

WILSON HOME TRUST

CAN WE DO MORE?

INTRODUCTION

The Wilson Home Trust has been in existence for 70 years and throughout that time has supported children with physical disabilities. We believe now is the time to review what we do and consult with key people to see if we can better utilise our resources to do more for the beneficiaries of the trust.

Key to this review is the fact that the Trust Deed under which we operate allows us to provide services from Turangi/Gisborne in the South to the Far North, yet we have tended to be focused in Auckland. It may be time to spread our wings and offer more across the wider region. To do this we must look to expanding our resource base and see how we can utilise our existing resources to their full potential. Our major resource is the Wilson Home property in Takapuna and it is currently the main provider of income for the Trust.

We have outlined options in this document that relate to the better utilisation of the Takapuna host site and increase the resource base for our beneficiaries. We would like your thoughts and feedback on these options.

Whilst this consultation process largely concentrates on our main asset the Wilson Home site, in conjunction with this we are also conducting an analysis of other services provided within the sector. Its purpose is to identify, any gaps that exist in services for children with physical disabilities and see if through optimising the resources available we can assist and facilitate initiatives that add greater value for the beneficiaries of the Trust.

We look forward to your participation and input on all these points.

Brian Donnelly

Chair

THE ORIGINAL LEGACY

The Wilson Home Trust is a registered charitable trust. It was set up in the 1930s by William and Lucinda Wilson who donated their beautiful house and garden on the coast of Takapuna, Auckland, as a home for children with physical disabilities

The Wilson Home was never intended to be a permanent home for children. It was established during the polio epidemic and from the start; the emphasis was on helping children to be rehabilitated so they could return to their own community with their families.

The WDHB is the Trustee but the Wilson Home, the Trust and its grounds are managed by an independent Management Committee whose role is to ensure the Trust deed and its variations are adhered to.

In 1999 the Trust applied to the High Court to vary the original Deed of the Wilson Home to represent changes that had taken place in the disability sector. As a result the Deed was varied to include:

- Children with physical disabilities and their families as beneficiaries of the Trust
- The development of training and research as a legitimate role for the Trust
- The opportunity to develop facilities off the Lake Road site
- The facility to benefit children and their families from Turangi (including Gisborne) to the tip of the North Island.

TAKING THE VISION FURTHER

The Wilson family's legacy and vision has endured for 70 years and the Management Committee sees the opportunity to expand this vision so that the Wilson's legacy can benefit even more children with physical disabilities and their families.

The Trust would also like to extend its central premise that services for children are best provided close to their family and community. We need to look both outward - to providing support initiatives to communities located in the Trust area (the upper half of the North Island) and inward, by considering our current resources and capitalising on them in order to expand additional support initiatives out into the wider community.

We think it's time to take the Wilson family vision further; but how much further and along which path? That is why we are asking for feedback from you, our stakeholders.

THE WORK OF THE TRUST

The primary work of the Wilson Home Trust is to:

- Provide support initiatives for children with physical disabilities and their families
- Administer the buildings and grounds of the Wilson Home so the site is preserved for the benefit of the children and the community

The Trust owns 13 acres of prime coastal land at Takapuna. The property produces income which together with donations and legacies funds services, equipment and training for children and their families.

We lease facilities to the Waitemata District Health Board (WDHB) who under the auspices of the Wilson Home, provide such services as respite care for high need children with disability, rehabilitation services and family accommodation so families can be close to their children whilst they receive care and treatment.

The Wilson School, a special school for children with physical disabilities, also has its base school on the same site as well as running satellite classes at a number of North Shore schools.

Some of these on-site facilities are now outdated and as such, the very valuable and attractive site is not being fully utilised. It is timely to discuss with interested groups ways in which the Trust can maximise these valuable resources so we can expand our services into the wider community.

The key question in this consultation is:

- ◆ How can we make best use of our key resource in order to service our beneficiaries better?
- ◆ What do our key stakeholders want to see included in our vision?

We have included a form at the back of this document on which to outline your thoughts on these issues. We ask you to complete it and send it back to the Trust.

OUR PRESENT INITIATIVES

The Trust directly funds services, equipment and training for children with physical disabilities and their family. These include:-

- A Family Coordinator as an independent advocate
- Children's equipment not provided by the government
- Attendance fees for family to attend conferences
- Funds for children's activities.
- Sponsored holiday house at Paihia for families
- A small library (books, videos, tapes) located in the family room.
- A regular newsletter sent to those on a mailing list
- Regular special events that support the sector. e.g. Know How Day, Children's Party
- Funding Research projects relevant to Child Disability

THE WAY FORWARD

The following outlines some of the options we see that could make better use of the Takapuna site and increase the income for the beneficiaries of the Trust. These are just suggestions and there may well be other ideas that the Trust Management Committee has overlooked.

As such we invite your feedback on the ways we have outlined here that could provide more income and better services for children with disabilities and their families, together with any other thoughts you may have. The only criterion we must all keep in mind is the terms of the Trust Deed and the integrity of the beautiful grounds.

THE TRUST'S DEVELOPMENT PHILOSOPHY

The Management Committee, taking into account the Trust Deed and the Wilson family vision, believes:

- Any development initiatives must be in accordance with the Trust deed
- Any development should be sustainable, in keeping with the environment and the preservation of trees and recognising the original heritage nature of the property
- The land should not be sold but retained either through leasehold developments or by constructing buildings for further services for the Deed's beneficiaries

SITE OPTIONS (SEE SITE PLAN ATTACHED)

These options have been put forward as suggestions by the Management Committee. They are not definitive and are listed here for discussion purposes. We welcome your feedback on these options using the Feedback form contained at the back of this document.

The site is divided into three lots. According to the Trust Deed Lots 1 and 3 can be developed in any way chosen except for the restraints required by town planning legislation. On these sites this would mainly refer to trees. Lot 2 contains the original homestead and the chapel and is held as a 'heritage site', so can only be utilised for children with disabilities and their families. (See site plan)

Area One –The Point

Characterised by its stunning harbour views, this coastal land is obviously very valuable. It is also surplus to current requirements and has the capacity to generate a large amount of income. This land has no significant trees and could be developed easily.

For example - it could be leased for development as private residential accommodation.

Area Two – Ronald Caughey Building

This building currently houses the Child Rehabilitation Services. The WDHB has indicated it wishes to retain this service onsite. The Board has developed a plan to upgrade this service and redevelop the facilities.

Option One

To refurbish and update the existing centre and further develop family accommodation in the homestead building. Family accommodation is an important part of the service so the children can stay with a caregiver while undergoing rehab treatment.

Option Two

Demolish the Ronald Caughey building and replace it with a larger building that includes a purpose-built rehabilitation centre. Other floors could be leased to other groups to generate revenue and to further the aims of the Trust.

Area Three – The Villas

The Villas currently house a high needs, out-of-home respite service run by the WDHB. The Board has indicated it would like to decentralise this service and develop respite homes in the community so the children using them are closer to their families, parents would not have to travel long distances and the facilities would be less institutionalised.

This land could be used for an alternative children's service or be developed as residential accommodation to increase our resource base.

Area Four – The Homestead

This area would not be redeveloped. However The Homestead could be refurbished to offer more accommodation for families. It is likely that the radical respite services being offered there by the WDHB would remain onsite.

Feedback Form

We are very interested in your feedback, so we can make the best decision for the Trust and its beneficiaries. Please fill in the form as fully as possible, and if possible please e-mail your replies to us.

An electronic version of this form can be obtained by e-mailing alan@wilsonhometruster.org.nz.

Closing date for feedback 29th January 2007

Do you support the further development of the site?

Yes No

Please give reasons for your views:

What would you like future Trust income used for?

What would you like to happen to Area One – *The Point*?

What would you like to happen to Area Two - *Ronald Caughy Building*?

Do you support Option One?

Do you support Option Two?

Do you have an alternative option?

What would you like to happen to Area Three – *The Villas?*

What would you like to happen to Area Four - *The Homestead?*

Do you have other options for the site?

Other feedback relating to the site development:

When you have completed the form please send it to:

Alan Blackburn
Wilson Home Trust
Private Bag 93517
Takapuna

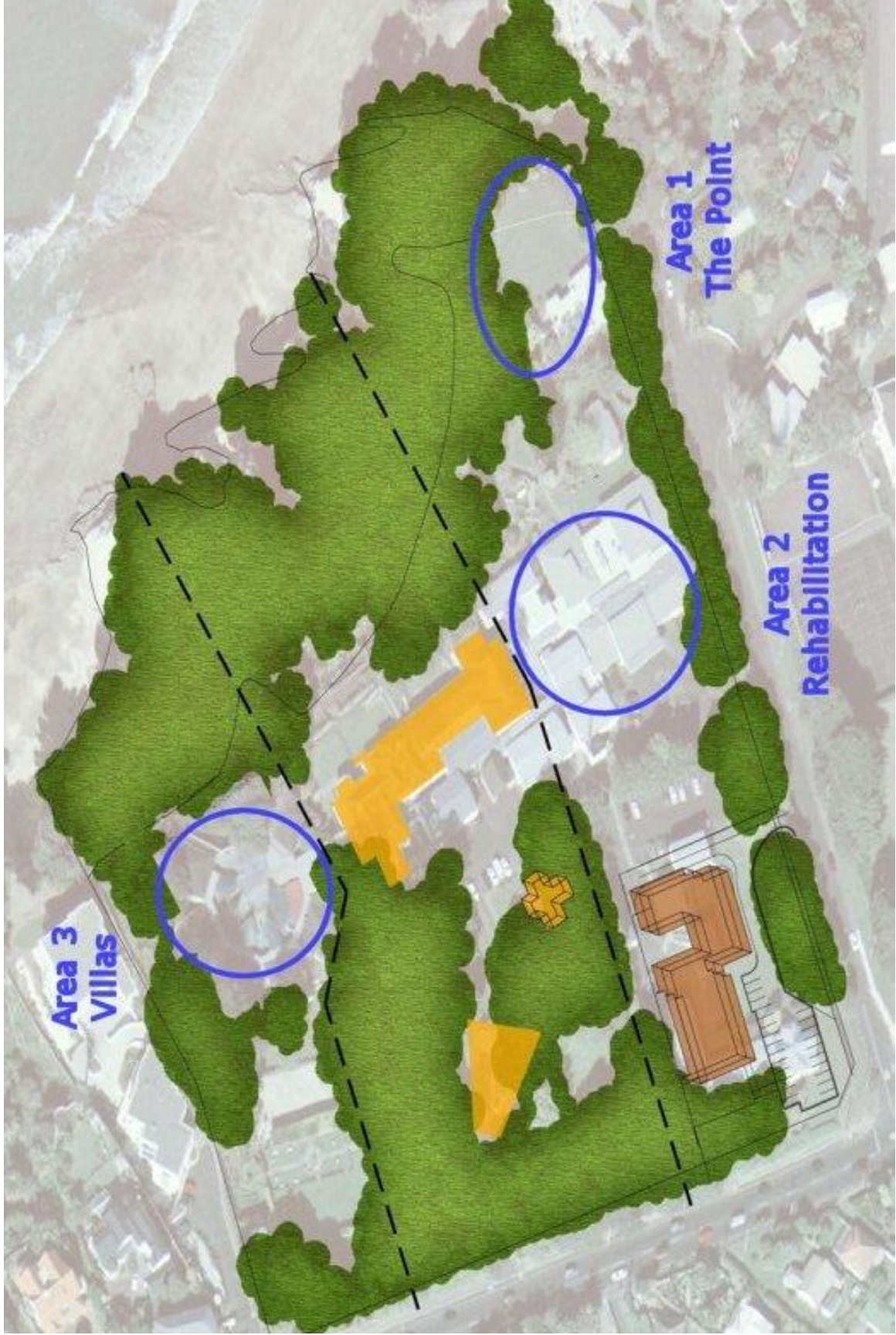
Please note that submissions with no name and address will not be accepted. To help us analyse submissions please fill out the details below.

Name: _____

Address: _____

E-mail address: _____

Telephone: _____



Area 3
Villas

Area 1
The Point

Area 2
Rehabilitation