



## Statement of Intent 2022/23 – Tracking Report Quarter 2 – December 2022

### PERFORMANCE TARGETS

#### Goal 1: Develop and maintain existing housing stock

Description	Starting Point	Target	Results to 31 Dec 2022	Comments
<p>Have all occupied housing stock at a 3 Star* rating or above by 2025.</p> <p><i>*A rating system from 1 to 5 Star, 5 Star being the highest.</i></p>	Housing at a 3 Star rating or above as at 30 June 2021: 193 of 205	2023: 196 of 205 2024: 200 of 205 2025: 205 of 205	195 of 205	Two units have been raised to a 3 star rating, a third unit will be refurbished in the next few months.
Maintain average month end occupancy at above 95%	Average month end occupancy 2021: 97%	2023: >95% 2024: >95% 2025: >95%	At 97%	
Be responsive to urgent maintenance requirements or resident health and safety needs	<p>Maintenance requests from tenants are recorded electronically and are subsequently responded to in accordance with their priority.</p> <p>Service Contractors are engaged with regard to their ability to provide prompt and reliable services to our tenants.</p>	<p>Electronic recording indicates maintenance requests are assessed and addressed promptly.</p> <p>Service contractors are engaged in accordance with the priority of the maintenance request.</p>		General maintenance is being completed promptly. There have been no emergency maintenance events in the last 6 months.

#### Goal 2: Increase the number of housing units.

Description	Starting Point	Target	Results to 31 Dec 2022	Comments
MCT will have a total of 250 housing units by 2030	As at 30 June 2022: 205 units	2023: 217 2024: 219 2025: 221	Corrick Building Consent not yet granted, quotes for construction costs and financing will occur	MCT is working toward accessing CHP registration. If successful funding and

			once consent has been granted.	timelines will alert from target.
Collaborate with the MDC in defining, developing, and refining a strategy to address housing needs for elderly and disabled residents in the Manawatu.	Availability of suitable land and residential planning regulations have been assessed	2023: Agreement reached on co-operative goals 2024 – 2025: Advancing goals as determined above		

### **Goal 3: Develop services promoting health and wellbeing**

<b>Description</b>	<b>Starting Point</b>	<b>Target</b>	<b>Results to 31 Dec 2022</b>	<b>Comments</b>
The promotion of wellbeing services promoting the improvement of lifestyle, health and welfare and creating a sense of community for the benefit of the residents of the Manawatu.	Needs assessment developed in association with Manchester House.	2023: Outcome decisions made, and planning commenced for community facility 2024 – 2025: Continue development of community facility.		
Continue to offer Manawatu residents the option of rentals at no more than 30% of the superannuation and accommodation benefits available.	April 2022: Highest rental at 25.7% of single superannuation benefit (as at Apr21) including 100% of available accommodation supplement.	2023: <30% 2024: <30% 2025: <30%	Currently highest rental (\$181) is 25% of current Super for single person receiving full accom supplement.	

### **Compliance and Financial Performance Targets**

<b>Description</b>	<b>Starting Point</b>	<b>Target</b>	<b>Results to 31 Dec 2022</b>	<b>Comments</b>
Provide financial reporting to the MDC as required applying PBE SFR (PS) Public Benefit Entity Simple Format Reporting - Accrual (Public Sector)	Meet half yearly and annual reporting deadlines set by MDC and Audit NZ	2023 - 2025: Reports submitted on time and to the satisfaction of MDC	Will not be achieved	MDC requested unaudited reports to be received by 30 <sup>th</sup> Sept – this was completed on time. Audit missed the 30Nov deadline and will be completed on 21 Feb23
Meet ANZ financial undertakings as per our loan agreements to maintain an effective equity / total tangible	As at 30 June 2021: 84%	2023 – 2025: ≥ 50%	83.9%	

asset % greater or equal to 50%				
Maintain an interest coverage ratio of EBITDA to interest at above 3	As at 30 June 2021: 7.9	2023 - 2025: >3	Ratio = 6.9	

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**Tyson Schmidt**  
**Chairperson**  
**Manawatu Community Trust**