



Office of the Mayor

7 March 2025

Manawatū Community Trust
Liam Greer (Chair)
FEILDING

Dear Liam

Statement of Expectations for Manawatū Community Trust 1 July 2025 – 30 June 2026

Manawatū District Council values the important contribution Manawatū Community Trust (MCT) makes to our vision of “Proudly Provincial. A great place to land - Wehi nā te kāinga taurikura nei ki tuawhenua”.

This Statement of Expectations provides direction to assist the Trust in preparing its required Statement of Intent (SOI) as a Council Controlled Organisation for the three years 2025 – 2028. It also clarifies Council’s expectations on how MCT and Council can work together for maximum community benefit.

1.0 Strategic Direction

Manawatū District Council’s vision is:

Proudly provincial. A great place to land - Wehi nā te kāinga taurikura nei ki tuawhenua

Manawatū Community Trust has an important role to play in helping Council achieve its strategic priorities to achieve our vision. Although all priorities are relevant, of particular focus is the priorities of a place to belong and grow, and value for money and excellence in local government.

Manawatū District Council’s Strategic priorities are:

- **A place to belong and grow. He kāinga e ora pai ai te katoa - We provide leisure and sports facilities and support community activities to encourage social and cultural well-being for everyone.**
- A future planned together. He kāinga ka whakamaherea tahitia tōna anamata e te hapori tonu - We work with all parts of our community to plan for a future everyone can enjoy.
- An environment to be proud of. He kāinga ka rauhītia tōna taiao - We protect and care for the Manawatū District’s natural and physical resources.
- Infrastructure fit for future. He kāinga ka tūwhena tonu ōna pūnahahanga, haere ake nei te wā - We ensure the Manawatū District has infrastructure (water, roads, etc.) that meets the needs of the community now and into the future.

- A prosperous, resilient economy. He kāinga ka tōnui tōna ōhanga - We aim to make the Manawatū District a great place to live, to visit and to do business.
- **Value for money and excellence in local government He kāinga ka eke tōna kāwanatanga ā-rohe ki ngā taumata o te kairangi - We take pride in serving our communities. We focus on doing the best for the District.**

The overall result Council strives for is - Our people delivering great service and facilities to our community. MCT as a Council Controlled Organisation (CCO) is seen as an extension of Council striving towards this outcome.

2.0 Development of the Statement of Intent (SOI)

When developing Manawatū Community Trust's SOI, we expect that you will address the following:

Council's Expectations	Comment to Trust for preparation of SOI 2025 - 2028
Identify demand in the Manawatū District for affordable housing stock for seniors and disabled.	<ul style="list-style-type: none"> • Seek out partnerships including third party funding opportunities, grants and financing to ensure MCT remains financially sustainable
Contribute to community health and wellbeing in the Manawatū District by maintaining and developing the existing housing stock to be user friendly, adaptable, accessible, compliant, and safe.	<ul style="list-style-type: none"> • Focus on compliance • Focus on tenant health and safety
Contribute to community health and wellbeing by increasing the number of affordable housing units in the Manawatū District.	<ul style="list-style-type: none"> • Contribute to community health and wellbeing via diversified: housing tenure, neighbourhoods, and service offerings.
Practice good governance principles and sound financial performance.	<ul style="list-style-type: none"> • Succession planning for the continuation and development of MCT • Submit a 6mthly financial report and an audited annual report that meets the timelines of MDC and Audit NZ

3.0 Working together

One of Council's priorities is to establish and manage an effective working relationship based on mutual respect and trust with its CCOs. This means more than regular reporting, it means two-way dialogue and working together to achieve shared outcomes.

To achieve these aims, Council has the following expectations:

- Collaboration – MCT and Council will work together collaboratively to ensure MCT's policies and decisions represent the strategic direction and best interest of the Council and ultimately the community;
- Communication - Ongoing engagement between MCT and Council, both at a governance and operational level, to ensure that all parties are well-informed of each other's mandate and priorities. Council decisions are to be communicated in a positive manner and any concerns should be raised directly with Council Officers;

- Performance - The Trust is the most important monitor of MCT's performance. Council expects the Trust to advise regularly of its performance, implications for future performance, and risks and opportunities faced by the organisation. Reporting to Council is required six-monthly and annually with a no surprises approach to communication. Performance measures will be developed together;
- Partnerships - Strategic partnerships will be developed and maintained;
- Funding – In addition to the access through Council for reduced interest loans through the Local Government Funding Authority (LGFA) and Local Government New Zealand (LGNZ), opportunities to attract third party investment to be identified and actioned as appropriate.

Council will notify MCT of any actions or announcements that may affect the trust before any public announcement is made.

4.0 Responsibilities

The Council expects that MCT will:

- Achieve the objectives and performance measures as determined through the Manawatū Community Trust Deed, the Statement of Expectations, and the Statement of Intent;
- Align its strategic priorities to Council's wider strategic priorities;
- Manage financials in a prudent manner which promotes current and future interests of the community, ensuring efficient allocation of public resources;
- Provide audited financial statements which are prepared with generally accepted accounting practice;
- Work to mitigate risk through ensuring sound Health and Wellbeing practices. Reporting on Health and Wellbeing to be included in the 6-monthly reporting to Council;
- Uphold good governance practices, such as managing real or perceived conflicts of interest in line with Council's policy; be sensitive to the demand for accountability and transparency required by the status of a public entity; and retain good visibility over operational decision-making, managing risks in a proactive manner.

The responsibilities of Council are to:

- Enable access for reduced interest loans through the Local Government Funding Authority (LGFA);
- Support MCT to achieve the objectives of this Statement of Expectation, receiving and approving the draft and final Statement of Intent;
- Appoint trustees to the MCT board in accordance with the Trust Deed and Appointment of Directors Policy;
- Monitor MCT's performance as informed through the presentation of six monthly and annual reports to Council;
- Build and maintain a relationship of mutual respect and trust, including communicating in a positive manner about MCT's successes.

5.0 Accountability, monitoring and transparency

MCT is statutorily required to meet its obligations under Part 5 and Schedule 8 of the Local Government Act 2002 (LGA) including achieving the objectives of the Council, be a good employer, and exhibit a sense of social and environmental responsibility. The Act was amended with changes applicable from October 2019.

It is important to the Council that the people of the Manawatū District know that they can attend at least one public board meeting each year, even if the majority will not choose to do so. The Council sees MCT's AGM as the ideal opportunity to do this and encourages MCT to actively promote this to the public.

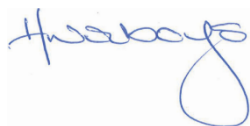
6.0 Timeline of the Statement of Intent (SOI)

20 March 2025	Draft SOI presented to Council
21 March 2025	Council recommended changes to the draft SOI sent to the Trust for consideration / inclusion
On or before 23 May 2025	Updated SOI delivered to Council Officers by MCT
05 June 2025	Final SOI presented to Council

We look forward to continuing our collaborative working relationship with MCT as a robust, professional, and viable organisation that is providing a modern healthy living environment, up to date, good quality, sustainable housing and health facilities that address the needs of the community to enhance the long-term wellbeing of Manawatu residents.

We thank the Trust and Employees of MCT for their work and collaboration as we move ahead together.

Yours sincerely



Helen Worboys

Mayor, JP