

2023 ANNUAL REPORT

Board Chair

Coming out of a rather intensive and disruptive 'covid' period, the focus of the Board during the 22/23 year turned to how best to support the organisation's updated longer term strategic direction around increasing both its community housing stock in order to meet unmet demand and the expansion of associated support services. Doing so in a period of uncertainty as the aspirational reforms of the health sector continue to be developed has been challenging for all concerned, not to mention doing so in a period of high cost inflation and supply chain issues.

But the completion of another housing project, the expansion of our well respected model of community care into Dunedin, and the introduction of new service initiatives in Christchurch are a testament to the resilience and capability of our staff and management team to deliver and our Board's stewardship function.

With another successful financial year behind us it has enabled the organisation, without compromising on existing service provision, to ensure a consolidation of its financial resources and assets so that it is best placed to invest in an appropriate level of housing growth and service expansion as risk uncertainty around health reforms, political changes and inflationary pressures are able to be clarified.

Comcare excels in delivering high quality services to our clients and will continue to look for new ways to support them in whatever health and housing sector changes evolve which is a reflection of the skilled and passionate staff working across the organisation. So, on behalf of the Board, thank you to you all.

At Board level a number of changes in the governance team have occurred during the year under review arising from both the departure of the previous long-serving Chair at the end of 2022 and the need to ensure, in light of further changes likely in the coming 2024 year as other long serving trustees bring their tenure to an end. We continue to maintain an appropriate mix of experience and skill sets to build on the work of past trustees. So in some regards a transitional year as we position ourselves for the future and I thank my fellow trustees for their support and commitment to the organisation.

A handwritten signature in black ink, appearing to read "Murray Hendy".

Murray Hendy
Chair of Trustees

CEO Message

Ko ia kāhore nei rapu, tē kitea
(He who does not seek will not find)

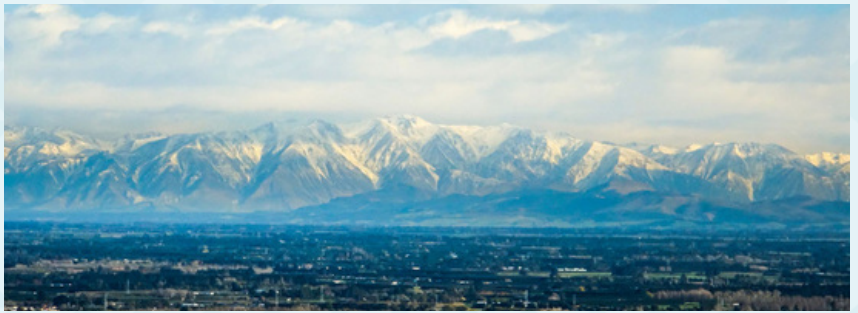
Last year in my CEO Message in the Annual Report, I referred to Comcare Trust 1985 -2020 The Story So Far... researched and written by Pauline Barnett, past Board Chair of Comcare. I stated that we, the current custodians of the Comcare legacy, had the opportunity to add new chapters to the story. I am pleased to report that we have indeed added several new chapters during the year.

In December 2022, we entered into an agreement with Te Whatu Ora Southern to provide intensive community support services in the Southern district (the former Southern DHB region), delivering housing and a range of supports to people currently residing in ward 11 at Wakari Hospital in Dunedin. Te Whatu Ora Southern wanted to increase the provision of contemporary community services in the region as identified in the national mental health inquiry, [He Ara Oranga](#), and the [2021 Time for Change - Te Hurihanga review](#) and selected Comcare because of our history of delivering a broad range of connected services.

We named the service "Te Korowai ā Nuku" – Te Korowai (cloak, shelter, protection the obligation of care for the people and environment) ā Nuku (to extend around the length and breadth). I am pleased to report that service delivery is well underway, with a team of six colleagues in place, growing to ten early in 2024. We still have a lot to do to fully establish the service, however that part of the story, while plotted, is yet to be written.




Martin Cole
CEO



This year we committed to do better as a Te Tiriti o Waitangi partner and in addressing health inequities. We laid out the roadmap for this journey in Te Hihi Ata our Strategic Plan [102348-Comcare-Te-Hihi-Ata-WEB-1.pdf](#). A key focus was the establishment of our Uara (values). Following extensive consultation across the organisation, with Tangata Whai Ora and with Mana Whenua, our five Uara were bestowed upon us. We are now in the process of completing the story of how we bring the Uara to life, guiding our purpose and direction in the years ahead.

One of the cornerstones of Comcare is the ability to provide Social Housing, particularly Comcare owned housing. Traditionally we have delivered a modest supply of new housing, specialising in single person accommodation within low density developments, usually building one complex every 18-months; the Armagh Street development coming on stream this year which brought the number of occupants in our owned facilities to 102. Our Housing Strategy, developed over the course of the year, has an aspirational goal of adding appropriate housing solutions for a potential further 100 tenants over the next five-years. While ambitious, this recognises the unmet demand that the communities we serve, particularly those impacted by mental health and addiction issues have for access to affordable, safe, and secure housing.

Due to the establishment of the national Whakarongorau Aotearoa Telehealth Service, including a dedicated peer support line, the decision was made to close Comcare's Canterbury based Warmline Peer support telephone support service. I would like to acknowledge the many volunteers who answered thousands of calls over the years, their commitment to Warmline will always be remembered.

I am pleased to report that in consultation with Te Whatu Ora Waitaha colleagues, we have established a new Peer Support service with two Peer Workers, employed by Comcare, joining the ranks of the Multi-Disciplinary Team within Specialist Mental Health Services in Christchurch. The service commenced in April of this year and initial feedback is extremely positive from all parties involved.

Comcare remains committed to Te Tumu Waiora Waitaha, a collaborative of three Primary Health Organisations, seven Non-Government providers and Te Whatu Ora Waitaha, delivering early intervention wellbeing services in a General Practice setting. We have staff working in eight practices, fully integrated with practice teams.

So, as we continue to add to the Comcare story, I want to acknowledge the Comcare Whanau who make it possible for us to create new chapters. It is through their ongoing dedication and commitment to the people and communities we serve that will ensure the Comcare story continues to evolve and grow.

Comcare Charitable Trust - Summary

Our Vision

People who experience mental illness and addictions living well.

Our Mission

To contribute positively to the recovery of people who experience mental illness and addictions through the provision of quality community services, social housing, and by supporting mental health sector development.

What we do?



Personalised Planning and Support

Support people to access resources and services, that are part of the wider community. Partnering determine goals and actions, targeting areas known to have a significant impact on mental health and wellbeing including personal support and relationships and physical health.



Housing

Provide a range of housing options, those that we own and those that we lease. Deliver services focused on supporting people to retain suitable and affordable housing during periods of potential housing instability. Support those who are homeless or facing homelessness to access long term appropriate affordable housing.



Employment and Education

Provide pre-employment support where people gain the experience, skills, and habits necessary to enter the workforce including accessing voluntary and training opportunities. Support people to get and maintain paid employment and deliver Job Rescue support for workers and employers to save a job that may be at risk.



Doing Things Well

Look for ways to improve the services we deliver to the people and communities we serve via the collection and analysis of information through our quality assurance activities.



102 SOCIAL HOUSING PROPERTIES OWNED

99% AVERAGE LEVEL OF OCCUPANCY

107 PEOPLE SUPPORTED TO ACCESS HOUSING

111 PEOPLE SUPPORTED TO SUSTAIN HOUSING



2197 PEOPLE RECEIVING SERVICES




25 PEOPLE SUPPORTED INTO EDUCATION & VOCATIONAL ACTIVITY



48 PEOPLE SUPPORTED INTO PAID EMPLOYMENT

COMCARE CHARITABLE TRUST FINANCIAL REPORTS FOR THE YEAR ENDED 30 JUNE 2023

SUMMARISED STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES

COMCARE CHARITABLE TRUST			
STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES			
For the Year Ended 30 June 2023			
	Note	2023	2022
		\$	\$
Revenue from Exchange Transactions			
Interest Received		10,345	1,535
		<u>10,345</u>	<u>1,535</u>
Revenue from Non-exchange Transactions			
Health NZ / Te Whatu Ora		7,407,977	6,424,799
Ministry of Social Development/ Ministry of Housing and Urban Development		2,286,194	2,332,944
Accommodation/Rental/IRRS		2,426,862	1,987,387
Rental income received from Clients		1,103,630	1,043,415
Other Operating Revenue		233,086	220,301
MOH		90,000	-
		<u>13,547,749</u>	<u>12,008,846</u>
Total Revenue		<u>13,558,094</u>	<u>12,010,381</u>
Expenses			
Audit Fees		16,500	13,006
Interest Expense		157,306	120,567
Rental Expense		1,733,028	1,421,780
Wages		7,280,776	6,640,040
Other Operating Expenses		2,824,260	2,342,359
Depreciation	8	638,483	603,688
Net Loss /(Gain) on Disposal of Fixed Assets		(19,243)	37
Total Expenses		<u>12,631,109</u>	<u>11,141,478</u>
Total Surplus / (Deficit) for the year		<u>926,986</u>	<u>868,902</u>
Other Comprehensive Revenue and Expense			
Net Increase /(Decrease) on Property Revaluation	13	-	8,747,753
Other Comprehensive Revenue and Expense for the year		<u>-</u>	<u>8,747,753</u>
Total Comprehensive Revenue and Expenses for the year		<u>926,986</u>	<u>9,616,655</u>

SUMMARISED STATEMENT OF FINANCIAL POSITION

COMCARE CHARITABLE TRUST		comcare TRUST	
STATEMENT OF FINANCIAL POSITION			
As at 30 June 2023			
	Note	2023	2022
		\$	\$
ASSETS			
Current Assets			
Cash & Cash Equivalents	5	1,507,217	980,624
Receivables	6	1,316,369	1,531,723
Invoice Received in Advance	7	244,633	278,790
Total Current Assets		3,068,219	2,791,138
Non-current Assets			
Property, Plant & Equipment	8	39,110,306	37,191,359
Building Work in Progress	9	1,231,390	2,393,776
Total Non-current Assets		40,341,696	39,585,135
Total Assets		43,409,915	42,376,273
LIABILITIES			
Current Liabilities			
Payables	10	1,707,160	1,131,107
GST Payable		193,204	191,251
Current Portion of Long-term Borrowings	11(iii)	112,338	2,768,420
Total Current Liabilities		2,012,702	4,090,778
Non-current Liabilities			
Advance Accommodation		60,000	60,000
Term Loans	11	2,694,824	510,092
Total Non-current Liabilities		2,754,824	570,092
Total Liabilities		4,767,526	4,660,870
Net Assets		38,642,389	37,715,404
NET ASSETS/EQUITY			
Accumulated Funds	12	24,091,764	23,164,777
Asset Revaluation Reserve	13	14,550,626	14,550,626
Total Net Assets/Equity		38,642,388	37,715,403

SUMMARISED OF CASH FLOW STATEMENT

COMCARE CHARITABLE TRUST		comcare TRUST	
CASH FLOW STATEMENT			
For the Year Ended 30 June 2023			
	Note	2023	2022
		\$	\$
Cash Flows from Operating Activities			
Receipts			
Receipts from Non-exchange Transactions		13,763,103	11,719,739
Receipts from Exchange Transactions		10,345	1,535
		13,773,449	11,721,274
Payments			
Payments to Suppliers		3,961,624	3,598,217
Payments to Employees		7,280,776	6,640,040
Interest Paid		157,306	120,567
		11,399,706	10,358,824
Net Cash Flows from Operating Activities	14	2,373,743	1,362,450
Cash Flows from Investing Activities			
Receipts			
Sale of Fixed Assets		33,870	17,978
Payments			
Purchase of Fixed Assets		2,620,931	259,270
Building Work In Progress		(1,211,261)	1,586,032
Net Cash Flows from Investing Activities		(1,375,800)	(1,827,324)
Cash Flows from Financing Activities			
Receipts			
New Borrowings Drawn down		-	-
Payments			
Repayments Made		471,350	370,411
Net Cash Flows from Financing Activities		(471,350)	(370,411)
Net Increase/(Decrease) in Cash and Cash Equivalents		526,593	(835,285)
Cash and Cash Equivalents at Beginning of Period		980,624	1,815,909
Cash and Cash Equivalents at End of Period	5	1,507,217	980,624

Values - Urua

Uara / Values

Comcares values have been defined by our staff and shaped by our Community and gifted by Iwi. They are the foundation and essence of everything we stand and strive for "Me te reo rongo mea hinengaro kua tau, Me te whanau whakaruruhau Puta mai te oho o te ara hou" With a voice that is heard with a mind that is settled and with a whanau that is sheltered, come forth the awakening of a new pathway.

Our vision Our moemoea Our Way

Waka

Understanding the whanau we can support the journey and move in unison with the vision (One heartbeat one waka)

Pounamu Toki

Each toki has its own temperament, each chip has its own story, and each pounamu has its own whakapapa, it's about the grasp and angle, of the tool that defines the direction. Understanding the Whakapapa, we can become part of the strand that ties and binds we are able to connect and walk alongside.



We Statement

We offer a safe space to enable tāngata whaiora to find their own empowerment and support them to be leaders of their own journey.



We Statement

We take a person-centred approach and nurture a sense of belonging through shared experiences and strengthening ties between whānau and communities.



We Statement

We protect and preserve taonga for whānau and generations to follow.



We Statement

We support the mana of each other through respect, collaboration and communication.



We Statement

We ensure that our mahi reflects a mana enhancing approach to strengthen hope for tāngata.



Board 2023

Murray Hendy (Chair)
Peter Young (Deputy Chair)
Oliver Roberts
Richard Steane
Murray Bain
Alex Booker

Sandy Brinsdon
Mark Newsome
James Lithgow
Irihapeti Mahuika
Sabine Parry (IOD)

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Auditor

Nexia Christchurch Ltd

Solicitors

Trollope & Co

Bank

Westpac

Acknowledgements

We would like to acknowledge the significant support of the following organisations that enables Comcare Trust to continue its work on behalf of people who experience mental illness and addictions.

- Te Whatu Ora | Health New Zealand
- Ministry of Social Development | Te Manatū whakahiato Ora
- Ministry of Housing and Urban Development | Te Tūāpapa Kura Kainga

