



Council

Meeting of 03 June 2026

Business Unit: Community

Date Created: 26 May 2026

Manawatu Community Trust Final Statement of Intent 2026/2027

Purpose Te Aronga o te Pūrongo

To present the Manawatū Community Trust Final Statement of Intent 2026-2027 in accordance with the Local Government Act (2002) Schedule 8 Part 1.

Recommendations Ngā Tūtohinga

That the Council agrees to the Manawatū Community Trust Final Statement of Intent 2026 – 2027 (Attachment 2).

Report prepared by:

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Approved for submission by:

Lyn Daly

General Manager - Community

1 Background Ngā Kōrero o Muri

- 1.1 The Manawatū Community Trust (MCT) was established in July 2008. The Trust operates as a Council Controlled Organisation (CCO) – an organisation in which the Council owns at least 50 percent of the voting rights or has the right to appoint at least 50 percent of the directors or trustees.
- 1.2 Although Council has full confidence in MCT and the operation of the Trust, a Statement of Expectation was introduced for the first time in the 2025/26 year to align with Council's approach to other Council-Controlled Organisations and to provide clearer guidance on Council's expectations.
- 1.3 Council agreed to the 2026/27 Statement of Expectation at its Council meeting on the 4th February 2026 (ref: [Appendix 1](#)).
- 1.4 Manawatū Community Trust presented their draft Statement of Intent 2026 – 2027 to Council on the 4th of March 2026 in response to the Statement of Expectation.
- 1.5 The feedback from Elected Members and the points raised from the discussion on the draft Statement of Intent along with updated financial information from MCT has been incorporated in the final version of the Statement of Intent 2026 – 2027 that is presented today for Council's acceptance. These changes requested include:
 - Correcting the title and coverage period (pg 1)
 - Restructuring of the Performance Targets to align with the headings in the Statement of Expectations (pg 2 – pg 6)
 - Increased detail around demand analysis and housing need to include demographic and demand analysis (pg 3)
 - New strategic housing targets replacing the earlier version (pg 3):
 - “MCT must expand its housing stock to 252 homes by 2043” **replaces** “250 homes by 2030”
 - “2030: Contribute 41 new affordable and accessible homes” replaces “Annual stepped targets (221, 231, 241 homes)”
 - Reorganisation of the existing housing maintenance content. No major wording changes (pg 4). Note: the maintenance/compliance content previously under Goal 1 is now moved into Goal 3
 - Feilding Health Care is separated into its own subsection with the addition of “2023: Facility Condition Assessment and Long-Term Maintenance Plan commissioned.” which was not included in the original Draft SOI (pg 5).

2 Strategic Fit Te Tautika ki te Rautaki

- 2.1 The annual Statement of Intent is a legislative requirement for a Council Controlled Organisation as per the LGA Schedule 8 Part 1.
- 2.2 The Manawatū Community Trust (MCT) has the purpose of the promotion of housing for senior and disabled residents of the Manawatū district and the promotion of wellbeing services for residents of the Manawatū district. This aligns with Manawatū District Council’s priorities as a ‘Place to belong and grow’ and ‘Value for money and excellence in local government.’

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

- 3.1 The Statement of Expectation from Council detailed the following expectations for MCT for 2026 – 2027, along with comments on focus areas.

Council’s Expectations	Comment to Trust for preparation of SOI 2026 - 2027
Identify demand in the Manawatū District for affordable housing stock for seniors and disabled people	<ul style="list-style-type: none"> Engage with the community to determine the number and type of housing offerings needed in the district
Contribute to community health and wellbeing by increasing the number of affordable housing units in the Manawatū District	<ul style="list-style-type: none"> Plan to develop and diversify housing stock, tenure options, neighbourhoods, and service offerings, that align with demand.
Contribute to community health and wellbeing in the Manawatū District by: <ul style="list-style-type: none"> maintaining and developing the existing housing stock to be user friendly, adaptable, accessible, compliant, and safe maintain the Feilding Health Care (FHC) facility for the benefit of the community 	<ul style="list-style-type: none"> Ensure housing stock is fit for purpose and complies with legislation Ensure housing stock is affordable for the target market Collaborate with FHC for the benefit of the community
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 six-monthly financial report and an audited annual report that meets the timelines of MDC and Audit NZ Seek out partnerships including third party funding opportunities, grants and financing to ensure MCT remains financially sustainable Practice good governance principles

- 3.2 The Manawatū Community Trust’s 2026 - 2027 final Statement of Intent is consistent with its constitution, complies with statutory requirements, and responds to the Statement of Expectation.

4 Risk Assessment Te Arotake Tūraru

4.1 The Statement of Intent aligns with Council's strategic direction for the promotion of housing for senior and disabled residents of the Manawatū district and the promotion of wellbeing services for residents of the Manawatū district. Risk mitigation includes:

- Selection of Trustees by Council through a sound recruitment process with consideration of the Trust Boards skills matrix to ensure the practice of good governance principles and sound financial performance;
- Adherence to LGA requirements for 6-monthly reporting;
- Strong relationships are developed with the Trust Board and Chief Executive with two-way communication and support provided as required.

5 Engagement Te Whakapānga

Significance of Decision

5.1 The Council's Significance and Engagement Policy is not triggered by matters discussed in this report. No stakeholder engagement is required.

Māori and Cultural Engagement

5.2 There are no known cultural considerations associated with the matters addressed in this report. No specific engagement with Māori or other ethnicity groups is necessary.

Community Engagement

5.3 There are no consultation requirements as a result of this report.

6 Operational Implications Ngā Pānga Whakahaere

6.1 There are no operational implications with this report.

7 Financial Implications Ngā Pānga Ahumoni

7.1 There are no financial implications with this report.

7.2 Manawatū District Council supports Manawatū Community Trust with enabling lower interest loans through LGFA.

8 Statutory Requirements Ngā Here ā-Ture

8.1 Under the provisions of the Local Government Act 2002, Part 5 (Council – Controlled Organisations and Council Organisations), section 64 (Statement of Intent), Manawatū Community Trust has a statutory obligation to provide Council with a Statement of Intent for the coming financial year that is consistent with its constitution.

8.2 The CCO board must deliver the completed statement of intent to the shareholders before the commencement of the financial year to which it relates.

8.3 The content of every statement of intent of a CCO must comply with Part 2 of Schedule 8 of the Local Government Act 2002, covering the financial year to which it relates and each of the immediately following 2 financial years.

9 Next Steps Te Kokenga

9.1 The Manawatū Community Trust's 2026 - 2027 final Statement of Intent is consistent with its constitution, complies with statutory requirements, and is presented to Council for agreement.

9.2 The Statement of Intent 2026 – 2027 will be published on the Manawatū District Council's website and MCT will report on progress towards the targets / KPI's on a six-monthly basis.

10 Attachments Ngā Āpitihanga

- Manawatū Community Trust Statement of Expectations 2026/2027
- Manawatū Community Trust's Statement of Intent 2026/2027