



Habitat for Humanity[®]

Central Region New Zealand

every parent

wants a better future for their family.

Annual Report

1 July 2020 - 30 June 2021





“

We've noticed our kids have started to sleep through the night because it's nice and warm.

”

Habitat future homeowner Erin Wells-Lakeland with her daughter Arama (2), Te Kaarearea, 2021.

Chairman's Report

As we move in to our 26th year at Habitat Central, the vision of a world where every one has a decent place to live continues to challenge us to govern with intent, focus and trust.

During the financial year, we said farewell to a number of fellow directors, whose volunteer contribution was incredibly valued. Long-serving board members John Birch, Lynnette Flowers, Ian Hodgkinson (who served on the Board from 1998 as a volunteer assisting to set up the affiliate and performed many and very valued functions), Craig McFarlane, and Hera White indicated their retirement. Each of them brought a unique perspective to the table and should be proud of the legacy that remains in the strength of Habitat Central.

An Alumni Association founding was agreed upon at the board's October 2020 board meeting for past members and volunteers of Habitat for Humanity Central Region to join. Ian Hodgkinson was the first to be granted honorary alumni membership.

Our finance audit and risk committee chairperson Doug Wilson was appointed as deputy chair to the affiliate's board taking over from John Birch, the previous holder of the position. Doug relinquished the chair of the FAR committee to our existing FAR member Simon Lockwood, who at this time was also formally welcomed to the board. The function of this highly trusted committee continues to serve Habitat well, helping to monitor risk and finance matters, making recommendations to the overarching governing body.

With this, we welcomed Mark Patchett to the board, helping to increase our knowledge of the Southern part of the region Habitat Central is responsible for, in Wellington. Mark Chairs the Wellington Regional Committee where its critical for us to have people who are familiar with communities of the lower reaches of that region.

Further board vacancies were filled by an incredible group of business and sector leaders – Pasifika sector leader Rachel Karalus, Wintec's Maori Achievement Manager Hagen Tautari and retail property management professional Tina Boyd.

Together with Habitat for Humanity New Zealand and other regional affiliates, we established a national council, which has the purpose of providing a forum to consult on matters impacting Habitat's work in New Zealand. There is a strong sense of a galvanised approach to strategy across the country, and we are pleased to be working closely and in a more collaborative way with the national Habitat



offices.

As a board, we are acutely aware of the challenges that the global Covid pandemic has placed on our business activity, and also the lives of our staff and volunteers. Without them, we would be unable to continue to deliver the mission, which continues to be critical in the face of the ongoing housing crisis.

However, I believe we are also continuing to make a difference, and Habitat's core offering of a decent place to live is intensely relevant today. In 2021, we set 12 new families on a journey towards home ownership – a sharp increase in the number of families in the Progressive Home ownership programme compared with the previous year, and certainly the most we have achieved in a 12-month window in the history of Habitat Central. This is only the beginning, and with significant strategic partnerships and funding relationships coming to bear, we are set to achieve some great things in the year to come.

John Gallagher
Chairman



From the Chief Executive

I am delighted to present the annual report for our region for the 2021 year. Coming off the back of the disruptions of 2020 the team was raring to go as we saw more need than ever in the communities we serve. This was tempered by uncertainty on what the year might hold, indeed some were predicting a collapse of the housing market something which not only didn't eventuate but was fuelled by ever increasing demand.

Partnerships continue to be at the centre of our operating model. We truly believe we can do so much more when we collectively put our shoulder to the wheel.

Firstly, we honoured some longstanding supporters of Habitat with the Directors Award being presented to Brett and Sherilyn Goddard from Alpha Electrical during our Annual Board dinner. This couple continue to support our work practically across our home repair programme, financially and with a humility and generosity of spirit that is unsurpassed.

After several years of reduced activity this period saw a significant boost to our progressive ownership programme. I especially want to acknowledge Golden Homes in this space who are the deliverer of our housing aspirations at Te Karearea. This build funded in part by the New Zealand Government Progressive Home Ownership Fund and supported by ANZ gathered momentum with the first of 12 families being housed. The joy of seeing these new families finally having a place to call home never gets old. Each home has been blessed by Ngati Wairere as Mana Whenua, which is also a moving experience.

As we continued to grow our cultural competence, we have built relationship with Iwi and Hapu across the region. This has seen us sign Memorandums of Understanding with Waikato Tainui and Ngati Uenukukopako both aimed at supporting the aspirations of their tribal members. We are also in advanced talks with Te Runanga O Kirikiriroa over an exciting development in the Hamilton suburb of Enderley.

The period of this report is also one of a continued escalation of what is collectively being recognised as a "housing crisis".

The confronting nature of the housing situation in New Zealand is that while some enjoy the massive benefits of housing inflation others are excluded from being able to access a place to call home.

The resurgence of our Progressive Ownership programme is one way in which we are addressing this imbalance, however, our other programme lines are also a

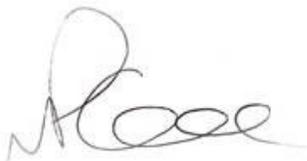
focus for our future programme of work. This includes the continued growth of our Home Repair programme with strong support from the BNZ, operation of Freeman Court as a residential living facility and meal delivery service and the development of several projects that will see 100-plus new properties added to our portfolio over the next two to three years.

Of special note, this year we welcomed the Alma Brotherhood Village to the Habitat family. The acquisition of this small retirement village has not only given the residents of this Kihikihi facility a secure future but also grown Habitat's ability to use innovative models of housing within future developments.

Another exciting innovation has been the development and delivery of a Ready to Rent Programme in conjunction with the Ministry of Social Development. We work with families who are currently in emergency and transitional housing to prepare them for the private rental market and increase their chances of success.

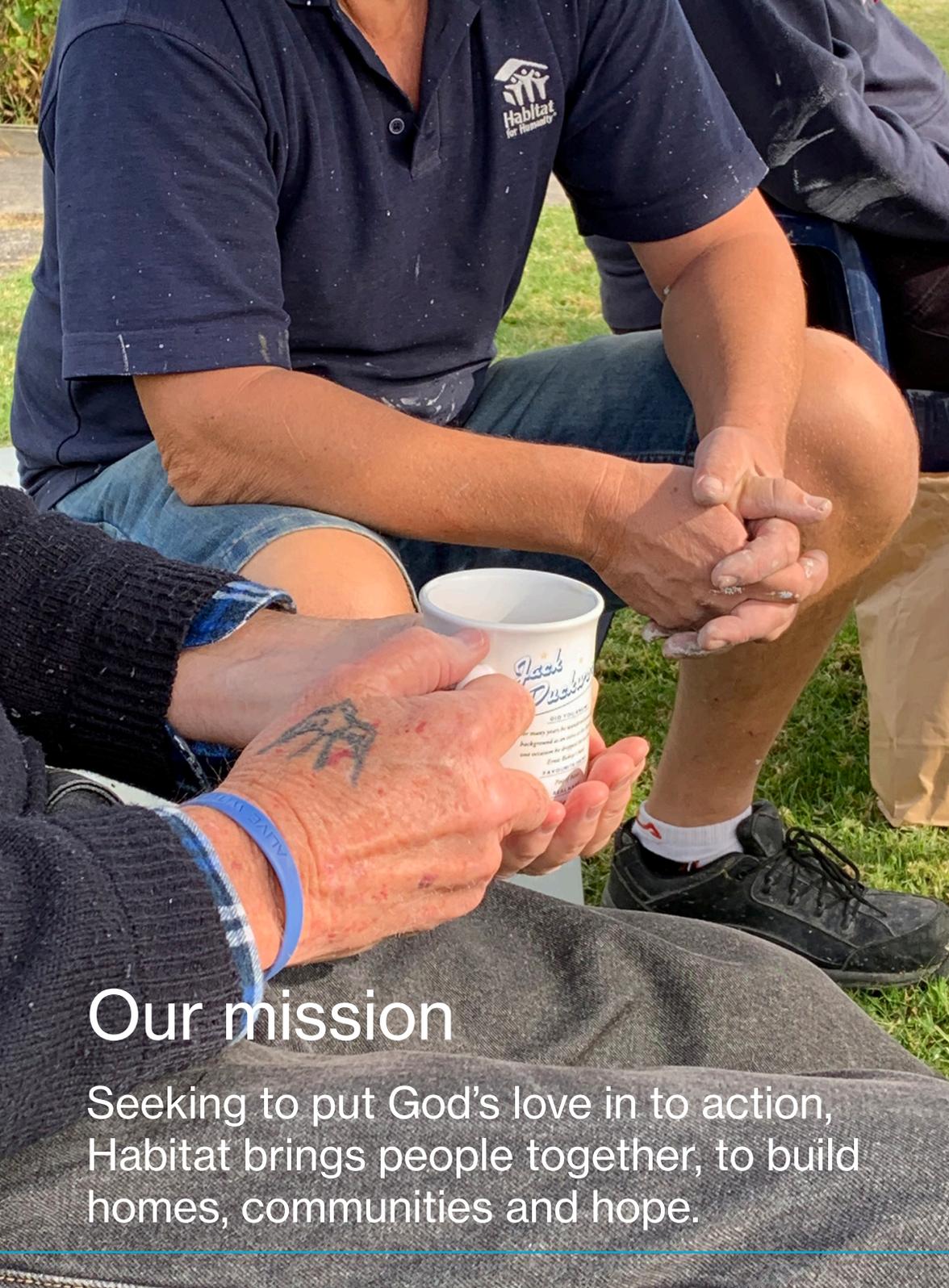
As always none of this would be possible without the amazing team that every day help to make a difference for those who are in housing need across the region. A thanks also to my Board of Directors who also give freely of their time and expertise helping to make a real difference in our community. Both these groups have seen changes as retirements and resignations have seen some leave and new people take their place. I am very thankful for each and every one of them.

Finally, it has been my honour to serve the wider housing community as the Co-Chair of the Waikato Regional Housing Initiative, Housing Manu Taki for the Waikato Wellbeing Project and as a council member of Community Housing Aotearoa. Each of these initiatives help make our communities stronger and more resilient.



Nic Greene
Chief Executive



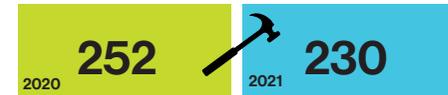


A world where every one has a decent place to live

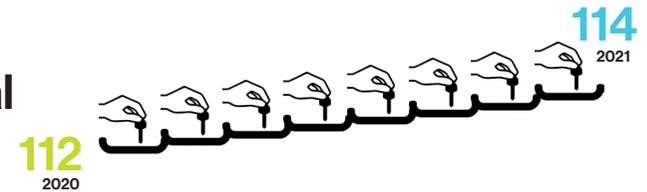
Habitat Central continues to innovate and build on existing programmes that are achieving real outcomes for whanau across the region. Here's some of the numbers that help to tell the story.



home repair interventions



social rental tenancies



2.52M



43

families in Progressive Home Ownership



8 community workshops

Our mission

Seeking to put God's love in to action, Habitat brings people together, to build homes, communities and hope.



Every year Habitat for Humanity Central Region's Board of Directors makes an award for distinguished service, which goes to someone who has gone above and beyond to work towards the Habitat vision, and who personifies the Habitat mission principles. This year's Directors Award for Distinguished Service was given by Habitat Central Chairman John Gallagher to Brett and Sheralyn Goddard, who own and manage our preferred electrical supplier Alpha Electrical Services.

Progressive Home Ownership

Habitat's Progressive Home Ownership is a rent-then-buy system, with a strong emphasis on partnership between Habitat and the future homeowners. This is for low to mid-income whanau who otherwise wouldn't be able to achieve home ownership without some support. They make affordable rent payments based on their family income, which go towards an eventual deposit.

Te Kaarearea is a newly developed mixed tenure Hamilton community, where Habitat Central has been working in partnership with Waikato Tainui and Golden Homes to deliver 12 Progressive Home Ownership homes for Waikato Tainui whanau. This is supported by \$3 million of Government loan funding.

WAIKATO
TAINUI



Seven houses were completed this financial year, with whanau moving in and embarking on their home ownership journey with Habitat. The homes received blessings from hapu Ngati Wairere in small ceremonies attended by family's loved ones and Habitat Central staff.



Erin Lakeland and Joseph Tumai with their children Aria and Arama.

Housing update

Partnership with Te Runanga O Kirikiriroa in Hamilton

Habitat for Humanity Central Region is working with Te Runanga O Kirikiriroa to build 36 houses in Hamilton as a part of the Te Puawaitanga o Nga Waka project. This exciting new project is a Kaupapa Māori, mixed tenure, community housing development which will complement the Runanga's previous builds in Shakespeare Ave, Hamilton, which began in 2014. The overall aim is to support revitalisation and ongoing development of a community via an affordable, long term, whole-of-life set of housing solutions. Te Puawaitanga is also aimed at addressing the lack of available healthy, appropriate and affordable homes, and provide wrap around support services for whanau to achieve healthy, appropriate and affordable homes. With the design phase underway, construction is expected to begin in 2022.



WAIKATO HOUSING INITIATIVE

Habitat Central's CEO Nic Greene is co-chair of the Waikato Housing Initiative, a collective of passionate leaders that have a vision to change the current status quo of housing across the region. Supported by the Waikato Plan, this initiative sets out to lead, connect and facilitate the delivery of affordable, quality and accessible homes in the Waikato.

Wellington regional committee

Following the recommencement of housing programme delivery in the Wellington region, we sought to establish some local representation from within the sector. This includes the recruitment of a Business Development Manager who will also support the Wellington-based Director Mark Patchett alongside the regional committee.

Te Kaarearea future homeowners



“ Without Progressive Home Ownership, we probably wouldn't be in a house for another 10+ years. ”

“ We were just working hard for him (Sonny) but now we will be working hard for our future. ”





“

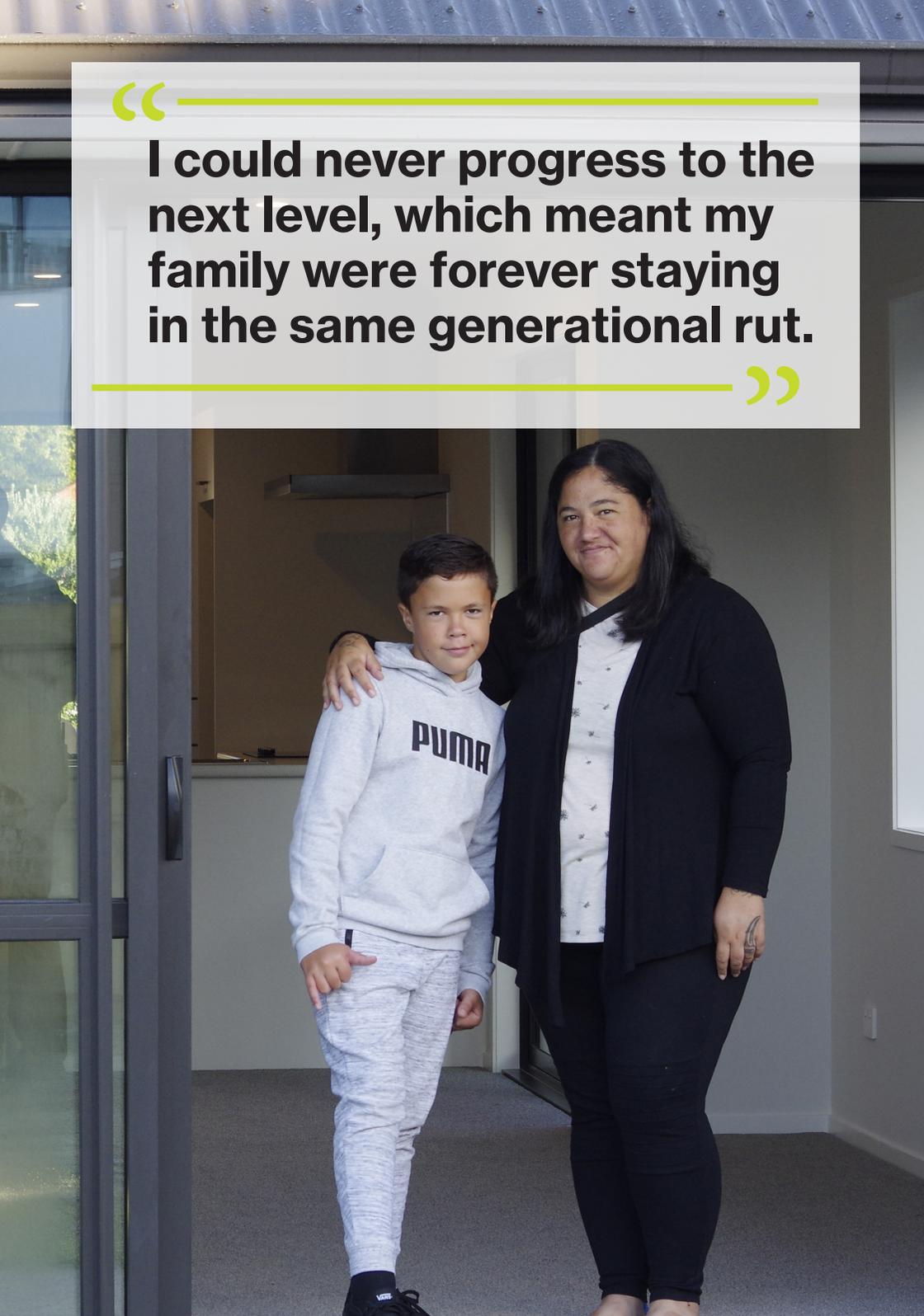
I think this is more than a house to us. This is a home.

”

“

I could never progress to the next level, which meant my family were forever staying in the same generational rut.

”



‘Phenomenal’ transformation to homeownership with Habitat for Humanity

Hamilton woman Jane Caffery said achieving home ownership with Habitat for Humanity has been “phenomenal” – it gave her the opportunity to raise her children without burden and stress of renting.

Jane (42) and her daughters, Brianne-Rose (22), Naomi (21) and Moana-Jane (15) are now co-owners of their Hamilton home. They embarked on this journey in 2011, previously living in a small, damp and cold house.

At the time, they were living in Huntly but needed to be closer to the hospital for Moana-Jane’s frequent visits. Jane was also going through a tough time with a relationship separation.



I knew I wanted my three daughters to have stability in this changing world, when it’s so hard to own your own home.



Jane said the 10-year Progressive Home Ownership process is “fair, diligent and caring,” and helps to prepare whanau for independent home ownership. She said the permanency of her home gave her the opportunity to raise her children without rental “burden and stresses.”

During her homeownership journey, Jane transitioned from her undergraduate degree to working full time at Waikato Institute of Technology (Wintec) and is currently pursuing a doctorate as well. Brianne-Rose and Naomi are both pursuing a masters’ in accounting while Moana-Jane is in high school.



 Hamilton



“

So once the children move out, they've got a home to come back to. They've got a **backbone.**

Brianne Beets, Habitat Homeowner (2021)

”

Brianne Beets (39), a Tokoroa butcher and single parent of five, achieved her home ownership dream in 2020, after 12 years of partnering with Habitat for Humanity Central Region. She began her Progressive Home Ownership journey alongside her former partner, with a strong desire to provide a stable and secure life for her children. After separating, Brianne continued with Habitat as a single parent to her two sets of twins, at the time aged three- and four-years-old. Habitat Central CEO Nic Greene said Progressive Home Ownership is geared to support families through life's challenges, with rent and payments normally set at no more than 30 per cent of household income, saying Brianne has shown incredible self-determination and resilience to reach her goal. Now an independent home owner, Brianne had plans to renovate and update her home, starting with the bathroom.



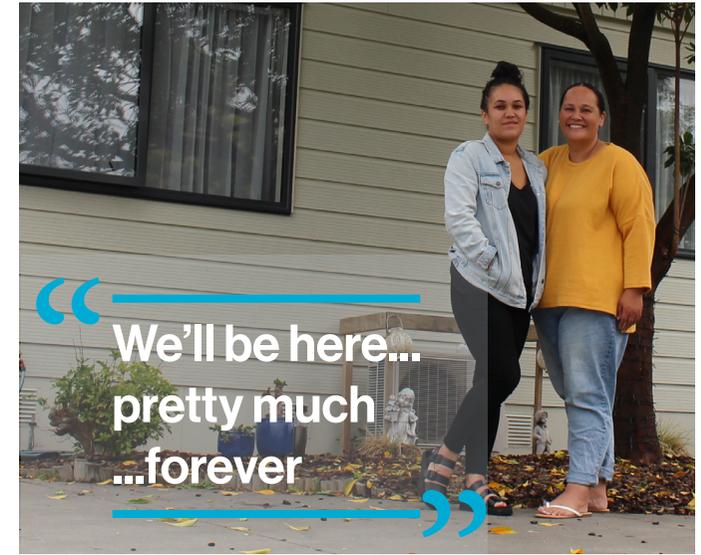
 Tokoroa



Kihikihi



Habitat Central Region came together with the trustees and residents of **Alma Brotherhood Court, Kihikihi**, to celebrate a milestone in its 30-year history. Habitat for Humanity Central Region assumed operation of Alma Brotherhood, a retirement village, in March. The Alma trustees will continue to be involved with pastoral care in their volunteer roles. Habitat is very much looking forward to continuing to help provide a decent place to live for the residents well into the future.



Gisborne single parent’s journey to home ownership

Gisborne homeowner Michelle Leaf began her Progressive Home Ownership journey with Habitat as a single parent of seven children – and is now proud to say her home is “full” with her six beautiful mokopuna.

“We are just so excited and happy and just so grateful for Habitat for everything that they have done for us... we’d never have been able to own a home,” Michelle Leaf said.

“ **It is truly that feeling of this is our home and what we have done. It’s amazing.** ”

Michelle began her home ownership journey with Habitat in 2009 after leaving a housing New Zealand house. After a relationship separation, Michelle took on the home by herself, and completed her home ownership journey with Habitat, pleased to provide a decent and safe environment for her future generations. She’s already planning to renovate.

“I’ve got a whiteboard and I’ve written our home and personal goals. I’m really excited”.

Owning a house has provided Michelle the strength and stability to attain goals in her personal as well as professional life. When she first began with Progressive Home Ownership, she was a stay-at-home mum. She progressed to her first job in retail during her homeownership journey and has been working at Mitre 10 for the past three years.

Talking about the house, Michelle is excited to get hands-on with some renovations, starting with the kitchen and bathroom – and using what she’s learnt through working in a trades environment.

The Leaf’s house build was supported by their family and friends and also by a group of American volunteers on Habitat’s Global village trip led by Habitat Central’s Chief Executive Nic Greene. Recalling those memories, Michelle said that it gave her an “amazing” feeling of ownership.

Greene fondly recalls the experience of building Michelle’s home, and has congratulated her on reaching her goals.

“I remember the fun we had building (her) house but also the hard work that she has done since then to achieve the goal of ownership,” Greene said.



Home Repair

Whanau empowered with home maintenance



Habitat's Home Repair Programme is an affordable, no-interest solution for eligible homeowners to achieve critical maintenance and repairs, which they otherwise wouldn't be able to access or afford.

During 2021, Habitat Central completed over 200 repairs, ranging from weathertightness and structural elements, to plumbing and electricity, heating and accessibility.

Habitat Chief Operating Officer Nathan Collins said this year we've grown our home repair team, and also delivered a change in the way whanau engage with the programme, with education workshops helping people to

become more empowered.

"What we're seeing is that whanau are taking extra care to maintain their home once the Habitat repairs are completed."

Habitat Central Operations Manager Alayne Duthie said that whanau often give feedback that the repairs have not only resulted in a healthier place to live, but their home is also safer.

One parent said to me: 'I can finally bath my kids without worrying about falling through the floor.'

"Another told me that without Habitat, they were at a loss to figure out how to make their home warm and dry for their whanau."

Our partnership with Te Puni Kokiri and Waikato Tainui supported us to extend our reach to Waikato Tainui whanau through a pilot programme - Toi Ora Whare, Toi Ora Whanau.

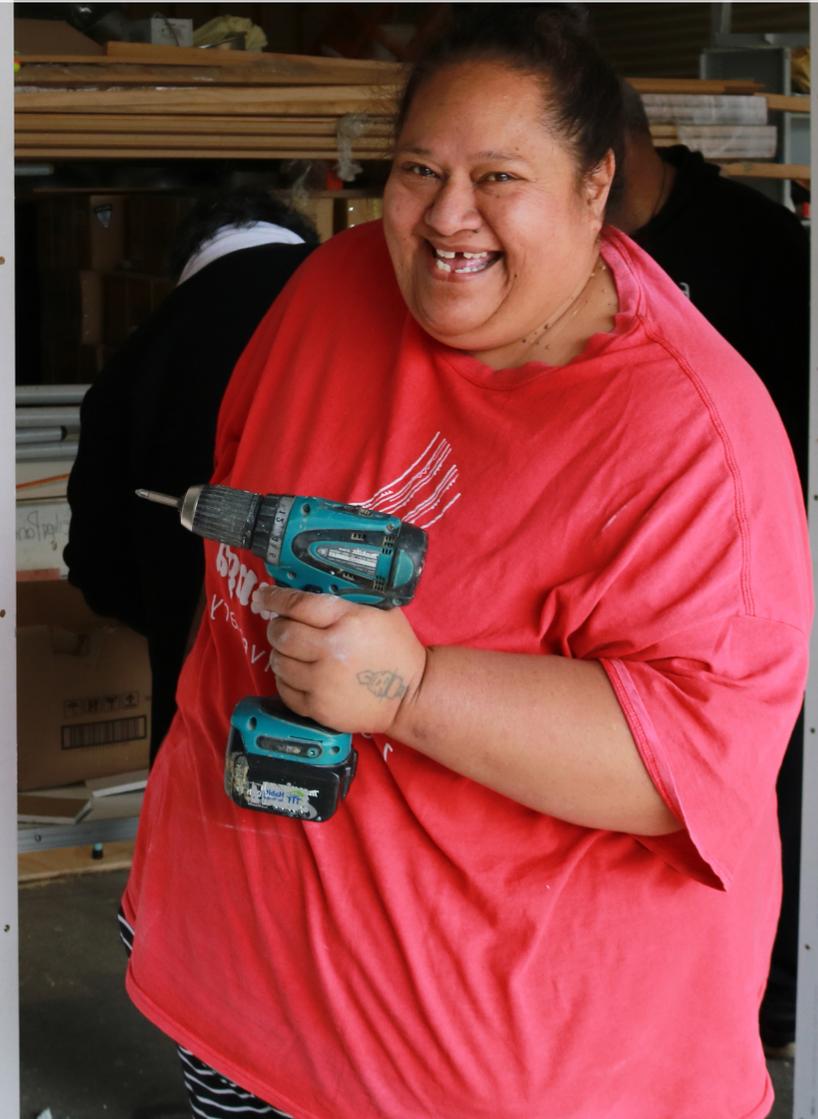
Habitat's home repair programme is supported by BNZ.



“

A consistent stream of applications came through the Home Repair Programme with over 200 essential repairs completed on homes.

”



Toi Ora Whare, Toi Ora Whanau



A group of Waikato Tainui whanau met at the Habitat Central depot (in Hamilton) in September to take part in workshops on home maintenance and energy efficiency. This is part of the Toi Ora Whare Toi Ora Whanau pilot programme, a partnership between Habitat, Te Puni Kōkiri and Waikato-Tainui. Workshops included how to patch a wall hole, fixing a door handle, heating and ventilation advice (with support from Alpha Electrical), and affordable energy. Habitat Central is part of WEL Energy Trust's Affordable Energy for All programme, aimed at helping people experiencing cost of energy-hardship.

WAIKATO
TAINUI



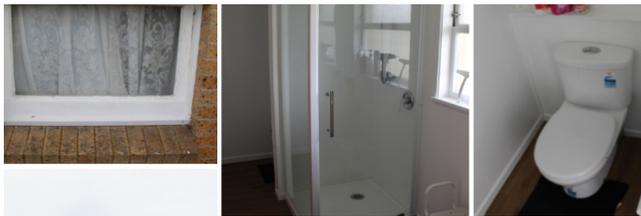
Te Puni Kōkiri
MINISTRY OF MĀORI DEVELOPMENT



Habitat
for Humanity®
Central Region New Zealand



Before



After

Huntly

Home repair work in Huntly for a deserving whanau

The applicant's mokopuna suffers from severe asthma and eczema, which was getting worse due to cracks/gaps in the roof, broken window, and poor bathroom condition. Habitat fixed the roof and window, renovated the whole bathroom, installed a handrail for accessibility, and an exhaust fan for ventilation.



Tokoroa

“

Something to pass on to my favourite mokopuna. It'll give her a good start in life.

”

Evelyn Gerrard (69), pictured here with her granddaughter Jaelyn (11), contacted Habitat for Humanity Central Region in 2017 looking for some urgent repair works to preserve the house for her future generations. The work was completed in the same year which included installing a new roof, rewiring the house, and fixing underfloor insulation. The work was undertaken as a part of Habitat's Home Repair Programme where Habitat conducts critical repair works for low income whanau for affordable interest free payments over a period of three to five years, supported by BNZ. Evelyn this year completed all her payments and is thankful to Habitat for helping her to have a decent house to live in.

“

“I wouldn't have been able to do my bathroom. It would have just been impossible, so a huge thank you to Habitat for Humanity.

Moira McDonald, Home Repair Programme recipient

”



 Tauranga

Healthy outcomes with Home Repair Programme

“

As soon as a heatpump got put in his hospital admissions went down really fast.

Marlene Ahuriri, Home Repair Programme recipient

”

 Tokoroa

Visiting hospital every week for their grandson's deteriorating health due to a severe condition, a family in Tokoroa got much needed help through Habitat's Home Repair Programme. After four years of affordable interest-free repayments to Habitat's home repair programme, the Ahuriri whanau has finished paying off two heat pumps, which they say reduced hospital admissions for their grandson (6).

Healthy homes and whanau



HomeFit is an inspection-based assessment of the health, comfort, energy efficiency and safety of New Zealand homes. During 2020, Habitat Central achieved certification with HomeFit, giving homeowners full confidence for us to carry out healthy homes assessments. Habitat Central currently has one certified staff member.



A crucial part of the Government's Healthy Homes standard is heating and insulation. Habitat Central helps eligible whanau to get subsidised heating and insulation through **Warmer Kiwi Homes**, an Energy Efficiency and Conservation Authority programme.

During 2020-21, we helped over 20 families with floor or ceiling insulation and over 25 families to have heat pumps installed.

Habitat Central has partnered with **Skinny Jump** to help provide a low-cost prepaid broadband service for eligible Kiwi homes. This costs only \$5 for 30GB of data, no contracts or credit checks, and the modem comes free of charge.



OurPower is an electricity retail brand of WEL Networks. Their aim is to keep pricing simple for customers and provide low cost electricity to the Waikato. Habitat Central helps support whanau to understand their power bill, switch to the lowest cost electricity provider, and provides access to information on energy efficiency, plus skills around financial and digital literacy.



The **Healthy Homes Standards** mandate specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.



From duct tape to painters tape

Grateful for critical repair work completed by Habitat, a whanau in Horotiu (Waikato) feels much more confident and motivated to make sure their homestead remains suitable for future generations.

Referred through Toi Ora Whare, Toi Ora Whanau, a pilot programme with Waikato Tainui, Whare Ora and Te Puni Kokiri, Habitat Central undertook this critical repair work as part of our Home Repair Programme. Work spanned weathertightness, insulation, safety, water and sanitation.

“ **Our kids, their kids, their kids...it's our homestead.** ”

The family was thankful for the repair work and happy to see how affordable it was. Now living in a much healthier home, the homeowner said they now feel more safe and secure, and feel motivated to keep the house warm, clean and dry.



Habitat's Home Repair handyman Murray Pinkerton helped to replace and repaint a Horotiu whanau's bathroom (before, left, and after on the right).

Student army

Waikato Diocesan School for Girls (Hamilton) and St Oran's College, (Wellington) partner with Habitat Central to learn about social justice and Habitat's hand-up, not a hand-out philosophy.

Over 120 Year-10 students from Diocesan volunteered with us in December to help whanau paint the outside of two houses in the Waikato region over four days. The houses had previously been through Habitat's Home Repair Programme to get urgent repair done. Due to bad weather on one of the days, a fashion show was organised at the Te Rapa ReStore, where they could use anything available in the store.

Then, in March, 17 St Oran's College Year-10 students and teachers volunteered with us to paint the outside of Pomare Community Hall in the Lower Hutt community.



Paint for all our housing programmes is generously supported by Dulux.

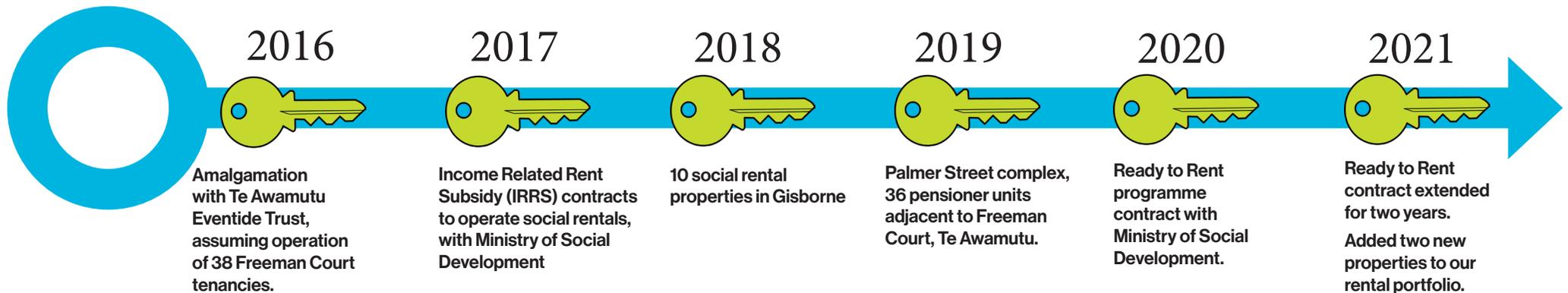


“ It's a bonding experience for all of us and it makes us feel good doing something for the community. -St Oran's student ”



Social and affordable rental

Habitat Central's social rental tenancies for older people continued to increase during 2020, as more private landlords turned to Habitat as a solution for property management. These managed tenancies help to provide security of tenure and affordable rent via the Income Related Rental Subsidy programme, for people who are registered with Ministry of Social Development as being in housing need. In Te Awamutu, Habitat Central owns and operates Freeman Court, an independent living facility for 40 residents, and 36 one bedroom units for older people.





“ You get a feeling of happiness about it. Delivering meals to older people - and they are so appreciative about it - that makes me feel good. ”

Te Awamutu

Committed to the community

Meal delivery volunteer and a future Freeman resident, Sandy Kelman (85) started volunteering at Freeman Court in October last year soon after the Covid-19 lockdown was lifted.

“You know, you get a bit depressed always watching television and reading books,” Sandy said.

After living by himself for the past 11 years, Sandy loves going out, meeting new people and feels volunteering is a great way to keep active and “do something for the community”. He is moving in at Freeman in August 2021 so that he doesn't have to worry about his house, taxes, insurance and other utilities anymore and plans to continue delivering hot midday meals to older people in the Te Awamutu community.

This year Freeman Court has delivered 5123 meals with the help of 18 amazing volunteers and staff members.

Freeman Court's meal delivery service is for older people who enjoy the independence and comfort of their own home, and would also like to enjoy a delicious hot meal at midday, without having to cook.

Life at Freeman Court calls for plenty of celebrations and activities, supported by staff, families and friends of residents.





Habitat Central Chief Operating Officer Nathan Collins delivering the Ready to Rent workshop.

“

I have much more **confidence** in myself and **ability to secure** a private rental.

We’ve all applied and been denied. I’ll be taking from this course the **confidence** that you have all given to me.

I am very **confident** and **learned** a lot more about how to **budget** and about interest.

Understanding what **maintenance** is required from a **tenant** was and is a **great tool**.

One of the things that stood out for me was knowing my **rights as a renter** and knowing what the law says about what the landlords can do. I feel I’ve got that **knowledge**.

”

Ready to Rent

Habitat Central has partnered with the Ministry of Social Development to deliver its Ready to Rent programme in Hamilton. The workshop aims to encourage people who are living in emergency housing or transitional housing or who are finding it very difficult to secure a rental. The two day workshop increase participants knowledge of tenancy law, managing money, maintaining a warm healthy home, interviewing skills and interacting with their landlord.

ReStore and Reuse Centre

During 2020 and the first part of 2021, ReStore and Reuse worked to recover from the impact of Covid-19. The opening of Hamilton's Lincoln Street Reuse Centre in September 2020 was an important addition to our social enterprise that helps to raise funds for the mission. We operate at Lincoln Street in partnership with EnviroNZ.

Our Reuse and ReStores were also a critical part of the rollout of a key sponsorship partnership with AMI, with all stores participating in a challenge to help raise awareness about housing decency.



“ I love working here
- Casey, Hastings ReStore ”



Gisborne ReStore volunteer Carol Tautahi.



Habitat builder Murray at Lincoln Street Reuse store.

AMI and Habitat - safe and healthy homes, together.



Waikato University students, Penny Wallis (top) and Zachary Skelling (bottom), volunteering at Te Rapa ReStore to help with stocktake.

Habitat for Humanity® Central Region New Zealand **ReStore**

Habitat for Humanity Central Region
Published by Sagar Kochhar · 24 June ·

As this is the national volunteer week, we would like to take this opportunity to introduce Helen Neale, our longest standing volunteer at the Te Awamutu ReStore. Helen started with Habitat leading Global Village Builds overseas from 2009 to 2013. In 2010 Helen saw that our shop was due to open. While the store was still being set up, Helen came and introduced herself and promptly got involved with the shop. Since then Helen has volunteered one day a week in the shop (over 1700 hours in total) and says that she hopes to continue for many more years. Habitat for Humanity ReStore Te Awamutu #NVW2021 #mahitahi #teamwork #tautoko #support #whakamihia #appreciate #volunteers #thankyou #AotearoaOfKindness #Habitatforhumanity #Habitatforhumanitynz #HabitatReStore



Hastings ReStore



Gisborne ReStore



Te Awamutu ReStore



Glenview ReStore



Taupo Reuse



Rotorua ReStore



Te Rapa ReStore



Lincoln Reuse

ReStores all over New Zealand participated in a competition in May where they had to recreate Habitat sponsor AMI's advert from things that are available in the ReStores.

Business Support

A big thank you to all trusts, foundations, individuals and businesses who have supported us over the last year. Thanks for your support of our mission of a world where everyone has a decent place to live. We are committed to helping as many families as we can and to continuously develop the ways we help so we can meet the diverse need of our communities.

Glenice & John
Gallagher Foundation

GALLAGHER
CHARITABLE TRUST BOARD INC

WEL ENERGY TRUST
www.welenergytrust.co.nz

Rotorua energy
charitable Trust

WAIKATO
HOUSING
INITIATIVE

Alpha Electrical
WHEN QUALITY COUNTS

Te Puni Kōkiri
MINISTRY OF MĀORI DEVELOPMENT

MINISTRY OF SOCIAL
DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

WAIKATO
TAINUI

GOLDEN
HOMES

SABRE
DEVELOPMENTS

C.F. Reese
PLUMBING

ami

Warmer
Kiwi
Homes.

EDWARDSWHITE
REGISTERED ARCHITECTS

Dulux

EnviroWaste

TE AWAMUTU
RSA

Wintec
WAIKATO INSTITUTE OF TECHNOLOGY

TOYOTA
EBBETT
TOYOTA

euflooria

NEW ZEALAND
WOMEN IN ROOFING

ASSA ABLOY
Opening Solutions

Statement of Comprehensive Revenue and Expense

FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020		2021	2020
	NZ\$	NZ\$		NZ\$	NZ\$
Revenue from Non-Exchange Transactions					
Donations	53,336	163,540	Property subsidy provision	78,563	86,629
Gifts in kind	9,603	15,630	Rates	148,125	127,203
Grants	27,654	-	Rental paid	5,549	5,255
Insurance Claim	120	554	ReStore Expenses	1,532,593	1,408,001
Volunteer Labour ReStore	607,792	499,579	Employee benefit expense	1,304,485	1,156,948
Volunteer Labour Construction	28,560	1,469	Stationery, printing & postage	10,118	8,253
Total Revenue from Non-Exchange Transactions	727,065	680,772	Travel	37,378	27,515
			Utilities	50,889	48,755
Revenue from Exchange Transactions	NZ\$	NZ\$	Volunteer Labour ReStore	607,792	499,579
Grants - Government Agency	150,780	248,408	Volunteer Labour Construction	28,560	-
Home Repair Programme Income	438,904	981,173	Volunteer Labour Freeman Court	-	1,469
Services Income	77,297	960	TOTAL EXPENSES	5,187,581	4,993,498
Partner family service charges	64,727	89,850			
Rental income	1,445,527	1,313,579	Finance activities	NZ\$	NZ\$
Restore income	2,524,531	1,926,462	Finance income	125,268	72,212
Total Revenue from Exchange Transactions	4,701,766	4,560,432	Finance Costs	(88,283)	(70,519)
			Net Surplus/(Deficit) From Finance Activities	36,985	1,693
TOTAL REVENUE	5,428,831	5,241,204	NET SURPLUS FOR THE YEAR	278,235	249,399
Expenses	NZ\$	NZ\$	Other Gains/(Losses)		
Advertising and promotion	24,467	13,101	Gain on sale of assets	19,829	102,531
Accounting & Audit fees	19,690	12,968	Depreciation Recovered	18,453	18,860
Bank fees	2,736	2,292	Gain on distribution received	1,549,000	837,752
Computer costs	69,656	22,317	Fair value gain on other acquisition	285,000	-
Depreciation	303,529	291,609	Fair Value gain/(loss) on Mortgage-	484,986	21,504
General expenses	199,724	171,049	-Receivables & Borrowings		
Home Repair Programme Expenses	392,237	757,971	Total Other Gains/(losses)	2,357,268	980,647
Insurance	99,908	87,865			
Levies to National Support Centre	173,568	129,625	Total Comprehensive Income and Expenses	2,635,503	1,230,046
Meetings, conferences and training	14,373	22,870			
Phone, fax, email	11,209	12,745			
Professional services	37,312	27,214			
Property expenses	35,120	72,265			

Statement of Changes in Net Assets

FOR THE YEAR ENDED 30 JUNE 2021

	Share Capital NZ\$	Revaluation Reserve NZ\$	Retained Earnings NZ\$	Total NZ\$
Balance 1 July 2019	100	238,100	12,896,667	13,134,867
Total comprehensive income for the year	-	-	1,228,624	1,228,624
Reclassification to Retained Earnings	-	(238,100)	238,100	-
Balance 30 June 2020	100	-	14,363,391	14,363,491
Balance 1 July 2020	100		14,363,391	14,363,491
Total comprehensive revenue and expenses for the year	-	-	2,635,503	2,635,503
Balance 30 June 2020	100	-	16,998,894	16,998,994

Statement of Financial Position

FOR THE YEAR ENDED 30 JUNE 2021

	2021 NZ\$	2020 NZ\$		2021 NZ\$	2020 NZ\$
Current assets					
Cash and cash equivalents	1,804,757	1,442,377	Trade & other Receivables	561,746	452,680
Mortgage Receivables Current	450,404	276,523	GST paid in advance	18,160	19,748
Trade and other receivables	352,713	581,247	Tenancy bonds	-	(1,092)
Stock	219,743	216,151	Construction in progress	5,217,138	23,115
Total current assets	2,827,617	2,516,298	Total non-current assets	23,293,442	16,253,922
Current liabilities			Non- current liabilities		
Trade and other payables	850,918	548,414	Home Repair Programme	66,813	35,504
LTSPA GST Provision	16,466	32,862	Property subsidy provision	175,357	173,375
Grants unspent at year end	46,721	10,812	LTSPA GST Provision	130,607	185,854
Borrowings - current portion	1,654,278	350,212	Home Repair GST Provision	71,837	51,317
Total current liabilities	2,568,383	942,300	Borrowings - term portion	6,109,068	3,018,379
Working Capital Surplus / Deficit	259,234	1,573,998	Total non-current liabilities	6,553,682	3,464,429
Non-current assets			Net assets	16,998,994	14,363,490
Property, plant and equipment	7,728,584	6,157,292	Equity		
Properties held to provide a social service	1,294,863	1,444,701	Share Capital	100	100
Properties held to provide a social rental	6,858,092	5,733,407	Revaluation Reserve	-	-
Mortgage Receivables	1,614,859	2,424,071	Retained earnings	16,998,894	14,363,390
			Total equity	16,998,994	14,363,490

Statement of Cash Flows

FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020		2021	2020
	NZ\$	NZ\$		NZ\$	NZ\$
Cash flows from operating activities					
Cash was provided from:			Cash was applied to:		
Grants, Donations, Fundraising received & ReStore Income	2,804,858	2,354,140	Purchase of Property, Plant and Equipment	(404,259)	(604,272)
Housing Income	1,377,796	1,488,827	Purchase for construction in progress	(4,923,919)	-
Home repair income	814,845	413,449	Return of Deposit/(Deposit Paid) on Social Rental	-	692,000
Interest received	(36,799)	19,722	Purchase of property for Social Rental	(53,114)	(2,600,889)
GST	-	20,597		(5,381,292)	(2,513,161)
	4,960,700	4,296,735	Net cash inflow (outflow) from investing activities	(4,406,098)	(788,520)
Cash was applied to:			Cash flows from financing activities		
Home Repair Programme	(40,662)	(633,544)	Cash was provided from:		
Payments to suppliers	(874,516)	(882,303)	Proceeds from Borrowings	4,386,760	1,128,254
Payments to employees	(1,301,125)	(1,118,103)		4,386,760	1,128,254
Tithes and Levies	(129,232)	(142,825)	Cash was applied to:		
Interest expense	(84,156)	(53,971)	Repayment of Borrowings	(266,721)	(108,162)
ReStore Expenses	(1,422,141)	(1,313,415)		(266,721)	(108,162)
GST	(442,429)	-	Net cash inflow (outflow) from financing activities	4,102,039	1,020,092
Total outflow from operating activities	(4,294,261)	(4,144,161)	Net (decrease)/ increase in cash held	362,380	384,146
Net cash inflow from operating activities	666,439	152,574	Cash and cash equivalents at start of year	1,442,377	1,058,231
Cash flows from investing activities			Cash and cash equivalents at end of year	1,804,757	1,442,377
Cash was provided from:					
Proceeds from Sale of Property, Plant & Equipment	251,480	647,607			
Managed Properties Income	(1,092)	(143)			
Funds received LNI Acquisition	-	119,472			
Funds received from Mortgage Receivables	724,806	957,705			
Net cash flow from investing activities	975,194	1,724,641			



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