

Nau to rourou, Naku te rourou ka ora ai te iwi

Could you please stand for a moments silence to remember Peter Hook who worked very hard for this Hub as an Anglican church delegate.

At the time of writing my last annual report in June 2020, we had had a very difficult period (as had most businesses and communities) with the constant threat of Covid 19. We had been in and out of levels and lost a great deal of business which of course was concerning.

In July several things happened. CLT thankfully gave us a loss of income payment of \$16k for which we are extremely grateful. We confirmed with Aspiring Rotary that we would jointly host a House and Garden Tour on the 14/15 November. (Gina and I had been working with Rotary all through lock down). Peter Southwick and I had a virtual meeting with the council after Mayor Boulton indicated that we would be in line for a grant. On July 23rd we had our first meeting with Simon Battrick as the Mayor's delegated representative to help us work a way forward to report on the Hub I quote Simon "Council doesn't want to impose onerous conditions on the trust it wants to support. However, we need accountability for the money." End quote. The council agreed to give us a grant of \$500k then they advised it would be a loan, which upon satisfaction of certain criteria could become a grant. The Trust agreed to undergo a review of the Hub, in particular to look at our strategies and outlook for the future. We wanted this resolved within 6 months which the council thought might be tough. We undertook to have a full review done by December. This Review was a very in depth and cathartic exercise, which took up a great deal of time and effort. We redid our strategic plan, and revisited the whole operation of the hub including the 4 tier pricing for tenants, but, when completed, this review has given the trust a very strong understanding of our brand, vision, our weaknesses and strengths which I concede we had probably not embraced as fully as we could have given our constant and worrying position with regard to finance. At this time we came to an agreement regarding our Development Contribution debt to QLDC and we have agreed that this will be paid over 3 years which is affordable for us.

The Stonewood house which was so kindly supported by Stonewood Homes, Universal Developments and a raft of local builders and subbies was sold in September with an income of 131k sincere thanks to those who made this happen over a number of years.

The House and Garden tour was advertised the first week of August and within 10 days was fully sold out. 500 people attending and 30 properties. The Hub was the focal point for registration and information and worked really well. The venture was very much a collaborative one with Aspiring Rotary and the weekend was a fantastic success, not only for us but for Wanaka, where businesses of all sorts benefitted from the influx. We were overwhelmed by the \$57k that we made on that fundraiser. I would personally like to acknowledge all of those who made their properties available for us, all the businesses who gave so freely, and to Jill Bennerhasset and family for their donation of the Olive Grove.

Upon Receipt of the \$500k from council, our angel funders were able to be paid back and by December we were in a position to clear \$300k from our Diocesan fund loan. At writing we owe \$160 to them and of course the \$500k advance/grant from council has to be shown as a liability.

Early in the New Year Gina Treadwell advised that she would like to step down as our Hub Manager and it was with regret that we accepted her resignation. The Trust developed a job description for the

position and advertised . After robust interviews with several very good candidates we appointed Sharon Burns to begin in March. I would like to acknowledge the huge contribution Gina has made to the Hub, she was the ideal person to tackle the establishment of this facility and we then welcomed her to the Trust.

In April we were aware that ACDT were having trouble with space and council ratified use of the upstairs office for administration use only -as it does not have disabled access. We offered this to ACDT they however did not want it. The Hub are looking at how we set this area up and may apply for funding to turn it in to further rentable space.

At this time we were in discussion with ACDT over their offer of assistance with the Managers Salary and we decided that it would be helpful to both trusts to have an observer on each of our Trusts. We welcome Wayne Hudson who has attended two of our meetings to date and we have appointed Peter Duncan to represent us at ACDT meetings. I hope this will improve understanding on each Trust as to our philosophies, visions and delivery of service.

The Anglican church are now using the Sidey Auditorium every 2nd Sunday for services, and while this area of the hub is not as well utilised as we would like we have attracted several large commercial users – Silver Fern Farms, Head Waters, and others who as commercial users make a huge difference to our bottom line financially. The Auditorium has been used for the Santas Grotto, a mid winter Xmas dinner, Koha Yoga, The great Easter Egg hunt (run by our staff) , Community Groups, Funerals, Birthdays, Art Exhibitions, Cheese roll making for the schools and much more. We are now collecting data on all areas which are public spaces to gauge the occupancy, the tier which is using them and are getting reports from all users to ascertain how well/or badly we are delivering our service. The rest of the building is fully tenanted and we are constantly working to accommodate everyone, bearing in mind some are only casual users but on a weekly or monthly basis. It is a juggle. Management holds regular tenants meetings and these seem to be working well.

Another initiative from the Trust is to increase our marketing budget to \$5k in order that we can regularly inform the public as to our events. This is also being done on our Social Media Forums , Our website and the Wanaka App. We are very aware of the confusion of two similar names - Community Networks and Community Hub. We are not yet 2 years old but think we are starting to get our brand front of mind recognised .

In May we were hit with a bombshell. At the WCB meeting where our Loan was to be ratified into a grant, Councillor Niamh Shaw moved that the loan be extended for a year while they relooked at the operations of the Hub. This motion was passed. Our Trust were side swiped as well as insulted by the innuendo that the council were bailing us out due to our inability to fund this facility . This councillor when she spoke to me the day before had – even though she has had the report since December- had not read it. We have now been advised that Council wishes to enter into mediation with us and tenants and the loan will continue until December 2021. They have yet to advise what the issues are, who instigated them and what is to happen.

I would like to thank Gina Treadwell who retired from the Trust in June, and Peter Southwick and Bryan Lloyd who resigned last year. Their support and care for the Hub and the work of the trust was exemplary and they are missed by us all. Now it is a priority for us to attract 2 further trustees to the Trust and this is being done now through Volunteering Central.

All these ups and downs aside, I have to report that the Trust is a very cohesive and passionate group of people who work extraordinarily hard to make this Hub what it is. Peter Duncan with his experience and wisdom has been untiring in his work in our review and all other aspects of Trust governance. Alan Kelly, Finance, has helped to pass the baton to Sharon for day to day operations and the Trust has employed a chartered accountant to tie the end of year accounts together for audit. Mark and Meetu, both very passionate and pro- active members of the trust, helping where and when necessary. Sharon Alicia and Jan our front of house management are all such wholesome people who radiate the holistic vision of the Hub and our inclusive community nature. We see the next year as being even more positive, bookings are up, we are financially sound and if we can clear debt we will be able to deliver even more affordable services to encourage more community use. Our next fundraiser is the Wanaka Wonder Chef in September which we hope to raise 20K. I note that over the last 4 years this trust along with our Fundraising team have raised \$600k from this community excluding our big funders. That is a fantastic outcome and shows the level of support which we have from our community at large.

The Wanaka Community Hub is where the Heart is and that will continue to grow.

Nau to rourou naku to rourou ka ora ai te iwi

I put food in your basket, you put food in my basket and together we thrive.

trust

I would like to move the acceptance of my annual report.