



# The Nelson Tasman Housing Trust

## Performance Report

For the year ended  
30 June 2022

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## The Nelson Tasman Housing Trust

### Entity Information

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

For the year ended  
30 June 2022

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/public 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 recognises that quality, affordable, tenure-secure housing is fundamental to people's ability to be 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 Service, Monitoring Housing Need, and administering Warmer Healthier Homes, which is an insulation retrofit programme for homeowners on low incomes who have health issues and/or a Community Services Card.

### Entity Structure:

Nelson Tasman Housing Trust is governed by a volunteer Board of Trustees. This Board is responsible for the organisations overall strategy and financial performance, employing 5 part-time staff during 2021-22: Director, Building/Development Manager, Tenancy Manager, Finance Manager and Communications Manager. The NTHT Board 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

30 June 2022

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

NTHT's property asset base has built up over many years thanks to grants and loans from various central government funds, community donations and philanthropic funders, as well as conventional loans from our bank, ASB.

In FY 2021/22 NTHT received large capital grants from the Nelson City Council Housing Reserve and from an anonymous philanthropic donor. Smaller donations came from Nelson Pine Industries Ltd and some private individuals. We rely on capital grants and donations to purchase land and begin construction of new housing.

NTHT also receives substantial revenue from tenants' rent payments, from the Ministry of Social Development in the form of Income-Related Rent Subsidies (IRRS) for tenants in public housing, and an Operating Supplement (OS) from the Ministry of Housing and Urban Development for the 17 Murphy St development. We use this revenue to cover all operating costs, including bank loan repayments. We borrow from the bank to pay for construction of new housing.

NTHT is contracted by the Warmer Healthier Homes Te Tau Ihu Charitable Trust to manage their funding and finances, for which we are paid a 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.

#### Contact details

Physical Address:	329 Trafalgar Square East, Nelson
Postal Address:	PO Box 140, Nelson
Phone/Fax:	03 546 9568; 0800 266 325
Email/Website:	info@nelsonhousing.org.nz; www.nelsonhousing.org.nz



## The Nelson Tasman Housing Trust

### Statement of Service Performance

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

For the year ended  
30 June 2022

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

**AFFORDABLE AND SOCIAL HOUSING:** Nelson Tasman Housing Trust (NTHT) currently owns 49 homes 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 another large section in December 2021 and completed development of six new 2-bed homes at 17 Murphy St in January 2022. NTHT also succeeded in our proposal to Nelson City Council to purchase two Council-owned sites on Totara St for redevelopment as intensified housing. This purchase will be settled in FY2022-23 and the 6-unit development is planned for completion in 2024.

**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 do not have many vacancies, but we take the time to help people enquiring to understand their options: how to apply for NTHT housing, and for public housing through MSD, as well as other specific steps they can take to find (and keep) a private rental. We also produce a comprehensive Accommodation Guide to assist people looking for short- and long-term housing.

**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 houses owned by people with Community Service Cards 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 NTHT to do the programme's administration and accounting. WHH attracts a range of funding from the Marlborough, Nelson and Tasman Councils, Nelson Marlborough Health, the Rātā Foundation and several smaller funders. This 'third-party' funding serves to leverage government funding from the Energy Efficiency and Conservation Authority (EECA) to cover 80% of the costs of insulation for qualifying households. Since 2014, NTHT has supported the WHH programme to insulate over 3000 low-income homes throughout Te Tau Ihu.

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)	20	23
Number of public housing tenants (paying income-related rent, subsidised by MSD)	30	21
NTHT Housing Occupancy	98.8%	98.9%
NTHT Tenancy Turnover	11.1%	15.9%
Monitoring Housing Need - numbers of agencies and providers surveyed	24	21
Housing Advice Service - number of people served	157	158
Housing Advice Service - number of NTHT staff hours allocated	120	120





## The Nelson Tasman Housing Trust

### Statement of Service Performance

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

For the year ended  
30 June 2022

#### Additional Information:

NTHT tenancy turnover is normally 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 decrease in tenant turnover this year compared to last year was due to fewer tenants deciding to leave Nelson for work or family reasons.

Progress on our Strategic Goal to grow our housing portfolio was strong this year thanks to funding support from local and central government and our philanthropic donor. NTHT completed construction of a public housing development of six 2-bed homes at 17 Murphy St, Toi Toi in December 2021. All the new tenants moved in during January-February 2022. Major funding came from the Ministry of Housing and Urban Development in the form of a Services Agreement for 25 years of Income Related Rent Subsidy.

Shortly after 17 Murphy St was completed, we gained resource consent for our affordable rental development of 5 homes at 99 Muritai St, Tahunanui. Funding support for this housing scheme came from the Nelson City Council Housing Reserve, with a further commitment from our philanthropic funder. NTHT once again contracted with Jennian Homes Nelson Bays Ltd to construct the scheme and works began in February 2022. Completion of the Muritai development is projected for March 2023.

NTHT also responded to an RFP by Nelson City Council, seeking proposals to redevelop 6 & 8 Totara St, Toi Toi for intensified housing. NTHT's proposal was selected and Council voted in May 2022 to sell the sites to NTHT. Final settlement will occur in FY 2022/23 and we project completion of this 6-home public housing development in early 2024.

NTHT continues to 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

30 June 2022

	Note	Actual This Year \$	Actual Last Year \$
<b>Revenue</b>			
Donations, Fundraising and other Similar Revenue		1,566,000	620,480
Revenue from Providing Goods or Services		945,765	1,019,988
Interest Income		-	36
Other Income		22,174	10,311
<b>Total Revenue</b>	1	<u>2,533,939</u>	<u>1,650,815</u>
<b>Expenses</b>			
Volunteer and Employee Related Costs		246,424	257,481
Costs Related to Providing Goods or Services		268,937	274,684
Grants and Donations Made		-	68,700
Other Expenses		194,188	147,047
<b>Total Expenses</b>	2	<u>709,549</u>	<u>747,912</u>
<b>Operating Surplus/(Deficit) for the Year</b>		<u>1,824,390</u>	<u>902,903</u>
<b>Other Income</b>			
Gain (loss) on revaluation of Property, Plant, Equipment	4A	3,544,623	4,035,000
<b>Surplus/(Deficit) for the Year</b>		<u><u>5,369,013</u></u>	<u><u>4,937,903</u></u>



## The Nelson Tasman Housing Trust

### Statement of Financial Position

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

As at  
30 June 2022

	Note	Actual This Year \$	Actual Last Year \$
<b>Assets</b>			
<b>Current Assets</b>			
Bank Accounts and Cash	3	8,607	141,326
Debtors and Prepayments	3	58,947	40,618
<b>Total Current Assets</b>		67,554	181,944
<b>Non-Current Assets</b>			
Property, Plant and Equipment	4 & 4A	24,129,762	17,736,579
<b>Total Non-Current Assets</b>		24,129,762	17,736,579
<b>Total Assets</b>		24,197,316	17,918,523
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Creditors and Accrued Expenses	3	507,557	337,285
Other Short Term Liabilities	3	17,058	14,069
<b>Total Current Liabilities</b>		524,615	351,354
<b>Non-Current Liabilities (excluding current portion of term loans)</b>			
Loans	3	5,063,728	4,327,209
<b>Total Non-Current liabilities</b>		5,063,728	4,327,209
<b>Total Liabilities</b>		5,588,343	4,678,563
<b>Total Assets less Total Liabilities (Net Assets)</b>		18,608,973	13,239,960



## The Nelson Tasman Housing Trust

### Statement of Financial Position

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

As at  
30 June 2022

#### Equity

Accumulated surpluses or (deficits)	5	8,164,350	6,339,960
Reserves	5	10,444,623	6,900,000
<b>Total Accumulated Funds</b>		<b>18,608,973</b>	<b>13,239,960</b>

#### For and on Behalf of the Board

Andrew Wilson (Chair)

Date

16/4/22

Catherine McLellan (Treasurer)

Date

16/4/22





## The Nelson Tasman Housing Trust

### Statement of Cash Flows

"How the entity has received and used cash"

For the year ended

30 June 2022

	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	1,565,466	520,480
Receipts from Providing Goods and Services	930,975	1,022,345
Other income	22,174	36
Net Movement in GST	325	(2,006)
<b>Cash Was Applied To:</b>		
Payments to Suppliers	(284,363)	(273,946)
Cash Paid to Employees	(237,634)	(257,481)
Interest Paid	(161,278)	(122,634)
Funds transfer to Warmer Healthier Homes	-	(164,304)
<b>Net Cash Flows From Operating Activities</b>	<b>1,835,665</b>	<b>722,490</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
Proceeds from Other Parties	-	-
Proceeds from Borrowings	1,956,854	899,608
<b>Cash was Applied to:</b>		
Payments to Acquire Property, Plant and Equipment	(2,767,929)	(1,663,345)
Repayments of loans borrowed from other parties	(1,157,309)	(252,679)
<b>Net Cash Flows from Investing and Financing Activities</b>	<b>(1,968,384)</b>	<b>(1,015,283)</b>
Net Increase / (Decrease) in Cash	(132,719)	(292,793)
Opening Cash	141,326	434,119
<b>Closing Cash</b>	<b>8,607</b>	<b>141,326</b>
<b>This is represented by:</b>		
Bank Accounts and Cash	<b>8,607</b>	<b>141,326</b>



## The Nelson Tasman Housing Trust

### Statement of Accounting Policies

"How did we do our accounting?"

For the year ended  
30 June 2022

#### 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. A desktop valuation is obtained annually and a registered valuation is obtained every five years. Property purchased and 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 life 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  
30 June 2022

#### Note 1 : Analysis of Revenue

		This Year \$	Last Year \$
Donations, Fundraising and other Similar Revenue	COGS Grant - Monitor Housing Need & Advice	5,000	4,000
	NCC CIF - Monitor Housing Need & Advice	4,000	4,000
	NCC Housing Reserve Grant	400,000	-
	Nelson Pine Industries Limited Grant	20,000	-
	Philanthropic Funder	1,115,000	600,000
	Lottery Community Grant	20,000	-
	Sundry Donations	2,000	12,480
	<b>Total</b>	<b>1,566,000</b>	<b>620,480</b>
Revenue from Providing Goods or Services	Affordable Rent	328,406	357,640
	Income Related Rent	203,777	159,854
	Income Related Rent Subsidies	387,084	306,133
	Operational Supplement	16,236	-
	Water Rates On-Charged to Tenants	7,929	9,519
	Maintenance costs on-charged to tenant	2,333	-
	Bad Debts Recovered	-	250
	Community Housing Contract	-	186,592
	<b>Total</b>	<b>945,765</b>	<b>1,019,988</b>
Interest, Dividends and other Investment Revenue	Interest Income	-	36
	<b>Total</b>	<b>-</b>	<b>36</b>
Other Income	Insurance claim	11,731	1,492
	Warmer Healthier Homes Admin	9,905	8,819
	Gain on Sale	538	-
	<b>Total</b>	<b>22,174</b>	<b>10,311</b>
	<b>Total Revenue</b>	<b>2,533,939</b>	<b>1,650,815</b>
Other Comprehensive Income	Gain (loss) on revaluation of Property, Plant, Equipment	3,544,623	4,035,000
Comprehensive Income		<b>6,078,562</b>	<b>5,685,815</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

#### Note 2 : Analysis of Expenses

		This Year \$	Last Year \$
<b>Volunteer and Employee Related Costs</b>	Property Management	45,065	66,158
	Building Management	59,243	42,027
	Administration	13,822	28,279
	Accounting/Bookkeeping	33,966	18,585
	Housing Advice Services	2,000	5,620
	Management	83,679	44,411
	New Development	-	46,153
	Recruitment	845	847
	Training	893	661
	ACC	1,050	1,642
	Warmer Healthier Homes Admin	5,861	3,098
	<b>Total</b>	<b>246,424</b>	<b>257,481</b>
<b>Costs Related to Providing Goods or Services</b>	Callcare	2,450	2,400
	Change in Tenancy Costs	10,080	47,048
	Computer IT Expenses	1,285	1,106
	Conference Expenses	-	43
	Consultancy	6,509	1,858
	Emergency Housing Costs	-	-
	General Expenses	40	1,313
	General Repairs & Maintenance	294	39
	Lease Costs	17,961	16,945
	Legal Expenses	824	1,998
	Low Cost Assets < 1,000	95	2,161
	NCC Contract Other Expenses	-	13
	Office Costs	3,162	3,733
	Office Rent	23,612	16,239
	Planned Maintenance	26,090	17,788
	Postage	-	178
	Printing and Stationery	2,616	2,619
	Public Liability & Crime Insurance	5,610	4,733
	Property Insurance	57,070	49,616
	Rates	68,258	66,831
	Responsive Maintenance	22,901	18,985
	Subscriptions	7,931	7,602
	Telephone and Internet	3,297	4,185
	Travel and Accommodation	-	99
	Valuation	4,704	4,255
	Vehicle Expenses	2,838	2,819
	<b>Total</b>	<b>268,937</b>	<b>274,684</b>
<b>Grants and Donations Made</b>	Warmer Healthier Homes Insulation Grants Paid	-	68,700
	Warmer Healthier Homes Expenses	-	-
<b>Other Expenses</b>	Audit Expenses	5,682	5,448
	Bank Fees	949	298
	Depreciation	12,183	9,925
	Entertainment	586	1,375
	GST not Claimable	9,211	7,367
	Interest On Loans	165,163	121,939
	Interest Overdraft	208	695
	Valuation Adjustment	-	-
	<b>Total</b>	<b>194,188</b>	<b>147,047</b>
	<b>Total Expenses</b>	<b>709,549</b>	<b>747,912</b>





## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

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

		This Year \$	Last Year \$
Bank accounts and cash	ASB Rental 51	8,607	141,326
	<b>Total</b>	<b>8,607</b>	<b>141,326</b>
Debtors and prepayments	Accounts Receivable	57,677	39,132
	Rent arrears	405	637
	GST Receivable	-	125
	Prepayments	865	724
	<b>Total</b>	<b>58,947</b>	<b>40,618</b>
Creditors and accrued expenses	Accounts Payable	245,288	148,421
	Credit Card Payable	728	1,103
	GST payable	200	-
	Wages payable	7,866	6,088
	Annual leave owing	15,392	10,709
	Current Portion of Term Loans	230,922	167,896
	Accrued interest on Mortgages	7,161	3,068
	<b>Total</b>	<b>507,557</b>	<b>337,285</b>
Other short term liabilities	Payments received in advance	14,522	10,999
	Mainland Foundation Grant	2,536	3,070
	<b>Total</b>	<b>17,058</b>	<b>14,069</b>
Loans <i>Refer Note 7.</i>	ASB - Commercial Floating Facility	1,051,070	-
	ASB Loan # 30	-	246,608
	ASB Loan #28	-	653,000
	ASB Loan #31	1,170,000	-
	ASB Loan #22	1,807,639	-
	ASB Loan #16	-	256,940
	ASB Loan #17	-	396,179
	ASB Loan #07	753,000	-
	ASB Loan #18	-	338,138
	ASB Loan #19	-	342,534
	ASB Loan #20	-	346,106
	ASB Loan #21	282,019	300,235
	ASB Loan #24	-	458,056
	Mortgage Services Brook Street	-	892,667
	Rata Foundation	-	96,746
	<b>Total</b>	<b>5,063,728</b>	<b>4,327,209</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

#### 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	17,693,158	6,375,175	0	0	24,068,333
Improvements	27,699	28,537	0	(8,317)	47,919
Computers (including software)	2,208	1,860	(206)	(1,255)	2,607
Leasehold Assets	1,309	0	0	(170)	1,139
Motor Vehicles	12,205	0	0	(2,441)	9,764
<b>Total</b>	<b>17,736,579</b>	<b>6,405,572</b>	<b>(206)</b>	<b>(12,183)</b>	<b>24,129,762</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	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>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

Note 4a

#### PROPERTY VALUATION SCHEDULE AS AT 30 JUNE 2022

Asset	Value to 30th June 2021	Value to 30th June 2022	Registered Valuation, Desktop Valuation or At Cost	Last Valued by	Date of last update	Revaluation (to reserve)
103 Kawai Street	1,390,000	1,925,000	Registered Valuation	Telfer Young	Apr-22	535,000
14 Bramley Street	3,145,000	3,800,000	Registered Valuation	Telfer Young	Apr-22	655,000
285 Brook Street	3,180,000	3,900,000	Desktop valuation	Telfer Young	Jun-22	720,000
51 St Lawrence Street	720,000	990,000	Desktop valuation	Telfer Young	Jun-22	270,000
53 St Lawrence Street	720,000	990,000	Desktop valuation	Telfer Young	Jun-22	270,000
55 St Lawrence Street	1,500,000	2,000,000	Desktop valuation	Telfer Young	Jun-22	500,000
58 St Lawrence Street	670,000	925,000	Desktop valuation	Telfer Young	Jun-22	255,000
60 St Lawrence Street	700,000	990,000	Desktop valuation	Telfer Young	Jun-22	290,000
225 Kawai Street South	1,450,000	1,350,000	Desktop valuation	Telfer Young	Jun-22	-100,000
16 Orchard Street	2,435,000	2,275,000	Desktop valuation	Telfer Young	Jun-22	-160,000
17 Murphy Street - cost to DV	1,125,043 (cost)	2,700,000	Desktop valuation	Telfer Young	Jun-22	309,623
99 Muritai Street	658,115	964,471	At Cost	NTHT	Jun-22	0
76 Dodson Valley Road	-	1,230,033	At Cost	NTHT	Jun-22	0
6 - 8 Totara Street	-	28,829	At Cost	NTHT	Jun-22	0
<b>TOTAL ASSETS</b>	<b>17,693,158</b>	<b>24,068,333</b>				<b>3,544,623</b>



## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

#### Note 5: Accumulated Funds

Description*	Capital Contributed by Owners or Members*	Accumulated Surpluses or Deficits*	Reserves*	Total*
Opening Balance	-	6,339,960	6,900,000	13,239,960
Capital contributed by owners or members*	-	-	-	-
Capital returned to owners or members*	-	-	-	-
Surplus/(Deficit)*	-	5,369,013	-	5,369,013
Distributions paid to owners or members*	-	-	-	-
Transfer to Reserves*	-	(3,544,623)	3,544,623	-
Transfer from Reserves*	-	-	-	-
Closing Balance	-	8,164,350	10,444,623	18,608,973

Last 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

#### Breakdown of Reserves

Name*	Nature and Purpose*	Actual*	Actual*
		This Year	Last Year
		\$	\$
Land & Building Revaluation	Unrealised capital gain on land and buildings	10,444,623	6,900,000





## The Nelson Tasman Housing Trust

### Notes to the Performance Report

For the year ended  
30 June 2022

#### 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 three rights of renewal of two years each. The rent until 15 March 2024 is \$35,183 (2021; \$15,078)
<b>Olivine Terrace</b>	NTHT entered into a lease agreement with the Methodist Church for 2 Olivine Tce, The Brook at \$1,638 per month. The tenancy is fixed until 1 March 2026. The rent until 1 March 2026 is \$73,710 (2021; \$31,213)
<b>Construction Commitments</b>	On 2 March 2022 NTHT signed a construction contract with Jennian Homes Nelson Bays Ltd for four 2-bed homes & one 4-bed home at 99 Muritai St, Nelson for \$1,703,809. Completion is projected to be early March 2023, funds paid to Jennian Homes Nelson Bays Ltd to 30th June is \$301,762 leaving a remaining balance of \$1,402,047. (2021; \$1,255,674 for construction of 17 Murphy St, Nelson)
<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  
30 June 2022

Notes 7-9

#### Note 7: Other

##### Assets Used as Security for Liabilities

##### Nature and Amount of Borrowing

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

ASB Committed Cash Advance Facility - \$1,051,070 interest only 4.98% floating  
ASB Loan # 07 - \$969,000 principle & interest, 4.99% fixed until April 2026  
ASB Loan # 21. \$296,941 principle & interest, 2.95% fixed until November 2022  
ASB Loan # 22. \$1,807,639, interest only, 2.95% fixed until July 2024  
ASB Loan # 31. \$1,170,000 interest-only, 2.25% fixed until July 2022

##### 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

#### Note 8: Related Party Transactions

Related Party	Description of Transaction	This Year	Last Year
		\$	\$
Duncan Cotterill (employer of Trustee Nick Laing)	Preparing documents for the restructure of existing loans, discharging security at 285 Brook Street & 14 Bramley Street with the Rata Foundation & providing 14 Bramley Street to ASB. Most of these legal fees were reimbursed to NTHT by ASB.	5,148	8,792

#### Note 9: Ability to Continue Operating

The Trustees have no reason to believe NTHT 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 2022, the statement of financial position as at 30 June 2022 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 2022, 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

16 November 2022