

Annual Report 2022/23

Our year at a glance



\$287k

worth of emergency grant support was provided to older people affected by adverse weather events



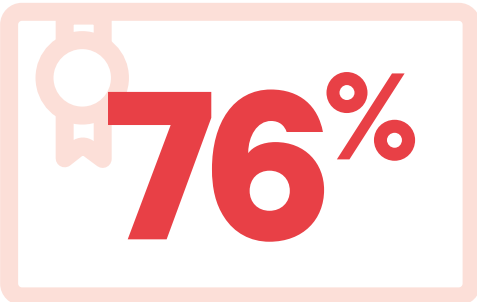
1,920

Selwyn Centre sessions held at 34 Selwyn Centres



72%

of our staff think The Selwyn Foundation is a great place to work



76%

of our caregivers now hold advanced Level 4 training accreditation with a further 10% on Level 3



527

worship services held across all village sites (including our former villages now under ownership of Metlifecare)



11

chaplains continued to provide spiritual companionship and liturgical services

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Chair's Report

The 2022/23 year has been a key pathway into our new strategy of matching high quality residential care and independent living at Selwyn Village, with a powered-up outreach strategy focussed on the most vulnerable seniors. This is underpinned by important strategy development in social impact, spirituality and in our village operations, and building the management and governance teams to deliver this optimally. I am pleased to report that the Foundation is well on track and united in its new mission.

In our Annual Report last year, we detailed our vision for achieving maximum social impact and substantially increasing our charitable giving over the next ten years where there is challenge and disadvantage for seniors. This year, we have taken the appropriate time to bolster our internal structures and amass the know-how needed to deliver on this. This transitional phase has been a pivotal time in Selwyn's 69 years of service, and has opened up immense potential for us to effect real change.

A new Vision to enable New Zealanders to age with dignity and respect

After several months of research and discussion, a new five year strategy was finalised with an aspirational new Vision: *Oranga Mātua | Oranga Tangata, Respectful Ageing for all, within communities that thrive*. This sees us refocus our activities on those older people for whom ageing respectfully is, or will become, challenging and alludes to the principle that, when older people thrive, so do the communities they are connected with, thus allowing society to benefit. Put simply, we are focussing our outreach on those who are most vulnerable and who need our help the most.

To do this, we will deploy a multi-layered approach to addressing the many issues that confront older people living in Auckland and Northland. Through our advocacy and knowledge sharing activities, we will work to empower the voice of older people. In our new capacity as a funder and co-investor, we will partner with other organisations to deliver social impact at scale for those who need it most. And we will continue to provide care and support to the residents of our iconic Selwyn Village, where our Vision and Purpose first began. All this, while building on our heritage of Anglican faith and our deep commitment to Te Tiriti o Waitangi.

Strong progress in developing our key areas of focus

We have continued to deepen our Social Impact and Mission strategy, to ensure our charitable outreach will deliver assistance where the need is greatest – ie, among those whose circumstances make them most vulnerable – thereby creating measurable, positive impacts on their quality of life and supporting them to live with dignity and respect.

In maintaining and developing our unique faith-based contribution to holistic care, we have continued to offer chaplaincy services both at Selwyn Village and at our former village sites, while the ongoing success of our network of Selwyn Centres is underpinned and will be further strengthened by our enhanced partnerships across the Three Tikanga partners of the Anglican Church. Our relationships with communities and parishes where we formerly had a village presence will similarly present opportunities for us to effect holistic change for good for older people living in those neighbourhoods.

For our Selwyn Village seniors, a major reinvestment into the village and a new accelerated maintenance plan will further boost our ability to provide enriched, whole-person care and service.

Therefore, the Foundation is very much on track to meet our new strategic objectives and is making strong progress, bolstered by healthy financial returns from our investment portfolio following the sale of villages.

Accountability in all that we do

Over the past few years, we have been reporting on our key performance statistics in addition to publishing full financial statements. We have developed this further this year, highlighting our achievements together with accompanying case studies to provide greater insight into our work. We have also refreshed our Strategic Risk Profile, ensuring it identifies what might place our strategy, operations and charitable work at risk, or cause harm or damage. In addition, we have reviewed our governance and management of health and safety, putting in place stronger systems and support to ensure the health, safety and wellbeing of our staff, residents and day centre clients. This has included training for senior leaders and critical health and safety risk workshops.

Haumaru Housing celebrates its sixth year

The Foundation's housing for older people joint venture with Auckland Council, Haumaru Housing, celebrated its sixth year of operation. Since its start-up, it has become a highly effective community housing provider, achieving an overall tenant satisfaction rating above 90% for the last four consecutive years. I wish to acknowledge the appointment in September 2022 of Gillian Schweizer as Haumaru's Chief Executive. Gillian has led the team through a busy period since then, including the opening of a new 41-unit development in Glen Eden and dealing with the

“We are very much on track to meet our new strategic objectives.”

unprecedented flooding in Auckland. Our congratulations to Gillian, the Haumaru Housing Board and the wider Haumaru team on another successful year.

Preparing to excel in our Charitable Purpose

We were delighted to welcome to the Board a range of very senior and capable new Members to assist us to govern and deliver on the Foundation’s renewed strategy:

The Right Reverend Te Kitoi Pikaahu ONZM, Bishop of Te Tai Tokerau, whose whakapapa to both the Māori and Anglican worlds will be invaluable as we deepen our work with tangata whenua.

Revd Dr Helen Jacobi MNZM, former vicar of St Matthew-in-the-City, whose focus on the engagement of the church in society and how it can better reflect the society it operates within has equal relevance to how the Foundation might serve vulnerable older people.

Hamish Bell, an independent director and chair with a wide range of governance and management experience. Hamish took on the role of Chair of the Finance and Investment Committee, following Clement Chia’s resignation at the end of June 2023.

Jennifer Gill ONZM, a former Chief Executive of Foundation North, New Zealand’s largest philanthropic trust. Jennifer first joined our Social Impact and Mission Committee and has since joined the full Foundation Board.

Dr Jocelyn Peach ONZM, previous Director of Nursing at Te Whatu Ora – Waitematā, has joined as Chair of our Clinical Governance Group and adviser to the Board’s Operations Committee.

We are also delighted to have welcomed **Denise Cosgrove** to the role of Chief Executive in October 2022. Previously CEO at Presbyterian Support Northern, Denise has a strong background in the social and health services across government and not-for-profit organisations and brings experience in the social impact area, combined with the professional leadership qualities required to help us forge ahead with our new direction.

Completing our range of top-flight appointments was **Liz Gibbs**, former Group Head of Philanthropy at Perpetual Guardian, who joined us in December in the newly created role of Chief of Social Impact. Liz is leading the development of strategic partnerships, innovation and opportunities for impact investment.

Selwyn’s Purpose today is more important than ever

In 2023, the most challenging issues for older people are the same as they were back in 1954 – housing, health, finance, social connection and access. With the number of people in New Zealand aged 65+ set to increase dramatically, reaching one million by 2028, the Foundation’s Purpose is more important than ever.

In the face of these most pressing challenges, Selwyn will be an enabler of positive change and of more equitable outcomes for those with great need, powered by our evidence-based, collaborative approach.

In closing, I would like to thank my fellow Board members for their expert advice and foresight throughout the year. I also extend our deep appreciation to former colleague Clement Chia, who served two terms on the Board, including as Chair of our Finance and Investment Committee.

Similarly, I wish to express our sincere thanks to Denise Cosgrove, our Executive Leadership Team and all our Selwyn managers and staff for their dedication and professionalism. My thanks also go to our residents for their positive engagement with our teams throughout the year and for their trust and faith in Selwyn.

The Selwyn Foundation has a long and distinguished history. As we go forward, we will honour that history, while growing new opportunities to enable ‘Respectful Ageing for all, within communities that thrive’.



Hon David Cunliffe, QSO
Chair
26 September 2023



Chief Executive's Report

This is my first report as Chief Executive of The Selwyn Foundation and I'm delighted to bring you the following overview of our work and achievements for the 2022/23 period. Since taking up my role in late October 2022, I've been truly impressed by the great sense of pride in Selwyn's Mission and by the will and ambition that exists to do even more to effect real, positive outcomes for the increasing numbers of older people who are experiencing great need in Aotearoa New Zealand. This impetus is palpable and energises us as we begin the implementation of our exciting new 'Respectful Ageing' five year strategic plan.

The 2022/23 year was an eventful period for Selwyn. Particular highlights included the development of our new strategy jointly with the Board; a major reinvestment back into Selwyn Village and initiatives to further enhance the experience of our residents; and progress towards building our internal culture and continuing to make Selwyn a great place to work. Later in our Report, you'll read of our many activities throughout the year and how our work has impacted lives and delivered benefits to seniors.

Identifying overwhelming need amongst sections of our older population

As outlined in the Chair's report, our new Vision, Purpose and Strategic Focus Areas are designed to enable older people with great need to age respectfully. In understanding the scope and extent of the disadvantage experienced by older people today, we drew on data and insights from work undertaken by government agencies and our own commissioned research.

This analysis pointed to overwhelming need amongst sections of the older population. Sadly, it is inevitable that the number of those experiencing vulnerability will increase further as the population ages and people live longer, leading to poorer outcomes for many later in life.

In Tāmaki Makaurau Auckland and Te Tai Tokerau Northland, we estimate there are currently 37,500 seniors with needs that cross multiple domains of life. Unfortunately, many of the dire living conditions that were experienced by older people in the post-war years and which prompted the creation of Selwyn Village in 1954 are still a factor today and, worryingly, are set to get worse with the increasing ageing of the population. In a developed country like ours, it's unacceptable that so many of our seniors are experiencing such hardship. Through our new 'Respectful Ageing' five year strategic plan, therefore, the Foundation is seeking innovative ways to achieve the biggest impact for those who most need it, and to be a catalyst for systemic change so all older people can age with dignity and respect within communities that thrive.

Targeting support where there is immediate need

In the aftermath of the unprecedented weather events at the start of the year, the Foundation responded quickly to help older people who had been severely impacted. Working with Te Hui Amorangi ki Te Tai Tokerau Trust Board and with Haumarū Housing, we made emergency grants available totalling \$287,000 to help seniors who had experienced considerable loss or had to relocate.

Our ability to respond in this way is a clear example of how we intend to work in collaboration with others to target support where the need is great. Through strategic and community partnerships, we'll be able to deliver effective, evidence-informed support on a far greater scale than ever before and bring about transformative change in the lives of older people who are experiencing disadvantage.

Selwyn Village: providing safe environments for all

While the country emerged from COVID-19, we were mindful of the ever-present threat of community transmission and continued to take appropriate precautions as needed. Our focus on providing safe environments for all was also recognised through pleasing results achieved by our care homes in the various Ministry of Health surveillance and accreditation audits and through receipt of a further three years' accreditation by the Retirement Villages Association of New Zealand.

Our residents and Lavender Cottage dementia day centre clients were once again able to enjoy activities that offer increased social connection and engagement, meaningful interaction and enhanced wellbeing.

However, our Selwyn Village community was affected by the extreme weather events. Our residents and staff alike demonstrated considerable resilience, and the village escaped the worst effects, relatively speaking. We were then able to resume our large programme of planned maintenance and enhancement work around the village. We were also pleased to announce that design work would get underway for a major external refurbishment of Lichfield Towers, following consultation with the building's residents.

“The Foundation is seeking innovative ways to achieve the biggest impact.”

Continuing to make Selwyn a great place to work

We have placed emphasis on our people-related systems and processes and on building a great internal culture. A total of 81% of our team members responded to our staff survey, with an amazing 72% saying that ‘Overall, Selwyn is a great place to work’. Using the feedback, we have been developing a comprehensive People and Culture strategy designed to enable our people to achieve excellence and to embed a culture that truly supports the achievement of our new Vision and Purpose.

Key to that is having clear Values which reflect the kinds of behaviours we want to have at Selwyn and the way we want to work together. With the input of the Board, senior leaders and a focus group of staff, we developed a set of four inspirational Values. These are upbeat, contemporary and fun and were launched to all staff through a series of ‘Strategy and Values’ workshops, with an enthusiastic response from all.

We lifted our focus over the year on Health and Safety (H&S) and especially the identification of critical risks. Having established an H&S Steering Group led by myself and comprising senior managers, our H&S and Quality Advisor and our H&S Representatives, we have developed an H&S Vision Statement. H&S Leadership and Governance training was completed by our senior leaders and relevant policies reviewed, and we ran a series of Critical Risk focus groups with staff. A particular focus has been on contractor H&S given the large scale of maintenance and other building work happening in the village.

A beacon of hope for those with great need

I’d like to extend my thanks to The Selwyn Foundation Board for their wisdom and support, as we’ve worked this year to develop our new strategy. The Board’s decision in 2021 to sell 50 percent of Selwyn’s retirement village portfolio in order to realise substantial capital (which then eventuated under the expert leadership of my predecessor, Garry Smith) will now enable the funding of social impact at scale to truly shift the outcomes for the rising numbers of older people experiencing multiple disadvantage.

My sincere thanks and appreciation go also to my colleagues on the Executive Leadership Team. I’d particularly like to acknowledge our Director of Spirituality, Revd Caroline Leys, who left the Foundation in September after four years. Through her advocacy, Caroline has lifted understanding of the concept of ‘spirituality in ageing’. We also owe the strength of our relationship with the Anglican Church to her, as she has grown engagement at all levels within the Church. We have been blessed to have Caroline for the past few years and we wish her well in her next calling.

Finally, to all our skilled and talented staff, I thank you for your ongoing dedication to Selwyn’s Vision and to improving the lives of everyone in our Selwyn family and all those we serve.

An exciting future lies ahead for the Foundation, as we position ourselves to help many more seniors in the general population who are facing extreme difficulties. In this, Selwyn will be a beacon of hope with the capability to effect major change for good for those older people who are most in need. We call on others to join us as co-investors, innovators and partners, so all older people may have the opportunity to age respectfully within communities that will thrive as a result.

**Ma te Atua koutou katoa e manaaki.
God bless you all.**

Denise Cosgrove
Chief Executive
26 September 2023



Our new Five Year Strategy 2023-2028

Respectful Ageing

We released our new five year strategy, entitled 'Respectful Ageing', in May after an intensive period of development involving the Board, senior leaders and focus groups of staff. The strategy has been driven by data and insights, both commissioned and from government sources, which highlighted that need is great, and growing, and that there is limited investment into systemic change.

Right now:

- Over a third of older people in Aotearoa New Zealand experience vulnerability and 13 percent experience multiple disadvantage (ie, vulnerabilities in two or more domains of life and wellbeing).
- Currently, there are at least 37,500 seniors in Tāmaki Makaurau Auckland and Te Tai Tokerau Northland who are experiencing multiple disadvantage. South Auckland, West Auckland and the Far North have the highest concentrations of vulnerable older people, with 70% of older people in Ōtara and Māngere being vulnerable – twice that seen elsewhere in Auckland and Northland.
- Older Māori and Pacific people experience particular inequity and adverse outcomes, with both well above other cultures in suffering poorer health (30% and 29% respectively compared to 24% of the older population). Older Pacific people experience the highest proportion of multiple disadvantage at 27% with older Māori next at 24%.
- Older people with mental health issues are disproportionately vulnerable, and there appear to be gender differences (for example, single older women).
- Those in need are likely to rent or live alone in damp houses.
- As many as 9% are without access to all seven basic amenities (ie, cooking facilities, safe tap water, kitchen sink, refrigerator, bath or shower, toilet and electricity).
- One third lack more than one amenity.

In the 1950s, our forebears were bold and innovative – making a movie called 'Indictment!' and using this as a call to action for funding to build affordable accommodation for older people in Auckland at what later became Selwyn Village.

Indictment 2023 is our renewed call to action – this time, however, we will use our recently established investment fund to leverage our response to these dire statistics, working with others to drive change and have the greatest impact for those vulnerable seniors in our communities.



“To enable older people with great need to age respectfully.”

Our Vision is:

Oranga Mātua | Oranga Tangata

Respectful Ageing for all, within thriving communities

Our Purpose is:

‘To enable older people with great need to age respectfully.’

We do this through empowering their voice, working with others to invest in long-term change, and providing care and support where needed.

All this, while building on our heritage of Anglican faith and deep commitment to Te Tiriti o Waitangi.

Our Values guide us in all we do:



We have four Key Strategic Focus Areas:

- Having the biggest impact for those older people who most need it
- Giving voice to the issues that matter for Respectful Ageing
- Fostering a sense of belonging and connectedness, including at our ‘home’, Selwyn Village, and
- Making sure The Selwyn Foundation is here for older generations to come.

We will intentionally develop actions for tangata whenua in all these areas.

Review of the year 2022/23:

In-village health and independence

Retirement living in a vibrant, supportive community

Offering a wide range of independent living options across 26 acres of landscaped grounds and overlooking the Waitematā Harbour, our iconic Selwyn Village with its Chapel of Christ the King at its heart continues to be popular. 2022/23 saw a return to normality post-COVID, with a busy calendar of social activities and new residents welcomed into our thriving community.

The village was granted a further three years' accreditation by the Retirement Villages Association of New Zealand (RVA), following the three-yearly members' audit to assess compliance with the RVA Code of Practice. Our successful re-accreditation is testament to the quality systems and processes in place at the village and which underpin the services and support provided.

A very large programme of planned maintenance and enhancement work also got underway during the year. Progress was temporarily affected by the extreme weather events that struck Tāmaki Makaurau Auckland in early 2023. While the village escaped the worst effects of Cyclone Gabrielle, the unprecedented heavy rains during the Auckland Anniversary weekend caused pockets of flooding. Our village teams and contractors worked as quickly as possible during and after the storms to maintain or restore services, while also assisting residents in resolving the various issues. Consequently, we were able to keep disruption to a minimum (comparatively speaking) and to continue to provide safe shelter, care and support for our resident community.

In May, we were pleased to announce that design work would get underway for the planned external refurbishment of Lichfield Towers, following consultation with the building's residents. Site works are expected to begin in early 2024 and be completed within 12 months, and will ensure that this much-loved building continues to be a major asset for the village for many years to come.

The daily life of the village is greatly enhanced by our dedicated group of volunteers who make an invaluable contribution to our activities and services, generously gifting their time and energies in service to their fellow residents. Their input makes a positive contribution, whether by organising trips, entertainment and themed soirées, assisting in the village chapel, helping to minimise environmental impact, or running the community centre 'shopping precinct'. We are very thankful for the skills and commitment of all our volunteers which add immeasurably to the wonderful sense of belonging, connection and support that exists within our thriving village.



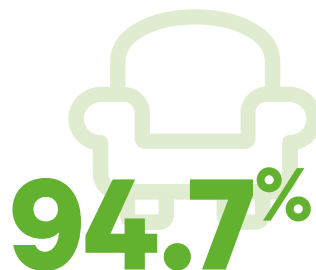
Independent living residents meet regularly for soirées and themed events.



independent living residents



residential care residents



average annual occupancy in our care homes

Promoting improved health outcomes through enhanced care delivery

With the re-opening of our residential care homes following the intermittent COVID-19 lockdowns, we continued to maintain a wide range of precautionary infection prevention and control measures to ensure the safety of our residents, visitors and staff alike. Nevertheless, residents were able to enjoy the resumption of minivan outings and an array of joint social activities, exercise classes, music therapy sessions, celebratory occasions and festive days.



The Mad Hatters Tea Party in April 2023 was the first integrated village event held for both independent living and care residents since the start of the COVID-19 restrictions.

We implemented a number of key improvement initiatives over the year to enhance our care delivery, promote best practice and improve our resident and family experience. This included strengthening our nursing and caregiving teams, and enriching our staff education and training programmes together with putting focus on making sure our new team members are welcomed and can become effective in their roles quickly. In response to the introduction in 2022 of the Ministry of Health's Ngā Paerewa Health and Disability Services Standard, we adopted the 'MOA' electronic quality management system. We also expanded our resident-centred model of care (already in place at the Ivan Ward Centre) across our Sarah Selwyn and Kerridge care homes, thus empowering residents to have greater independence and decision-making over their care and daily routines.

During the year, our care homes achieved pleasing results in the various Ministry of Health surveillance and accreditation audits (including a 100 percent pass rate for the Ivan Ward Centre), with excellent feedback from residents and families on the quality of care provided by our teams.

Our re-energised approach to care delivery is enriching the quality of the services and support we provide overall. With a sustained increase in occupancy and a waitlist that continues to grow, our three residential care homes at Selwyn Village continue to be highly sought after by those looking for compassionate care delivered with kindness, empathy and respect for all.

Enjoying village life and quality services and support at Selwyn Village

Selwyn Village residents Diana (Sally) Meiklejohn and Lyn Bergquist, together with their Labradors Jazy and Gaia, have been living in their villa in Kenneth Small Crescent since 2021. As an Aucklander, Sally was aware of the village's reputation for quality care and support and harboured an ambition to eventually live at the village. When she began to show signs of dementia, the couple decided that the time was right to make the move from their home in Māngere East.

Sally attends the village's Lavender Cottage dementia day centre three times a week, where she looks forward to the weekly 'Make Moments' creative art programme, the music therapy sessions (she still plays the piano) as well as the indoor bowls, amongst the many other activities on offer. A former production manager for the BBC World Service who had worked in London, Athens and Sydney over the course of her career, she says she's made some good friends at the day centre; the staff are very kind and she particularly enjoys the friendly, vibrant atmosphere.

Lyn keeps the Lavender Cottage staff team well supplied with his home-made, melt-in-the-mouth shortbread. When Sally's at the centre, he lends a hand around the village, whether driving the minivan on resident outings or helping his neighbours with small jobs, and he especially enjoys walking their beloved pets along Point Chevalier beach which is just on their doorstep. A designer/art director by profession and an artist of some repute, Lyn also continues to pursue his life-long passion for painting in his free time, with coastal scenes and landscapes his specialism.

The couple are enjoying the benefits of village life, being able to live privately and independently in a quiet part of the village, but with important support services and a broad range of amenities close at hand. They also value having the choice of joining in the wider village activities on occasions, such as the village 'Happy Hour' or other on-site entertainment available.

Sally says everyone at Selwyn is very friendly and she's met some lovely people when she's been out and about around the village. "It's very welcoming," she says. "It really is a fabulous place."

Sally Meiklejohn and Lyn Bergquist.



Review of the year 2022/23:

Spiritual care companionship

The Foundation continues to provide and fund Selwyn chaplains at every village transitioned to Metlifecare, as well as at Selwyn Village. The team of eleven chaplains includes both lay and ordained licensed ministers. Their focus is on spiritual wellbeing, fostering a sense of purpose and encouraging connectedness. For some, that is expressed through religion, therefore chaplains are involved in offering sacramental and liturgical presence in the Anglican tradition. The team is also available to offer support in times of challenge such as illness, grief and life changes.

During 2022/23, we expanded chaplaincy services both at the Metlifecare village in Hillsborough and at Selwyn Village. A review of the chaplaincy model of spiritual care has recently been completed via resident focus group consultation and chaplaincy team reflection. This will assist us to meet the needs of even more residents in the provision of all-important spiritual care and support.



4,670

hours were spent by our chaplains in engagement within village communities



7,506

meaningful connections with our chaplains during 2022/23

Offering a listening ear in times of need

After a fall in late 2022, Jean Sutton moved from her Tauranga home to assisted living accommodation at Metlifecare Wilson Carlile Village in Hamilton. A health professional for many years, Jean knew of the village's Anglican roots through its previous ownership by the Foundation. She attends weekly worship at the on-site chapel and meets regularly with the Selwyn chaplain, Revd Diane Hopping.

Revd Diane has morning tea in the recreation room with residents each day she's at Wilson Carlile (she also provides chaplaincy services at Selwyn's former St Andrew's village in Cambridge). Jean says: "We know that if we need to talk to Diane about something, she's always there to provide support. Both the residents and staff really value her and appreciate having her here, even if they don't come to worship or they have a different faith or none at all."

Jean says that families also appreciate having the chaplain available and being able to talk through issues when times are difficult. "Family members feel reassured by Diane's presence. Everybody likes having the chaplain on site and being able to have a quiet chat in the chapel when needed."

Fellow residents have commented to Jean that, even though they may not have been regular churchgoers, they chose to live at the village because of the chaplain and the dedicated worship area. "Having the chaplain changes the whole ethos of the place. I know it's a business, but there's still that caring vibe," she says.

"There are so many changes taking place around us and everywhere in the world. Diane's a symbol of continuity and stability. She's a security blanket – reassurance that the world hasn't entirely turned to custard while you weren't looking!

"Diane's like mum, even for those of other beliefs – they like having her here too. She's available to all. She's a lovely person."

Jean in the Wilson Carlile Village chapel.



Review of the year 2022/23:

Community connections/outreach

Selwyn Centres

Guest evaluation surveys confirm that the Selwyn Centres continue to meet a need amongst seniors for social connection, and the activities provided are highly valued and enjoyed by those attending.

2022/23 was a time of rebuilding after the lockdowns of the previous years. Our focus was on supporting the Centres to attract new guests and volunteers, engage new coordinators when long-standing staff retired, provide evidence-based resources, and promote communication and knowledge sharing across the network. A ninth Anglican Elder Care centre opened in Timaru in January, under the auspices of the Christchurch Diocese and based on the Selwyn Centre model.

The Foundation is extremely grateful for all the support provided by coordinators and volunteers in parish contexts over the past 23 years of activity.



Selwyn Centre
guests



attendances at
Selwyn Centres



hours of engagement
with guests

Expanding our community outreach

Key to delivering on our new strategy of Respectful Ageing will be enabling social impact at scale. The Selwyn Centre model is a long-standing, proven intervention that reduces social isolation and loneliness, and draws older people towards services and support. Our growing network of Selwyn Connector roles (Pou Āwhina), as seen in our partnerships with Te Hui Amorangi ki Te Tai Tokerau Trust Board (Te Hui Amorangi) and Whāngarei Anglican Care, together with Auckland City Mission's Elder Person Service, are showing evidence that intensive support for vulnerable seniors significantly improves outcomes. Together, we believe these two services could create exponential impact.

We are currently working with the Three Tikanga partners of the Anglican Church to co-design how we might expand and integrate these services. Our appointment last year of a Tikanga Māori Facilitator within Te Hui Amorangi to conduct a review of the existing pastoral care visiting and outreach programme funded by Selwyn, the Pou Āwhina Kaumātua Kuia programme, was the first step. The findings and recommendations from this will be used to inform our design work.



Melbourne Cup hat day at the Selwyn Centre Homestead in Papakura.

Dementia day centres

Our dementia day centres at Selwyn Village's Lavender Cottage and East Auckland's The Anchorage continue to be in high demand from families seeking quality day programmes for their loved ones living with dementia. Both centres provide vital respite and are highly rated for their care, meaningful engagement in life activities and the warm and supportive environments they offer.



A Lavender Cottage client discusses her artwork with the Connect the Dots' art educator. An inspiring short film about the programme is available at selwynfoundation.org.nz/selwyn-village/residential-care.

“I’d recommend the Selwyn Centres to any older person.”

With the relaxation of COVID-19 restrictions, our clients were once again able to enjoy dance therapy sessions as well as in-person music therapy workshops delivered by the Raukatauri Music Therapy Centre. A new programme for 2022/23 was the specially-designed ‘Make Moments’ creative art workshops run in partnership with art educators from Connect the Dots charitable trust.

Such vibrant programmes can make a real difference in the lives of older people with dementia, by enabling the use of creative skills and talents, building connections and encouraging reminiscing.

Support, fun and fellowship at Papakura Selwyn Centre

“I’m always sad when my health or other commitments result in me missing a warm, loving and supportive, spiritual day,” says Carol Morris, a long-time guest of the Selwyn Centre at The Homestead in Papakura.

Carol has been coming every Tuesday for ten years, having originally been encouraged to attend by friends when she lived in Manurewa. She says there’s always something stimulating and interesting to look forward to. “It’s really a highlight of the week. It just brightens up your day. If things aren’t going too good, you think ‘Oh, I’ve got Tuesday to look forward to.’”

As the last of her siblings, and with her closest friends having passed away or moved out of the area, Carol values the opportunity of meeting new people and forming new friendships at the Selwyn Centre. “Everybody here is absolutely great – when they’re not here, you miss them. It’s just so friendly and comforting, and everyone is so nice and supportive. If ever you’ve got a problem or feeling low, there’s always a hug or someone there for you. They’ll always do their best to help.”

During the lockdowns, Carol greatly appreciated the ongoing contact with the Selwyn Centre coordinator Nikki Weir and her volunteer team. “Nikki would phone to see how we were all doing, and now and then you’d speak to someone through the window when they brought a new art bag. The support bags they provided were absolutely wonderful, full of arts and crafts, games and puzzles and now and again a little treat. It was beautifully done.”

She enjoys the vast array of activities that are available as part of the Centre programme: quizzes, card games, Housie, Rummikub, outings, movies, visiting speakers, “Nikki’s famous morning teas!”, tailored exercise programmes for seniors – even self-defence classes! She particularly likes the ‘Make Moments’ creative art sessions run by Connect the Dots: “It’s amazing what you can learn. You can produce the most amazing work using different art materials and techniques.” Ample evidence of this adorns the walls of the Homestead’s spacious, colourful and homely lounge area.

“I’d recommend Selwyn Centres to any older person who may be sitting at home, feeling lonely and wondering how to pass the time,” Carol says. “Just ring and speak to the coordinator. Everyone will find something here that they can get strength from. You won’t feel so alone.”

Nikki Weir (Selwyn Centre coordinator) and Carol Morris.



Review of the year 2022/23:

Advocacy and knowledge sharing

Information about ageing for older people and their family/whānau

The 'Learning' pages of the Foundation's website continue to offer a rich 'library' of practical and up-to-date information about ageing and advice on common issues of interest to older people (selwynfoundation.org.nz/learning/informationaboutageing). Our articles challenge thinking and offer new ways of viewing or coping with what may be perceived as problems, with links provided to further information from reputed local, national and international sources. A feedback mechanism enables readers to request other topics of interest to them.

Every two months, we also produce a Digest with new articles and 'How To' items (available at selwynfoundation.org.nz/learning/selwyn-digest-sign-up). This information is freely available to all, and our Digest is also promoted to our external networks.

The 'Ageing Well Information Needs of Older People Research' conducted by Selwyn during 2021 provided insight into why significant numbers of older people do not access their information from online sources. It is evident that many who have technology, and know how to use it, still prefer to receive information in hardcopy. Therefore, we are continuing to explore ways to make our articles more accessible, so that as many people as possible can benefit from the knowledge and advice provided.

“The Selwyn Digest provides lots of really good material.”

Information and kōrero at Te Karaiti te Pou Herenga Waka Selwyn Centre

At the weekly Selwyn Centre gathering at Te Karaiti te Pou Herenga Waka in Māngere, a diverse range of subjects spanning all aspects of life's highs and lows can form the topic of discussion, with articles from the Selwyn Digest used as reference material to prompt conversation.

Choosing an article from the latest edition to initiate the debate, Selwyn Centre coordinator Lorraine Fox and Pirihi Tautoko Revd Moana Knight encourage guests to offer their thoughts and observations on the subject. Sharing experiences and personal anecdotes leads to reminiscing and reflections on different cultural or spiritual ways of doing things. It can rouse a range of emotions, but also strengthen the bonds within the group and often leads to tears of laughter. "That's what our Selwyn Centre is all about, sharing and bringing joy to people," says Revd Moana.

Both Moana and Lorraine have signed up to receive the bi-monthly Selwyn Digest, which contains thought-provoking articles on topics that are evidenced as top-of-mind for older people and their families. Written in a light-hearted style, but with serious undertones, the content condenses reputable research, presenting the latest facts simply to stimulate thinking while being reassuring.

Lorraine comments: "It's useful to have the information. The Selwyn Digest provides lots of really good material and topics for our future conversations." Some of the articles address issues that are "tapu" (sacred or restricted in a spiritual sense), but Moana says, "It's nice to be able to talk about these things. We feel quite comfortable about sharing our experiences. There's some beautiful kōrero that comes out of these discussions."

Together with some starter questions provided by the Foundation, the issues covered in the Selwyn Digest offer plenty of food for thought and prompt interesting conversations among the Selwyn Centre seniors.

With printed copies of the Selwyn Digest for guests to take home and potentially discuss with their families/whānau, younger generations may also learn about the joys, opportunities – and challenges – of ageing. From this, greater awareness and broader understanding may lead to better support and care for older people, thereby enabling 'Respectful Ageing' and ultimately benefiting families and the wider community.



Coordinator Lorraine (back row, second left) and Revd Moana (back row, right) with some of the seniors of Te Karaiti te Pou Herenga Waka Selwyn Centre.

Review of the year 2022/23:

Social impact at scale

“Creating the greatest impact where it is most needed.”

Providing emergency support in times of crisis

While a key strategic area of focus in the long-term will be on high impact social change initiatives, we were able to provide ‘grass roots’ emergency assistance to older people who found themselves in great need early in 2023. Following the devastation caused by the multiple extreme weather events that hit the upper North Island over the summer, the Foundation funded grants for seniors who were facing losses, extra costs or displacement.

Funding of \$185,000 was made available following an emergency grant application from Te Hui Amorangi. This comprised \$250 vouchers for kaumātua and kuia for basic goods including petrol and food; larger grants of \$2,500 for older whānau who had substantial damage to property that needed urgent repairs before winter set in; and a \$10,000 one-off grant to the severely damaged Houhanga Marae in Dargaville which is a key centre for kaumātua and kuia. We were pleased to be able to work quickly with Te Hui Amorangi to offer support to those older people they identified as being most impacted by the catastrophic weather conditions.

We also provided support to 34 Haumarū Housing tenants who had their homes flooded and lost critical household items during the Auckland Anniversary weekend. Working with the Haumarū management team, we were quickly able to issue emergency grants of \$3,000 per household, with a total of \$102,000 in grants distributed, which were greatly appreciated by their tenants.

Working with community partners to provide targeted assistance to older people in great need illustrates our vision for the Foundation’s social impact work. We will develop strategic partnerships to deliver on-the-ground support, creating the greatest impact where it is most needed.

Haumarū Housing tenants find a home-away-from-home at Selwyn Village

Haumarū Housing tenants Rob Forsyth, Ridgeland Kiria and Mr and Mrs Ika temporarily relocated to Selwyn Village in early February 2023, when their homes at Haumarū’s Topping Court in Māngere East required extensive renovation following the Auckland Anniversary flooding. After six months living by the Waitemātā Harbour – and as they prepared to return to their newly refurbished units – they reflected on their time at Selwyn.

“I’ve thoroughly, thoroughly enjoyed being here, I really have,” says Rob, who would occasionally stop off at the village café, or have his hair cut at the on-site hairdressers or do some browsing in the Treasure Chest opportunity shop. “I’ll miss the wonderful view. It’s almost been like a holiday.” Having lost many of his household items, Rob found the emergency grant he received from Selwyn extremely helpful. “It took a lot of pressure off.” He treated himself to a comfortable new recliner chair and is thinking about buying some new curtains when he moves home again.

Ridgeland was surprised to find himself in West Auckland, but equally enjoyed his time at the village, where he unexpectedly met up with a former work colleague who’s now one of the village chaplains. Commenting on the \$3,000 grant, he says: “I didn’t expect that. I was very, very thankful. It came at the right time, as I’d lost all my stuff. I’d only had my fridge for two years. Nothing was insured.” He’s bought a new TV, but will wait to move back before replacing some of his other belongings.



Ridgeland Kiria and Rob Forsyth.



Mr and Mrs Ika at Selwyn Village.

Mr and Mrs Ika were similarly surprised, yet incredibly grateful, when they received the grant. They bought a new bed, mattress and polar fleece bedding as well as a TV with it. They weren’t previously familiar with Selwyn Village and it was their first time in Point Chevalier. “It’s a wonderful place. There’s a lovely view of the water – different to where we live,” says Mr Ika who attended the Sunday worship services in the chapel and appreciated the chaplain popping in to see them.

Everyone found the ongoing support from the Selwyn Village team “absolutely marvelous”, including the donations of furniture and kitchen and dining utensils – all of which was deeply appreciated.

Ultimately, though – and as Rob concludes – “home’s home”. While each tenant was looking forward to getting back to their own homeground, they’ll always have fond memories of, and be grateful for, their time at Selwyn Village.

Our people

In our 2023 staff survey, in which 81% of our people participated, the majority of staff said that Selwyn is a great place to work. This high response rate has helped us understand more clearly what everyone thinks about the way we do things at Selwyn – our ‘culture’ – and, in turn, is enabling us to focus on what we need to strengthen or change.

Our People and Culture strategy, which is now in development, will be multi-faceted, with key inter-relating initiatives combining to lift our culture further and empower both our staff and our leaders. We want to make a significant difference for our residents and those older people with great need who are living in the wider community. We have made a great start and, together with our staff, we have fashioned a new set of Values which resonate with and have excited all our teams.

Woven throughout all our People and Culture initiatives will be our foundations of Spirituality – including The Selwyn Way – and the principles of Te Tiriti o Waitangi.



permanent staff



members of the Selwyn Bureau (casual staff)

Memorable Values that are meaningful to all

Resourcing Manager Anna Latu joined the Foundation in 2007, initially as a caregiver before transferring to Selwyn’s Bureau recruitment team within the HR Department (now People and Culture). Anna shares her thoughts on Selwyn’s new Values:

“I’m extremely excited about our new Values:

Be Amazing! Lift others up Notice others Be bold and innovative!

“Our Values aren’t just designed to be token words on our Intranet or a poster on the wall. They’re our guiding principles for all that we do, and they come from the heart. As we’re one big Selwyn family, I encourage all our team members to make our Values memorable and meaningful. Let’s embrace and abide by them and we’ll be fruitful in all that we do.

“I’ve been working for Selwyn for 16 years in various roles, and every day is an amazing day for me. I’m very humbled to work for such a great organisation and with a wonderful team of people who all work towards common goals.

“To all my colleagues and the wider Selwyn team, let’s continue to practise these Values daily. Let’s go above and beyond in serving our elders, and let your co-workers know that you care. Let our Values be the reason that we continue to devote all our energies and be loyal to Selwyn.”

The Foundation’s Resourcing Manager, Anna Latu.



Our environment

Being Kaitiaki (fruitful stewards) and valuing the environment we work and live in is a key part of our new strategy. Over the past year, we have continued our progress towards self- and environmentally-sustainable practices with a view to reducing our overall carbon footprint. Partnering with the Selwyn Village residents' Green Team, we engaged a Sustainability Lead who reviewed what we are doing currently and developed a longer-term sustainability strategy. Included in that strategy is:

Biodiversity Our long-term vision is to minimise our environmental impact by enhancing biodiversity and protecting, restoring and developing the gardens and green spaces of Selwyn Village through sustainable practices that support the natural habitat.

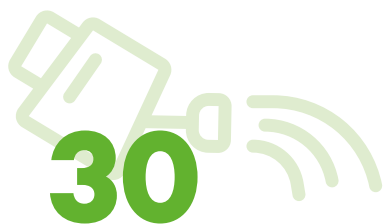
Green Infrastructure Green building design features strongly in the planning process for both new and existing buildings at the village, including the upcoming external refurbishment of Lichfield Towers.

Energy Efficiency and Management We are committed to sustainable energy management practices through innovation and capital investment. Adopting Green Star standards for new buildings will deliver energy efficiencies, and reduce environmental impacts and operating costs.

Electric Charging Stations We already have charging stations at some of our buildings, with power points also available so residents can charge their vehicles overnight. Electric charging stations will be a standard feature of all our new buildings in the future.

Waste Minimisation and the Circular Economy We have waste recycling initiatives for plastic, glass, cardboard, batteries, soft plastics and metal cans and are working with recyclers to divert refurbishment and equipment waste.

Culture We will support our sustainability goals through a culture of continuous learning and development e.g., social learning and collaboration events, speakers and seminars.



individual organic garden allotments that residents care for



fruit trees provide a source of nutritional food for residents



tonnes of food waste diverted for the worm farm annually

The Selwyn Village Green Team

Selwyn Village independent living residents actively work in partnership with the Foundation to minimise our environmental impact by promoting sustainability and biodiversity initiatives around the site. Successful schemes championed this year by the resident 'Green Team' include establishing worm farms and food scrap collection bins for each apartment building and the distribution of the resulting worm tea for use on pot plants and allotments; soft plastic recycling and six monthly E-waste collections, and a number of garden development and waste programmes. The Green Team has also been connected into the work of the Anglican Diocese's Sustainability Worker, with four of the team attending the Diocese's Sustainability Champions Workshops in 2022 and 2023.

In June 2023, the Green Team organised a major two-day event with the theme of 'Beat Plastic Pollution' to mark World Environment Day. A wide range of educational activities and informative talks were offered to help fellow residents and village staff gain greater awareness on the subject and empower them to develop their own ideas on reducing emissions through sustainable practices.

New residents entering the village are increasingly enquiring about sustainability activities and wish to actively contribute to reducing the collective carbon footprint of our community. We are grateful for the dedication and commitment of all our residents towards a more sustainable future at the village.

Members of the Selwyn Village Green Team at the close of their successful series of events to mark World Environment Day.



Financial Report

It is my pleasure to present the financial report and summary financial statements for The Selwyn Foundation group for the year ended 30 June 2023.

This year sees us required to prepare a Statement of Service Performance for the first time, which helps us to share our vision, purpose and strategy and how we have progressed in achieving our goals towards these. We anticipate the Statement of Service Performance will develop over the years as we implement our social impact strategy.

The 2023 year is the first full year of financial results that do not include the villages and laundry that were sold to Metlifecare. Our continued operating deficit has decreased from \$4.3m to \$3.0m as we have driven efficiencies within our smaller organisation and had increased income, mainly through the higher occupation of the more recently completed Caswell and Puckey Apartments. While our results improved, the operating environment remains challenging: the residential aged care sector is still underfunded and uncertainty in the property market led to decreased enquiries, although we saw a strong rebound late in the financial year and more recently.

We have had strong financial returns from our investment portfolio and money placed on term deposits, with these contributing \$14.4m of income. This is particularly pleasing, given the economic environment, and is a testament to our skilled advisers and our investment strategies.

As per each year, we are required to value the independent living side of our retirement village operations, which has resulted in a decrease in fair value of \$4.3m being recognised. This loss mainly reflects the capital investment we have made in enhancing the buildings this year and a decrease in value of development land reflecting the heightened challenges in the construction sector.

During the year, we distributed grants and donations and incurred other charitable expenditure of \$2.8m. Within our charitable activity, we recognise our share of the performance of Haumaru Housing Limited Partnership which amounted to a surplus of \$2.5m. It is important to note that the joint venture agreement for Haumaru Housing Limited Partnership does not allow for any surplus to be distributed to the Foundation (or Auckland Council as the other partner). Haumaru will retain this surplus to reinvest in maintenance and build a capital base to replace ageing buildings and grow the portfolio of units under management.

The discontinued operations figure in the prior year reflects the returns on the activities divested to Metlifecare, with the majority of the surplus shown relating to the gain we received from the selling price exceeding the book value of the assets and liabilities.

Moving to our Statement of Financial Position, the most significant movements have occurred in our combined cash and cash equivalents and other investments which have increased from \$240.3m to \$249.9m; most of this increase has occurred from returns on our investments. Licensees' interest in ORA units has also increased.

Our Statement of Cash Flows shows a large decrease in operating cash flow generated. This has occurred for a number of reasons, including the prior year having cash flow related to the operations that were sold, a higher level of cash inflows from the sale of new apartments in the 2022 year, and a GST wash-up payment in the 2023 year of \$8.3m relating to the transaction. Outside of this, one-off GST wash-up cash flows from operating activity generated a positive return of \$7.3m. Overall, our cash decreased by \$38.5m, however this included the GST wash-up and \$34.7m transferred to our investment portfolio. Excluding these transactions, cash actually increased by \$4.6m.

Looking forward, while the completion of the sell-down of the Caswell and Puckey Apartments will generate additional income, our expenditure is increasing year on year by more than our ongoing funding, particularly in residential care. However, we are forecasting an increase in our social impact activity, as we increase the assistance we are providing to those older people with great need. The Foundation therefore remains in a strong position to grow the impact we have on Respectful Ageing for all within thriving communities.

Jason More
Chief Operating Officer
26 September 2023



Consolidated Statement of Service Performance

For the year ended 30 June 2023

Service Performance Framework

Our strategy including our Vision, Purpose and Values are set out in the body of this Annual Report.

The framework draws from our Constitution and strategy, set out in our five areas of service delivery:

- **In-village health and independence** – being our Selwyn Village operations, including three care homes and independent living units.
- **Spiritual care companionship** – encompassing our chaplaincy services provided to Selwyn Village and to the villages transitioned to Metlifecare (where we have a ten-year commitment to deliver chaplaincy and spiritual care companionship).
- **Community connections/outreach** – including our Selwyn Centres delivered with the Anglican Church network; our emerging Selwyn Connectors/Pou Āwhina and other intensive case management services; our dementia day programmes; and our support for Haumarū Housing tenants.
- **Advocacy and knowledge sharing** – while we have shared our expert knowledge around older people's health and wellbeing for some time, this is an area of increased focus strategically. Work is only beginning on developing an advocacy strategy, and measuring the reach, uptake and outcomes from our work will evolve over the next 12-18 months.
- **Social impact at scale** – likewise, while we have a strong history of providing emergency (hardship) grants and funding community connection and outreach activities, doing so at the scale of our ambition requires further development of the strategy, systems and processes for social impact including the measurement framework.

Our Service Performance Framework will therefore continue to be developed over the next reporting period to reflect the fundamental shift in our focus towards our charitable work. It is set out over the page and includes the auditable measures we have available at this stage.



Our Vision

Oranga Mātua | Oranga Tangata

Respectful Ageing for all, within communities that thrive

Long-term outcome

More older people with great need are enabled to age respectfully
underpinned by our Anglican faith and commitments to Te Tiriti o Waitangi

Intermediate outcomes

Village Operations

Charitable

In-village health and independence

Older people at Selwyn Village feel welcomed and are able to access a continuum of quality care

Spiritual care companionship

More meaningful/spiritual connections held with older people

Community connections/outreach

Increased reach of our community connections and support activities, including Haumarū Housing

Advocacy and knowledge sharing

Increased awareness of the opportunities and challenges for 'Respectful Ageing'

Social impact at scale

Fewer older people experience multiple disadvantage

Outputs

- Number of units at Selwyn Village available and being used by older people:
 - Independent Living
 - Care
- Average annual occupancy in our care homes
- Percentage of our caregiver staff with Level 3 and Level 4 accredited training
- Number of chaplains
- Total expenditure on chaplaincy services
- *Further measures to be developed*
- Number of grants paid to Selwyn Centres
- Total grant expenditure on Selwyn Centres
- *Further measures to be developed*
- *Measures to be developed*
- \$ of emergency grants made available
- *Further measures to be developed*

Consolidated Statement of Service Performance cont.

For the year ended 30 June 2023

Comparative Measures for financial years 2023 and 2022

CATEGORY	OUTPUT MEASURE	2023	2022
In-village health and independence	Number of units at Selwyn Village being used by older people:		
	– Independent Living	376 units	376 units
	– Care	230 beds	230 beds
	Average annual occupancy in our care homes	94.7%	95.1%
	Percentage of our caregiver staff with accredited training:		
	Level 4 NZ Certificate in Health and Wellbeing (Level 3 must be achieved in order to gain Level 4)	76%	72%
	Level 3 Certificate in Health and Wellbeing	10%	13%
Spiritual care companionship	Number of chaplains	11; FTE 6.95	11; FTE 7.25
	Total chaplaincy services expenditure	\$790,000	\$711,000
Community connections/outreach	Number of grants paid to Selwyn Centres	30	33
	Total Selwyn Centre grants paid	\$315,000	\$302,000
Advocacy and knowledge sharing	<i>Measures to be developed</i>	-	-
Social impact at scale	Total emergency grants made available	\$287,000	No valid comparison

Throughout our Annual Report, there are many heart-warming case studies of how our work has made an impact in the lives of older people and their communities. These should be read in conjunction with this Statement of Service Performance.

Summary Consolidated Statement of Comprehensive Revenue and Expense

For the year ended 30 June 2023

Continuing operations	Note	2023 \$'000s	2022 \$'000s
Revenue			
Residents' rental and fees		22,900	22,592
ORA service charges		2,200	2,033
Deferred facility fees		6,665	5,217
Other income		269	341
Total revenue		32,034	30,183
Expenditure			
Managers, nurses and caregivers		14,240	13,539
Maintenance and cleaning		5,846	4,482
Administration expenses		7,999	9,674
Depreciation and amortisation		2,220	2,154
Other expenses		4,753	4,683
Total expenditure		35,058	34,532
Operating deficit		(3,024)	(4,349)
Finance income			
Interest received		6,447	1,961
Dividends received		1,313	65
Increase/(decrease) in fair value of managed fund		7,162	(1,794)
Interest paid		(94)	(10)
Managed fund fees		(416)	(63)
Net finance income		14,412	159
Other non-charitable revenue/(expenses)			
(Decrease)/increase in fair value of investment properties	2	(4,256)	12,431
Loss on disposal of fixed assets		(1,415)	(479)
Impairment of intangible assets		-	(1,196)
Feasibility studies		-	82
Total other non-charitable revenue/(expenses)		(5,671)	10,838
Net surplus before charitable activities		5,716	6,648
Charitable activities			
Donations and legacies received		153	84
Grants and donations		(904)	(636)
Share of associate – Haumaru Housing Limited Partnership		2,484	1,338
Other charitable expenses		(1,903)	(1,993)
Total charitable activities		(170)	(1,207)

These consolidated financial statements are to be read in conjunction with the accompanying notes.

Summary Consolidated Statement of Comprehensive Revenue and Expense cont.

For the year ended 30 June 2023

Surplus for the year from continuing operations		5,546	5,441
Surplus from discontinued operations	3	-	27,527
Surplus for the year		5,546	32,968
Other comprehensive revenue and expense for the year		-	-
Total comprehensive revenue and expense for the year		5,546	32,968

Summary Consolidated Statement of Changes in Net Assets/Equity

For the year ended 30 June 2023

	Retained Earnings		Reserves		Total Equity	
	2023 \$'000s	2022 \$'000s	2023 \$'000s	2022 \$'000s	2023 \$'000s	2022 \$'000s
Total equity at the beginning of the financial year as reported	448,801	415,834	69	68	448,870	415,902
Net comprehensive revenue and expense	5,546	32,968	-	-	5,546	32,968
Transfer to/(from) reserves	(3)	(1)	3	1	-	-
Total equity at the end of the financial year	454,344	448,801	72	69	454,416	448,870

These consolidated financial statements are to be read in conjunction with the accompanying notes.

Summary Consolidated Statement of Financial Position

As at 30 June 2023

	Note	2023 \$'000s	2022 \$'000s
Assets			
Cash and cash equivalents		17,918	56,378
Accounts receivable		2,049	2,521
Other investments		231,960	183,929
Investment in associates		8,658	6,175
Property, plant and equipment		31,280	33,535
Intangible assets		297	955
Investment properties	2	354,536	356,718
Total Assets		646,698	640,211
Liabilities			
Accounts payable and other provisions		5,041	14,485
Licencees' interests in ORA units		187,241	176,856
Total Liabilities		192,282	191,341
Equity			
Retained earnings		454,344	448,801
Reserves		72	69
Total Equity		454,416	448,870
Total Liabilities and Equity		646,698	640,211

For and on behalf of the Board:



Hon David Cunliffe
Chair of The Selwyn
Foundation Board

Date: 26 September 2023



Hamish Bell
Chair of The Selwyn Foundation
Finance and Investment Committee

Date: 26 September 2023

These consolidated financial statements are to be read in conjunction with the accompanying notes.

Summary Consolidated Statement of Cash Flows

For the year ended 30 June 2023

	Note	2023 \$'000s	2022 \$'000s
Cash flows from operating activities			
Receipts from residents for village and care facilities		26,175	44,560
Receipts from residents for refundable occupation right agreements		32,176	66,158
Payments to residents for refundable occupation right agreements		(14,843)	(14,116)
Legacies and donations received		153	84
Interest received		977	171
Interest paid		(94)	(122)
Cash paid to suppliers, employees and donations		(45,587)	(44,583)
Net cash flows from operating activities		(1,043)	52,152
Cash flows from investing activities			
Purchase of property, plant and equipment		(889)	(3,467)
Disposal of property, plant and equipment		1	5
Purchase of intangible assets		-	(41)
Construction and purchase of investment properties		(1,818)	(11,969)
Net proceeds on sale of discontinued operations	3	-	199,094
Increase of other investments		(34,711)	(184,000)
Net cash flows from investing activities		(37,417)	(378)
Cash flows from financing activities			
Drawdown on loans		-	11,500
Repayment of loans		-	(11,570)
Net cash flows from financing activities		-	(70)
Net (decrease)/increase in cash and cash equivalents		(38,460)	51,704
Cash and cash equivalents as at beginning of the year		56,378	4,674
Cash and cash equivalents at end of year		17,918	56,378
Cash and cash equivalents			
Cash at bank and on hand		15,910	49,378
Short-term deposits		2,008	7,000
Cash and cash equivalents at end of year		17,918	56,378

These consolidated financial statements are to be read in conjunction with the accompanying notes.

Notes to the Summary Consolidated Financial Statements

For the year ended 30 June 2023

1. Statement of Accounting Policies

Reporting Entity

The Selwyn Foundation is a reporting entity, domiciled and registered in New Zealand for the purposes of the Financial Reporting Act 2013 and the Retirement Villages Act 2003 and its financial statements comply with these Acts. The consolidated financial statements presented comprise The Selwyn Foundation and its wholly owned subsidiaries, Selwyn Care Limited and the Selwyn Group Limited Partnership, and its associates, Haumaru Housing Limited Partnership and its General Partner Haumaru Auckland Limited (both of which have been equity accounted), together 'the Group'.

The Selwyn Foundation and its subsidiary Selwyn Care Limited, are charitable entities registered under the Charities Act 2005 (Registration numbers CC23254 and C21480) domiciled in New Zealand. The reporting terms and conditions set by Charities Services require the parent entity to prepare consolidated financial statements. This is a requirement of the Charities Act 2005 (section 46(1C)). The Group offers Christian care and support of the elderly.

The financial statements have been approved for issue by the Board on 26 September 2023.

Basis of Preparation

Compliance with Public Benefit Entity (PBE IPSAS) Standards

The summary consolidated financial statements have been extracted from the full Financial Statements for the period ended 30 June 2023 for issue on 26 September 2023.

The full financial statements, from which these summary consolidated financial statements are extracted comply with generally accepted accounting practice in New Zealand (NZ GAAP). For the purposes of complying with NZ GAAP, the Group is a public benefit entity. The consolidated financial statements comply with Public Benefit Entity International Public Sector Accounting Standards (PBE IPSAS) as appropriate for not-for-profit (NFP) entities. The Group is a Tier 1 entity based on size.

The full financial statements have been audited and issued with an unmodified opinion in respect to the year ended 30 June 2023 on 26 September 2023.

The summary consolidated financial statements were approved for issue on 26 September 2023 by the Board.

The information is presented in New Zealand dollars, which is the presentation and functional currency of the Group. All values are rounded to the nearest thousand dollars (\$000), unless otherwise stated.

These summary consolidated financial statements have been prepared in accordance with PBE FRS-43 Summary Financial Statements.

Where necessary, comparative information has been reclassified and repositioned for consistency with current year disclosures.

The summary consolidated financial statements do not include all the disclosures provided in the full financial statements and cannot be expected to provide as complete an understanding as provided by the full financial statements. A copy of the full financial statements can be obtained by contacting The Selwyn Foundation at PO Box 8203, Newmarket, Auckland 1149.

Discontinued Operations

A discontinued operation is a component of the business that has been disposed of and that represents a separate major line of business or geographical area of operations. The results of discontinued operations are presented separately in the Statement of Comprehensive Revenue and Expense.

Notes to the Summary Consolidated Financial Statements cont.

For the year ended 30 June 2023

2. Investment Properties

	2023 \$'000s	2022 \$'000s
Opening balance	356,718	617,961
Additions	2,074	9,270
Transferred from property, plant and equipment	-	-
Change in fair value during the year	(4,256)	12,431
Disposal	-	(282,944)
Total investment properties	354,536	356,718
Investment property under development	1,380	682
Development land	31,700	34,785
Completed investment properties	321,456	321,251
Total investment properties	354,536	356,718

As at 30 June 2023 valuation date, the valuer, CBRE has included a valuation uncertainty clause in their valuation report as a result of lower commercial property transaction volumes, high inflation and interest rates and their impact on the New Zealand economy, together with ongoing disruption to global supply chains and geopolitical instability in certain regions, particularly the ongoing war in Ukraine and its flow on effects. Furthermore, the overall market sentiment remains "wait and see" attributed to the impending General Election on 14 October 2023 adding to wider market uncertainty. Given the valuation uncertainty, the valuers have recommended in their reports that the valuation of the property be reviewed periodically.

The valuation of the investment property has been performed based on a discounted cash flow methodology whereby the future cash flows expected to be generated from such property has been discounted to the valuation date at a discount rate reflecting the risk of the investment. Significant assumptions used in the valuation include:

- Pre-tax discount rate at 13.0% to 18.0% (2022: 13.0% to 18.0%)
- Annual capital growth rate from 0.75% p.a. to 3.5% p.a. (2022: 0.0% to 3.5%)

3. Discontinued Operations

On 25 November 2021, the Group announced the sale of six of its retirement villages and the commercial laundry to Metlifecare Limited. The sale followed a strategic review and will allow The Selwyn Foundation to substantially increase its charitable activity once the proceeds are fully invested and best practice social impact methodologies have been developed.

The sale was completed on 28 February 2022 with effect from 1 March 2022 and is reported as discontinued operations.

The financial performance for 2022 are the discontinued operations for eight months to 28 February 2022:

	2023 \$'000s	2022 \$'000s
Revenue	-	22,891
Expenses	-	(19,063)
Operating surplus	-	3,828
Interest paid	-	(4)
Gain on sale of discontinued operations	-	23,703
Surplus for the year from discontinued operations	-	27,527
Other comprehensive revenue and expenses for the year	-	-
Total comprehensive revenue and expense for the year	-	27,527

The cash flows for 2022 are the discontinued operations for eight months to 28 February 2022:

	2023 \$'000s	2022 \$'000s
Net cash inflows from operating activities	-	5,326
Net cash inflows from investing activities	-	195,630
Net cash inflows from financing activities	-	-
Net increase in cash generated from discontinued activities	-	200,956

Net cash inflows in 2022 from investing activities include the net sales proceeds of \$199,088,000 which includes \$6,000 of unpaid creditors from the prior year.

The consideration received and gain on sale was:

	2023 \$'000s	2022 \$'000s
Cash consideration received	-	212,411
Transaction costs	-	(4,981)
GST adjustment on sale	-	(8,342)
Net sale proceeds	-	199,088
Carrying amount of net assets sold	-	(175,385)
Gain on sale	-	23,703

Notes to the Summary Consolidated Financial Statements cont.

For the year ended 30 June 2023

3. Discontinued Operations cont.

The carrying amount of assets and liabilities as at the date of sale, 28 February 2022 were:

	30 June 2023	28 February 2022
	\$'000s	\$'000s
Accounts receivable	-	1,384
Property, plant and equipment	-	36,356
Investment property	-	282,944
Total assets	-	320,684
Accounts payable and other provisions	-	(1,637)
Licensees' interest in ORA units	-	(143,662)
Total liabilities	-	(145,299)
Net assets	-	175,385

4. Events After the Reporting Date

No significant events to disclose.

REPORT OF THE INDEPENDENT AUDITOR On the Summary Consolidated Financial Statements To the Members of the Selwyn Foundation

Opinion

The accompanying summary consolidated financial statements, which comprise the consolidated statement of service performance, the summary consolidated statement of financial position as at 30 June 2023, summary consolidated statement of comprehensive revenue and expense, summary consolidated statement of changes in net assets/equity and summary consolidated statement of cash flows for the year then ended, and related notes, are derived from the audited consolidated financial statements of the Selwyn Foundation for the year ended 30 June 2023. In our opinion, the accompanying summary consolidated financial statements and the consolidated statement of service performance derived from the audited consolidated financial statements of the Selwyn Foundation for the year ended 30 June 2023 are consistent, in all material respects, with those consolidated financial statements, in accordance with Public Benefit Entity Financial Reporting Standard 43: Summary Financial Statements (PBE FRS 43).

Summary Consolidated Financial Statements

The summary consolidated financial statements do not contain all the disclosures required by the New Zealand Public Benefit Entity Accounting Standards (PBE Accounting Standards) as appropriate for Tier 1 not-for-profit public benefit entities. Reading the summary consolidated financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited consolidated financial statements of the Selwyn Foundation for the year ended 30 June 2023 and the auditor's report thereon.

The Audited Consolidated Financial Statements and Our Report Thereon

We expressed an unmodified audit opinion on the consolidated financial statements and the consolidated statement of service performance in our report dated 26 September 2023. That report also included an Emphasis of Matter section on a valuation uncertainty in respect of the Group's investment properties, that draws attention to note 2 of the summary consolidated financial statements, which describes, Management has engaged an independent external valuer ('the Valuer') to determine the fair value of the Group's investment properties as at 30 June 2023. The Valuer has included a valuation uncertainty clause in their valuation report as a result of lower commercial property transaction volumes, high inflation and interest rates and their impact on the New Zealand economy, together with ongoing disruption to global supply chains and geopolitical instability in certain regions, particularly the ongoing war in Ukraine and its flow on effects. Furthermore, the overall market sentiment remains "wait and see" attributed to the impending General Election on 14 October 2023 adding to wider market uncertainty. Given the valuation uncertainty, the valuers have recommended in their reports that the valuation of the property be reviewed periodically. Our opinion is not modified in respect of this matter. This matter is addressed in note 2 of the summary consolidated financial statements. Those audited consolidated financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those consolidated financial statements.

Other Information

The Directors are responsible for the other information. The other information comprises the information included in the Selwyn Foundation's annual report for the year ended 30 June 2023 (but does not include the summary consolidated financial statements, the consolidated statement of service performance and our auditor's report thereon). Our opinion on the summary consolidated financial statements and the consolidated statement of service performance does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon. In connection with our audit of the summary consolidated financial statements and the statement of service performance, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the summary consolidated financial statements and the statement of service performance or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Directors' Responsibility for the Summary Consolidated Financial Statements

The Directors are responsible for the preparation of a summary of the audited consolidated financial statements and the statement of service performance in accordance with Public Benefit Entity Financial Reporting Standard 43: Summary Financial Statements (PBE FRS 43).

Auditor's Responsibility

Our responsibility is to express an opinion on the summary consolidated financial statements and the statement of service performance based on our procedures, which were conducted in accordance with International Standard on Auditing (New Zealand) (ISA (NZ)) 810, Engagements to Report on Summary Financial Statements. Other than in our capacity as auditor we have no relationship with, or interests in, the Selwyn Foundation.



BAKER TILLY STAPLES RODWAY AUCKLAND

Auckland, New Zealand

26 September 2023

Governance and Leadership

Board Members

Hon. David Cunliffe, QSO (Chair)

Harold (Stephen) Titter (Deputy Chair)

Rt. Revd Bishop Te Kitohi Pikaahu, ONZM
(from 20 October 2022)

Benjamin Green

Janice Thomas (née Nichols)

Dr. Sue Watson

Eru Lyndon

Revd Dr. Helen Jacobi, MNZM (from 1 February 2023)

Hamish Bell (from 1 February 2023)

Jit Hui Chia (Clement) (until 30 June 2023)

Jennifer Gill, ONZM (from 1 July 2023)

Executive Leadership Team

Denise Cosgrove, Chief Executive
(from 25 October 2022)

Jason More, Chief Operating Officer

Revd Caroline Leys, Director of Spirituality
(until 13 September 2023)

Liz Gibbs, Chief of Social Impact
(from 5 December 2022)

Kaihautū Mātua (new position – vacant)

Governance framework

Our Constitution sets out our Charitable Purpose, expressed in our Objects and further defined by a set of Principles. These firmly root our focus on whole-person support for older people, within Church, community and residential settings, grounded in our Anglican faith and commitments to Te Tiriti o Waitangi.

Voting members of the Foundation are: The Bishop of the Anglican Diocese of Auckland (the President), The Selwyn Foundation Board, and Life Members appointed by the Foundation. All our residents may be members however do not hold voting rights.

We currently have ten Board members, which is the maximum number (minimum is five), and each occupies a 'seat' for a three-year term which may be renewed up to nine years. The exception is seat 10, which is available for an independent member appointed for their specialist knowledge for one year, up to a maximum of three. The Chair has been appointed by the President, and six members by the Auckland Diocesan Council. All of these are communicant Anglicans, and the remaining members have declared their support for the ethos and mission of The Selwyn Foundation.

The Board has set high standards of fiduciary and ethical conduct, as defined within its Code of Ethics. It meets monthly to review the Foundation's organisational achievements, financial performance and charitable activities. In addition, an annual Strategic Planning workshop takes place to consider outcomes from the past year and plan for the year ahead.

The Board has delegated the management responsibilities of the Foundation to the Chief Executive Officer. It has also established four Committees: Personnel, Operations (Ops), Finance and Investment (F&I), and Social Impact and Mission (SIM), to review detailed performance against the Strategic and Operational business plans and monitor risks. These Committees meet approximately every two months and require a quorum of two Board members. Specialist advisors may be appointed either in a voting or consulting capacity. Minutes and decisions of all Board and Committee meetings are recorded.

In addition to the Committees, a Clinical Governance Group leads a systemic approach to maintaining and improving the quality of residents' care. The Group reports to the Operations Committee and its Chair, Dr. Jocelyn Peach ONZM, was appointed by the Board.

Board performance and succession are managed through the Personnel Committee. Following an independent review, individual development plans and a Board education programme were put in place. New member induction, including health and safety responsibilities, were provided as needed.

Joint Venture Partnerships

As 51% shareholders in Haumaru Housing LP, The Selwyn Foundation Board also appoints three individuals to the Haumaru Housing Board.

Risk framework

Over the last quarter of the financial year, we refreshed our Strategic Risk framework, having regard to our new strategy of Respectful Ageing. With the divestment, the risk profile of the Foundation has fundamentally shifted towards delivery of our strategy through social impact at scale and management of our investment fund, noting that the risks inherent with one village are not less than with many.

The Board and Executive Leadership Team therefore workshopped the key risks in three areas: Investment Fund; Operations; and Social Impact. This provided a useful framework for risk identification and has allowed for ongoing in-depth oversight at Committee level of both the strategic and operational risks now assigned to them.

Contact information

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For Service of Heart, Hand and Mind

At our Founders' Day Service of Thanksgiving at Selwyn Village's Chapel of Christ the King on 22 May 2023, we marked 69 years of Selwyn's enduring Mission to serve older people and particularly those in great need. Annually on this date, we pay tribute to the visionaries behind the creation of The Selwyn Foundation and recall all those who have enriched its development over the years.

We continued our tradition of presenting awards to those who have given so generously of their skills and talents, or who have provided leadership in their outreach to older people in the wider community. To each, we conferred bronze commemorative medals depicting the images of Bishop and Sarah Selwyn and featuring the inscription: 'For Service of Heart, Hand and Mind' – a sentiment often used by Bishop Selwyn in his sermons and speeches.

New Life Members 2023

Life Members are appointed by The Selwyn Foundation Board in recognition of outstanding service to the Foundation and the wider Selwyn community. They are entitled to vote on any matter or question at any Annual General Meeting or Extraordinary Meeting of the Foundation.

Peter Macaulay Awarded in recognition of his 12 years of outstanding service to the Foundation from 2010 – 2022 as a Board member and Chair of the Board's Technology and Innovation Committee. A champion of innovation and the application of information technology, Peter's wise counsel, experience and practical advice were invaluable, as we implemented major IT and other technological projects throughout our villages and in the Foundation office.

Garry Smith The first layperson to be appointed as the Foundation's Chief Executive Officer, Garry was awarded in recognition of his exceptional service from 2012 – 2022. Under his guidance, Selwyn developed as a successful, progressive organisation with a strong reputation. Garry was fundamental in driving the Foundation's charitable objectives as well as the successful divestment in 2022.

New Companions 2023

The category of 'Companion of The Selwyn Foundation' recognises those who have been generous in their spiritual guidance, leadership or resources including time, expertise or a significant donation.

Matthew Hodgson In recognition of his 30 years of outstanding service in the physiotherapy team at Selwyn Village. Matthew's goal has been to help residents restore or maximise their movement, and his clinical knowledge and technical expertise are highly valued by all in the village community.

Juliana Leach Awarded for her 30 years of dedication and loving service to our residents as a member of the caregiving team at Selwyn Village. Juliana was a caregiver at our former Caswell House rest home and continues to provide a high standard of care to residents of Sarah Selwyn.

Dawn Miners In recognition of her 31 years of diligent service to Selwyn Village as a member of our caregiving team. Dawn had also been a valued staff member at Caswell House. Passionate about the care of her residents, she is conscientious and proactive and a supportive, caring colleague.

In remembrance

It is with deep sadness that we acknowledge the passing of Selwyn Life Member, Mr Richard Caughey, and of Selwyn Companions, The Right Reverend Bruce Moore, former Assistant Bishop of Auckland, Mr John Blyth and Mr John Cockcroft. We are grateful for their valued personal contribution to the success and growth of the Foundation and their dedication to Selwyn's Mission over many years.

(Opposite page) At our 2023 Founders' Day service, we celebrated our new Life Members – former Selwyn CEO Garry Smith and former Board member Peter Macaulay – and made belated presentations to our 2022 Life Members – former Board members Helen Melrose and Dr Peter Huggard. Pictured at the ceremony on 22 May are: (from left) Garry Smith, Helen Melrose, Peter Macaulay and Dr Peter Huggard with Chief Executive Denise Cosgrove, Foundation Chair Hon David Cunliffe and The Right Reverend Ross Bay, Bishop of Auckland.

***“We pay tribute to the visionaries behind
the creation of The Selwyn Foundation
and recall all those who have enriched its
development over the years.”***



