



The Presbyterian Church **Property Trustees**

Building up the Presbyterian Church for God's Mission

NEWSLETTER

**AUGUST
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PIF On Call interest rate increase

The On Call Fund interest rate lifted to 2.0% from 1 August 2022 (the Long Term Fund remains at 3.0% plus inflation)

The interest paid on balances in the Presbyterian Investment Fund On Call account increased to 2.0% p.a. (from 1.75% p.a.) from 1 August 2022.

As you will no doubt be aware, we are experiencing a volatile period with high inflation and rising interest rates. The Reserve Bank of New Zealand has embarked on a series of interest rate increases in an effort to curb inflation.

While we expect the PIF On Call Fund to at least match the Official Cash Rate (OCR), the Fund tends to lag changes in interest rates. For example, while the OCR languished at 0.25% for much of 2020 and 2021, the PIF On Call Fund interest rate remained at 1.75% through until April 2021, when it dropped to 1.0%. Just like the Reserve Bank, we are lifting the PIF rate, but it will take us a little longer to catch up and surpass the OCR once again.

The Long Term Fund continues to pay interest income of 3.0% p.a. plus inflation. Investment market losses have, however, resulted in some capital losses in the Long Term Fund. We expect the Fund to recover over time as markets stabilise. In the meantime, account-holders can continue to access the regular 3% p.a. interest income.

For more information, please email: trustees@presbyterian.org.nz

Earthquake Prone Buildings

30 June 2022 was the deadline completing building seismic assessments

First, we would like to thank all those presbytery and parish people who have been working hard on securing seismic assessment reports and forwarding those through to us. We know there are a number of assessments still in progress and we ask that you continue to forward reports so that we can update our records.

We also know that there are a number of strengthening projects underway or in the planning stages.

The table below provides a summary of the seismic assessment data received by the Trustees. It shows that about a third of our buildings have an acceptable seismic rating (above 66% of New Building Standards or NBS), about a third need some form of strengthening to reach this standard, and we do not yet know about the other third.

NBS Rating	No assessment	<34%	34% - 66%	>66%
Responses	30%	13%	21%	36%

There are 650 buildings that require seismic assessments (north of the Waitaki River), so that means we still don't know the status of 195 buildings!

It is vital that we determine the seismic status of all our church and community buildings. Church Councils (and in some cases, such as campsites, Presbytery Councils) need to know as they are responsible for their buildings and the safety of users. Congregations, Presbyteries and the Trustees all need to know so we can make good decisions about where we spend our scarce resources. It is likely that not all buildings warrant strengthening, but until we know the status of all our buildings, it's difficult to plan with confidence.



Next steps

The Church's policy requires that all parapets and facades, and all pre-1991 buildings in the high-risk earthquake zones have been strengthened (or removed in the case of parapets).

MBIE Guidance

The Ministry of Business, Innovation and Employment recently released new seismic risk guidance to help building owners and users understand seismic assessments and provide them with the tools to make informed and risk-based decisions.

The Trustees are reviewing the guidance to determine whether or not any changes to the Church's Earthquake Prone Buildings are appropriate. We expect to advise changes, if any, within the next 3 months.

\$400,000 paid out for mission

Over the last 12 months, the Trustees have distributed just under \$400,000 to various parts of the Church in a series of special distributions as follows:

Nellie Inglis Memorial Scholarship

In 1994, the Trustees received \$452,245 from the estate of Nellie Inglis. Nellie was a devoted member of the congregation at St David's Khyber Pass and left her entire estate to the Church. One third was used by the Trustees to create the Nellie Inglis Memorial Scholarship Fund. The purpose of the Scholarship Fund was to support theological students living in the Auckland area by assisting with living expenses and study costs. The operation of the Fund was assisted by a local Management Committee, made up of members from St David's and others.

Following the dissolution of the congregation of St David's, the Trustees elected to review the operation of the Fund. Noting the changing shape of ministry and the relatively modest amount of income generated by the Fund, the Trustees decided to wind up the Fund and distribute the proceeds. As a result, just over \$200,000 has been distributed to Te Aka Puaho, Pacific Presbytery, and Northern Presbytery (being presbyteries with Auckland connections) for the purpose of building resilient lay and ordained leadership, particularly in response to the Covid-19 pandemic.

Albert R Anderson Bequest

In 2021 the Trustees received around \$130,000 from the estate of Albert Anderson (after fees and costs – and some legal issues were overcome) for general purposes. While no direction was provided, the family suggested the funds be used to prevent domestic violence.

In accordance with the family's suggestion, the Trustees invited presbyteries to submit a proposal to use the funds. The Trustees are now delighted to report that we have distributed a total of \$128,000 to Northern Presbytery (in partnership with Presbyterian Support Northern's Shine programme), Pacific Presbytery, Te Whare Awhero/Hope House (Christchurch), and the PCANZ White Ribbon Programme.

Vera Wyatt Estate Trust

In 1983 Vera Wyatt left a share of her estate to the Presbyterian Church in Auckland for general purposes. The funds were held by the Trustees and administered by a local committee. Distribution of funds from the estate trust have been sporadic in recent times. So, when Northern Presbytery requested that the funds be used to support its new mission initiative on the site of the former St Giles, Mt Roskill, the Trustees were very receptive. As a result, around \$66,000 has now been distributed to the Northern and Pacific Presbyteries (being the Auckland-based presbyteries with active parishes).

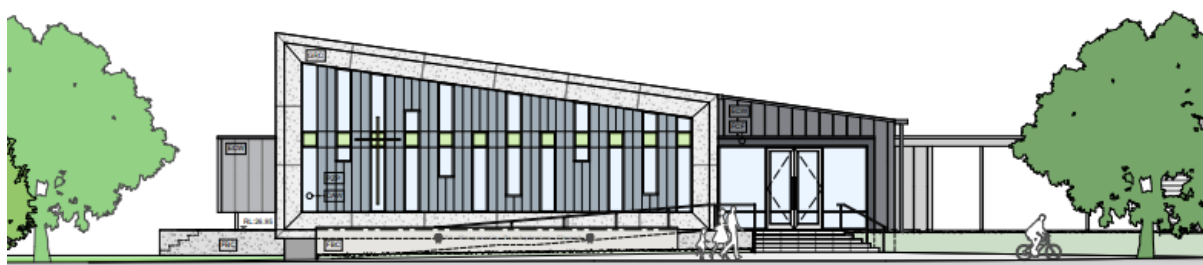
Please give thanks for the generosity of Nellie Inglis, Albert Anderson, and Vera Wyatt, and pray for the new projects benefiting from their gifts.



St Margaret's - Bishopdale

God things take time

In May 2016, the former church at Bishopdale was burgled and set on fire. The damage to the building was extensive and necessitated demolition. In May 2018, the Trustees provided concept approval to the parish for the construction of a new building. The congregation wanted welcoming multipurpose spaces. The old building was used 7 days a week by parish members and the community, and this was something the congregation wished to rekindle, but with modern open light spaces. It took a further three years before a construction contract was signed. During this time the congregation worked hard to finalise the plans, secure consents, line up the funding, and select a builder.



The new building is designed to be more open to the street, with spaces that work together. It will consist of a foyer with informal seating that connects the main space, kitchen and amenities. The main area (approximately 15m x 15m) will serve as a worship space, but also able to be easily reconfigured for other purposes or groups. It will have a timber floor and open out, via a deck, onto a grassed area. A lounge will also be able to be used as a crèche, with windows to the main area. Finally, a functional kitchen with commercial grade equipment will enable hospitality.

Fortunately, the former church was insured, but even then, the proceeds were only sufficient to fund around two thirds of the \$3m cost of the project. Additional funding was secured from Alpine Presbytery, PressGo, parish donations and fundraising. Even with great planning, the build has suffered from delays and cost increases (consuming all the contingency funding and then some). Fundraising continues!

It's more than six years since the fire, but building is now well underway, as you can see from the photo below. The journey to this point has been long and extremely time consuming. A number of key people have been focused on the build, so when it's completed the focus will change from creating a building and spaces to using them. The congregation will be able to welcome back its Boys Brigade company, provide more space for Girls Brigade, and have a lot more space for Sunday mornings.

