing Activities</b>	<b>(1,015,283)</b>	<b>(141,404)</b>
Net Increase / (Decrease) in Cash	(292,793)	111,325
Opening Cash	434,119	322,795
<b>Closing Cash</b>	<b>141,326</b>	<b>434,119</b>
<b>This is represented by:</b>		
Bank Accounts and Cash	141,326	434,119



## The Nelson Tasman Housing Trust

### Statement of Accounting Policies

"How did we do our accounting?"

For the year ended  
June 30 2021

#### Reporting Entity

Nelson Tasman Housing Trust is a registered Charitable Trust incorporated under the Charitable Trusts Act 1957, a charity registered under the Charities Act 2005 and complies with the Trusts Act 2019. The Financial Statements have been prepared to meet the Trusts reporting requirements and for external funding applications.

#### Basis of Preparation

The Nelson Tasman Housing Trust has elected to apply PBE SFR-A (NFP) Public Benefit Entity Simple Format Reporting - Accrual (Not-For-Profit) on the basis that it does not have public accountability and has total annual expenses of equal to or less than \$2,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

#### Revenue

Revenue is measured at the fair value of the consideration received or receivable for rent, to the extent it is probable that the economic benefits will flow to the Trust and revenue can be reliably measured. Interest income is recognised as interest accrues. Grants/donations are recognised as revenue on receipt where no performance conditions have been specified on receipt of the grant.

#### Goods and Services Tax (GST)

GST on expenses has been apportioned on the basis of GST-liable income as against total income. Where applicable, all assets and liabilities have been stated net of GST with the exception of receivables and payables, which are stated inclusive of GST.

#### Income Tax

The Nelson Tasman Housing Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

#### Debtors

Debtors are carried at estimated realisable value after providing against debts where collection is doubtful.

#### Employee Costs

Employee entitlements are measured at undiscounted nominal values based on accrual entitlements at current rates of pay. These include salaries and wages accrued up to balance date and annual leave earned but not taken at balance date.

#### Loans

Loans are recognised when the amount borrowed has been received. The loan is recognised at the principal value plus accrued interest less repayments made.

#### Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

#### Valuation of Property, Plant and Equipment:

Plant and equipment that was acquired for a cost of \$1,000 or more are stated at historical cost less any accumulated depreciation. Nelson Tasman Housing Trust has adopted Tier 2 IPSAS-17 for the revaluation of land and buildings so the Board have elected to value residential property assets via Telfer Young Registered Valuers every three years. Property purchased & developed is recorded at cost until it is valued at completion.

#### Depreciation

Depreciation is provided on a diminishing value basis on all plant and equipment, at rates that will write off the cost of the assets to their estimated residual values over their useful lives. The depreciation rates and useful live associated with major classes of assets have been estimated as follows:

Motor Vehicles	30% - 40%
Office Equipment	11.5% to 100%
Office Furniture	13% to 67%

#### Changes in Accounting Policies

There have been no changes in accounting policies.



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Note 1 : Analysis of Revenue

		This Year \$	Last Year \$
Donations, Fundraising and other Similar Revenue	COGS Grant - Monitor Housing Need & Advice	4,000	6,000
	NCC CIF - Monitor Housing Need & Advice	4,000	4,000
	Warmer Healthier Homes Insulation Grants Recognised	-	310,066
	Sundry Donations	612,480	-
	<b>Total</b>	<b>620,480</b>	<b>320,066</b>
Revenue from Providing Goods or Services	Affordable Rent	357,640	346,035
	Income Related Rent	159,854	151,330
	Income Related Rent Subsidies	306,133	291,648
	Water Rates On-Charged to Tenants	9,519	12,779
	Bad Debts Recovered	250	-
	Community Housing Contract	186,592	246,335
	<b>Total</b>	<b>1,019,988</b>	<b>1,048,128</b>
Interest, Dividends and other Investment Revenue	Interest Income	36	2,050
	<b>Total</b>	<b>36</b>	<b>2,050</b>
Other Income	Insurance claim	1,492	1,483
	Warmer Healthier Homes Admin	8,819	8,481
	<b>Total</b>	<b>10,311</b>	<b>9,964</b>
	<b>Total Revenue</b>	<b>1,650,815</b>	<b>1,380,207</b>
Other Comprehensive Income	Gain (loss) on revaluation of Property, Plant, Equipment	4,035,000	
Comprehensive Income		<b>5,685,815</b>	<b>1,380,207</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Note 2 : Analysis of Expenses

		This Year \$	Last Year \$
Volunteer and Employee Related Costs	Property Management	66,158	91,061
	Building Management	42,027	53,534
	Administration	28,279	30,850
	Accounting/Bookkeeping	18,585	34,849
	Housing Advice Services	5,620	7,077
	Management	44,411	76,531
	New Development	46,153	-
	Recruitment	847	2,648
	Training	661	513
	ACC	1,642	1,903
	Warmer Healthier Homes Admin	3,098	4,724
	<b>Total</b>	<b>257,481</b>	<b>303,689</b>
Costs Related to Providing Goods or Services	Bad Debts	-	-
	Callcare	2,400	2,400
	Change in Tenancy Costs	47,048	6,625
	Computer IT Expenses	1,106	577
	Conference Expenses	43	502
	Consultancy	1,858	8,601
	Development expenses	78	-
	General Expenses	1,313	1,615
	General Repairs & Maintenance	39	1,223
	Lease Costs	16,945	17,944
	Legal Expenses	1,998	6,165
	Low Cost Assets < 1,000	2,161	693
	NCC Contract Other Expenses	13	18
	Office Costs	3,733	2,083
	Office Rent	16,239	16,399
	Planned Maintenance	17,788	23,479
	Postage	178	4
	Printing and Stationery	2,619	3,372
	Public Liability & Crime Insurance	4,733	7,459
	Property Insurance	49,616	45,931
	Rates	66,831	66,548
	Responsive Maintenance	18,985	18,086
	Subscriptions	7,602	10,394
	Telephone and Internet	4,185	4,387
	Travel and Accommodation	99	481
	Valuation	4,255	4,658
	Vehicle Expenses	2,819	2,078
	<b>Total</b>	<b>274,684</b>	<b>251,721</b>
Grants and Donations Made	Warmer Healthier Homes Insulation Grants Paid	68,700	310,066
	Mainland Foundation Funds returned	-	-
	<b>Total</b>	<b>68,700</b>	<b>310,066</b>
Other Expenses	Audit Expenses	5,448	5,764
	Bank Fees	298	235
	Depreciation	9,925	7,193
	Entertainment	1,375	2,421
	GST not Claimable	7,367	7,684
	Interest On Loans	121,939	131,636
	Interest Overdraft	695	-
	<b>Total</b>	<b>147,047</b>	<b>154,932</b>
<b>Total Expenses</b>		<b>747,912</b>	<b>1,020,408</b>





**The Nelson Tasman Housing Trust**  
**Notes to the Performance Report**  
For the year ended  
June 30 2021

**Note 3a : Schedule of Warmer Healthier Homes Grant Liabilities**

Item	Analysis	This Year \$	Last Year \$
WHH interest and landlord funds on hand		-	-
<b>Warmer Healthier Homes 2016-2020 Grants</b>			
<b>Grants on hand</b>	Nelson City Council		63,478
	Rata Foundation Nelson-Tasman		-
	Rata Foundation Marlborough		6,531
	MDC		50,000
	NMDHB		32,040
		-	152,049
<b>Grants received during the year</b>	Nelson City Council		101,600
	Tasman District Council		4,140
	Network Tasman		20,000
	Marlborough District Council		50,000
	NMDHB		50,000
		-	225,740
	<b>Total Grants Value</b>	-	377,789
<b>Funds Spent</b>	Nelson		178,791
	Tasman		12,047
	Marlborough		119,228
	<b>Total Funds Spent</b>	-	310,066
		-	67,723
		-	67,723



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Note 3 : Analysis of Assets and Liabilities

		This Year \$	Last Year \$
Bank accounts and cash	ASB Rental 51	141,326	269,815
	ASB On Call 53 - Healthy Homes funds	-	14,304
	TD 73 - Healthy Homes Funds	-	150,000
	<b>Total</b>	<b>141,326</b>	<b>434,119</b>
Debtors and prepayments	Accounts Receivable	39,132	42,675
	Accrued Interest	-	35
	Rent arrears	637	-
	GST Receivable	125	-
	Prepayments	724	264
	<b>Total</b>	<b>40,618</b>	<b>42,974</b>
Creditors and accrued expenses	Accounts Payable	148,421	37,072
	Water Rates Accrued	-	6,725
	Credit Card Payable	1,103	1,129
	GST payable	-	1,881
	Wages payable	6,088	3,816
	Annual leave owing	10,709	11,467
	Current Portion of Term Loans	167,896	236,986
	Accrued interest on Mortgages	3,068	3,097
	<b>Total</b>	<b>337,285</b>	<b>302,172</b>
Other short term liabilities	Payments received in advance	10,999	8,307
	Mainland Foundation Grant	3,070	-
	Grants Received - use or return	-	100,000
	<b>Total</b>	<b>14,069</b>	<b>108,307</b>
Warmer Healthier Homes	Other Warmer Healthier Homes Liabilities Consolidated	-	67,724
	<b>Total</b>	<b>-</b>	<b>67,724</b>
Loans <i>Refer Note 7.</i>	ASB Loan #30	246,608	-
	ASB Loan #28	653,000	-
	ASB Loan #16	256,940	297,704
	ASB Loan #17	396,179	407,633
	ASB Loan #18	338,138	364,850
	ASB Loan #19	342,534	369,227
	ASB Loan #20	346,106	374,318
	ASB Loan #21	300,235	323,320
	ASB Loan #24	458,056	484,723
	Mortgage Services Brook Street	892,667	892,667
	Rata Foundation Community Loan	96,746	96,746
	<b>Total</b>	<b>4,327,209</b>	<b>3,611,190</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2021

#### Note 4 : Property, Plant and Equipment

##### This Year

Asset Class	Opening Carrying Amount	Purchases/Revaluation	Sales/Disposals	Current Year Depreciation and Impairment	Closing Carrying Amount
Land and Buildings	11,875,000	5,818,158	0	0	17,693,158
Improvements	19,739	13,564	(1,133)	(4,471)	27,699
Computers (including software)	2,859	1,557	0	(2,208)	2,208
Leasehold Assets	1,505	0	0	(196)	1,309
Motor Vehicles	15,256	0	0	(3,051)	12,205
<b>Total</b>	<b>11,914,359</b>	<b>5,833,279</b>	<b>(1,133)</b>	<b>(9,926)</b>	<b>17,736,579</b>

##### Last Year

Asset Class	Opening Carrying Amount	Purchases/Revaluation	Sales/Disposals	Current Year Depreciation and Impairment	Closing Carrying Amount
Land and Buildings	11,875,000	0	0	0	11,875,000
Improvements	0	20,861	(750)	(372)	19,739
Computers (including software)	4,943	699	0	(2,783)	2,859
Leasehold Assets	1,730	0	0	(225)	1,505
Motor Vehicles	19,070	0	0	(3,814)	15,256
<b>Total</b>	<b>11,900,743</b>	<b>21,560</b>	<b>(750)</b>	<b>(7,194)</b>	<b>11,914,359</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2021

Note 4a

#### PROPERTY VALUATION SCHEDULE AS AT 30 JUNE 2021

Asset	Rateable Value to 30th June 2020	Value to 30th June 2021	Registered Valuation or At Cost	Last Valued by	Date of last update	Revaluation (to reserve)
103 Kawai Street	1,310,000	1,390,000	Registered Valuation	Telfer Young	Nov-18	80,000
14 Bramley Street	1,850,000	3,145,000	Registered Valuation	Telfer Young	Nov-18	1,295,000
285 Brook Street	2,850,000	3,180,000	Registered Valuation	Telfer Young	Aug-19	330,000
51 St Lawrence Street	670,000	720,000	Registered Valuation	Telfer Young	Aug-19	50,000
53 St Lawrence Street	670,000	720,000	Registered Valuation	Telfer Young	Aug-19	50,000
55 St Lawrence Street	1,270,000	1,500,000	Registered Valuation	Telfer Young	Aug-19	230,000
58 St Lawrence Street	550,000	670,000	Registered Valuation	Telfer Young	Aug-19	120,000
60 St Lawrence Street	610,000	700,000	Registered Valuation	Telfer Young	Aug-19	90,000
225 Kawai Street South	795,000	1,450,000	Registered Valuation	Telfer Young	Jun-21	655,000
16 Orchard Street	1,300,000	2,435,000	Registered Valuation	Telfer Young	Jun-21	1,135,000
17 Murphy Street		1,125,043	At Cost	NTHT	Jun-21	0
99 Muritai Street		658,115	At Cost	NTHT	Jun-21	0
<b>TOTAL ASSETS</b>	<b>11,875,000</b>	<b>17,693,158</b>				<b>4,035,000</b>





## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Note 5: Accumulated Funds

This Year				
Description*	Capital Contributed by Owners or Members*	Accumulated Surpluses or Deficits*	Reserves*	Total*
Opening Balance	-	5,437,057	2,865,000	8,302,057
Capital contributed by owners or members*	-	-	-	-
Capital returned to owners or members*	-	-	-	-
Surplus/(Deficit)*	-	4,937,903	-	4,937,903
Distributions paid to owners or members*	-	-	-	-
Transfer to Reserves*	-	(4,035,000)	4,035,000	-
Transfer from Reserves*	-	-	-	-
Closing Balance	-	6,339,960	6,900,000	13,239,960

Last Year				
Description*	Capital Contributed by Owners or Members*	Accumulated Surpluses or Deficits*	Reserves*	Total*
Opening Balance	-	5,077,258	2,865,000	7,942,258
Capital contributed by owners or members*	-	-	-	-
Capital returned to owners or members*	-	-	-	-
Surplus/(Deficit)*	-	359,799	-	359,799
Distributions paid to owners or members*	-	-	-	-
Transfer to Reserves*	-	-	-	-
Transfer from Reserves*	-	-	-	-
Closing Balance	-	5,437,057	2,865,000	8,302,057

#### Breakdown of Reserves

Name*	Nature and Purpose*	Actual* This Year \$	Actual* Last Year \$
Land & Building Revaluation	Adopt registered valuations via Telfer Young	4,035,000	-
	Total	4,035,000	-



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Note 6 : Commitments and Contingencies

Commitment	Explanation and Timing
<b>329 Trafalgar Square Lease</b>	NTHT agreed to lease an office at 329 Trafalgar Square East from Trafalgar House Limited. The lease commenced on 31 March 2017 and has two rights of renewal of three years each. The rent until 31 March 2022 is \$15,078 (2020; \$30,424)
<b>Olivine Terrace</b>	NTHT entered into a lease agreement with the Methodist Church for 2 Olivine Tce, The Brook at \$1,486 per month. The tenancy is fixed until 1 March 2023. The rent until 1 March 2023 is \$31,213 (2020; \$44,804)
<b>Construction Commitments</b>	On 9 Dec 2020 NTHT signed a construction contract with Jennian Homes Nelson Bays Ltd for six 2-bed homes at 17 Murphy St, Nelson for \$1,554,965. Completion is projected to be mid-November 2021, funds paid to Jennian Homes Nelson Bays Ltd to 30th June is \$299,291 leaving a remaining balance of \$1,255,674. (2020; \$1,554,965)
<b>Contingent Liabilities and Guarantees</b>	Encumbrance - 285 Brook Street, Nelson. Expiry 8 November 2112. To remain as affordable housing.



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
June 30 2021

#### Notes 7-12

#### Note 7: Other

##### Assets Used as Security for Liabilities

##### Nature and Amount of Borrowing

###### ASB Mortgages (combined mortgage security pool)

ASB Loan # 16. \$283,606 principle & interest, 3.45% floating  
ASB Loan # 17. \$407,639 principle & interest, 3.95% fixed until April 2022  
ASB Loan # 18. \$364,805 principle & interest, 3.45% floating  
ASB Loan # 19. \$369,201 principle & interest, 3.45% floating  
ASB Loan # 20. \$372,773 principle & interest, 2.99% fixed until April 2026  
ASB Loan # 21. \$323,336 principle & interest, 4.89% fixed until November 2021  
ASB Loan # 24. \$484,723 interest-only, 3.45% floating  
ASB Loan # 28. \$653,000 interest-only, 2.49% fixed until September 2022  
ASB Loan # 30. \$246,608 interest-only, 3.11% floating

###### Kainga Ora Mortgages (previously HNZN Mortgages)

Mortgage Services Brook Street. \$892,667 Interest-free until 2021

###### Rata Foundation (previously the Canterbury Community Trust)

Rata Foundation Brook Street. \$96,746, 3.24% 10 year loan maturing 2023

##### Nature and Amount of Asset Used as Security

###### These mortgages are jointly registered under the following properties:

Registered Mortgage - 55 St Lawrence Street, Nelson  
Registered Mortgage - 51,53,58, and 60 St Lawrence Street, Nelson  
Registered Mortgage - 225 Kawai Street, Nelson  
Registered Mortgage - 14 Bramley Street, Richmond  
Registered Mortgage - 103 Kawai Street, Nelson  
Registered Mortgage - 16 Orchard Street, Stoke  
Registered Mortgage - 17 Murphy Street, Nelson

Registered Mortgage - 285 Brook Street, Nelson

Registered Mortgage - 285 Brook Street, Nelson  
Registered Mortgage - 14 Bramley Street, Richmond

#### Note 8: Related Party Transactions

Related Party	Description of Transaction	This Year	Last Year
		\$	\$
Duncan Cotterill (employer of Trustee Nick Laing)	Preparing sale and purchase agreements for 17 Murphy St and 99 Muritai St	8,792	6,979
Paul Brockie - Absolute Energy	Paul is on the steering committee of Warmer Healthier Homes (WHH) and is the director and shareholder of Absolute Energy, the contractor WHH uses to perform insulation. Paul is entitled to vote.	0	310,066
	Accounts payable to Absolute Energy at balance date.	0	20,676

#### Note 9: Nelson City Council Management Contract

Nelson City Council sold its 142 community housing units to Kainga Ora and terminated NTH's Management Contract effective 19 March 2021. Estimated net surpluses from this contract, over the last three financial years, range from \$45,000 to \$60,000 per annum. NTH has undertaken extensive modelling and a loan restructure to ensure that the loss of this contract will not effect NTH's ability to continue operating. Bank account held on behalf (2020; \$55,727)

#### Note 10: Warmer Healthier Homes

The Nelson Tasman Housing Trust was acting as an agent for Warmer Health Homes (Te Tau Ihu) Charitable Trust until they assumed control of its finances in August 2020. The bank account held by NTH on behalf of the WHH Steering Committee has been closed with the closing balance transferred to the new entity.

Consolidated liability balances have been cleared, NTH will continue to provide financial administration services to the Warmer Healthier Homes Charitable Trust by fee for service and does not expect any significant financial effect to occur from this event.

#### Note 11: Change to Property Valuation Method

The Nelson Tasman Housing Trust has obtained registered valuations of their properties for several years. From this financial year they will value their properties per the latest registered valuation, previously rateable value. This has resulted in an increase of 34% in the stated value of NTH properties.

#### Note 12: Ability to Continue Operating

The Trustees have no reason to believe NTH will not continue to operate successfully in the foreseeable future.



## INDEPENDENT AUDITOR'S REPORT

To the Trustees of The Nelson Tasman Housing Trust

### Report on the Performance Report

#### Opinion

We have audited the performance report of The Nelson Tasman Housing Trust, ("the Trust"), which comprises the entity information, the statement of service performance, the statement of financial performance and statement of cash flows for the year ended 30 June 2021, the statement of financial position as at 30 June 2021 and the statement of accounting policies and other explanatory information.

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 performance report presents fairly, in all material respects:
  - the entity information for the year then ended;
  - the service performance for the year then ended; and
  - the financial position of the Trust as at 30 June 2021, and its financial performance and cash flows for the year then ended

in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued by the New Zealand Accounting Standards Board.

#### Basis of Opinion

We conducted our audit of the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report in accordance with International Standards of Auditing (New Zealand) (ISAs (NZ)) and the audit of the entity information and 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 the *Auditor's Responsibilities for the Audit of the Performance Report* section of our report. We are independent of the Trust in accordance with Professional and Ethical Standard 1 (Revised) *Code of Ethics for Assurance Practitioners* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

#### Responsibilities of the Trustees' for the Performance Report

The Trustees are responsible for:

- a) determining that the reporting framework is acceptable in the entity's circumstances;
- b) 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;
- c) the preparation and fair presentation of the performance report on behalf of the entity which comprises:
  - the entity information;
  - the statement of service performance; and
  - the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report;





in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued in New Zealand by the New Zealand Accounting Standards Board, and

- d) such internal control as the Trustees determine is necessary to enable the preparation of the performance report that is free from material misstatement, whether due to fraud or error.

In preparing the performance report, the Trustees are responsible on behalf of the Trust for assessing the Trust'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 Trust or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's Responsibilities for the Audit of the Performance Report**

Our objectives are to obtain reasonable assurance about whether the performance report is 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 it 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 aggregate, they could be reasonably be expected to influence the economic decisions of users taken on the basis of these performance report.

The full details of the auditor's responsibilities can be found on the following web page.

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

*Independent Auditors Ltd.*

**INDEPENDENT AUDITORS LTD**  
NELSON

12 November 2021