

Annual Report

1 July 2024 – 30 June 2025



All New Zealanders well-housed

communityhousing.org.nz

Contents

About Community Housing Aotearoa	3
Report from the Co-Chairs	4
Report from the Chief Executive and Deputy Chief Executive	7
Delivering against our Strategic Plan 2024–2027	11
Conference 2024	15
Statement of Service Performance 2024–2025	16
20 Years of Community Housing Aotearoa	17
Media coverage	19
Our members: our communities	20
Report from the Treasurer	32
Financial Statement	34
Report from the Independent Auditor	37
Full and partner members	40

About Community Housing Aotearoa

Community Housing Aotearoa (CHA) is an incorporated society and a peak body for Aotearoa's community housing sector. A list of our members is in this annual report. Established in 2004, CHA has an important role in placing the community housing sector at the forefront of housing delivery, listening to and advocating on behalf of its members and representing them as one voice.

Company details

Co-Chairs

Lisa Woolley and Vicki Sykes

Council members

Lisa Woolley (Co-Chair)

Vicki Sykes (Co-Chair)

Jill Hawkey (Treasurer)

Jordon H. Robertson

Fiona Hamilton

James Te Puni

Our team

Paul Gilberd (CE)

Chris Glaudel (Deputy CE)

David Zussman (Engagement & Support Manager)

Amanda Kelly (Policy & Practice Lead)

Peter Stowers (Pacific Relationship Manager)

Talavao Ngata (Pacific Policy Advisor)

Wendy Marr (Communications Manager)

Ruth Avery (Executive Administrator)

Registered office

Level 11, Ranchhod Tower, 39 The Terrace/
102-112 Lambton Quay, Wellington

Bankers

Kiwibank, Private Bag 39888,
Wellington Mail Centre, Lower Hutt 5045

Accountant

The Bookish Tax Tart

Auditor

Aurora Financials Ltd

Charities Service Number

CC36095

Incorporation number

1583033

IRD number

89-577-874

Nature of business

To achieve our Vision of 'All New Zealanders well-housed', we advocate for a well-functioning housing system and the realisation of the right to a decent home.

Report from the Co-Chairs



Lisa Woolley and Vicki Sykes
Co-Chairs

30 June 2025

We are pleased to provide a summary of the priority areas that the Council has focussed on over the past year. The adoption of the updated Community Housing Aotearoa Strategic Plan by members at the 2024 Annual General Meeting marked the completion of a year-long process for Council and staff. The engagement with members during its development confirmed a continued focus on these key outcome areas:

- **A responsive housing system**
- **Increase supply of adequate homes**
- **Quality providers, better outcomes**
- **CHA is effective, inclusive, sustainable**

The Chief Executive and Deputy Chief Executive's report covers the operational activities on these areas, so we would like to emphasise the work of the Council to ensure CHA is effective, inclusive and sustainable. It is fair to say that the last financial year presented challenges for Aotearoa New Zealand, for our communities, for many of our

most vulnerable people, many of the community providers and partner members we serve and for Community Housing Aotearoa (CHA).

Anticipating the challenges, we ensured we were economising on our spending while developing new revenue sources. We focussed the staff work programme on member engagement through our networks, partnerships, building our working relationships with officials and ministers, and advancing our workforce development programme. We backed ourselves to maintain our staffing whilst securing the additional funds required to deliver

“It is fair to say that the last financial year presented challenges for Aotearoa New Zealand, for our communities, for many of our most vulnerable people...”

our services. As shown in the Treasurer's report, we succeeded in that regard. We continue to focus on our sustainability as an organisation and are in a sound position to continue being a voice for our members.

In the past year CHA has made significant progress implementing its three-year strategic plan. One highlight that is reflected in this reporting period is progress on the sector and tenancy manager induction programmes. The first training modules will launch later this calendar year. Another highlight is the development of the CHA HUB and its associated Insight Reports which will shine a bright light on the matters that are most important to you all, and moreover the solutions you are all delivering to address persistent unmet housing needs in your communities.

We are pleased to see ongoing growth of our membership, both full and partner members. The CHA Conference in 2024 attracted the largest number of registrations and sponsors in our history. Through the multiple workshop streams, members were actively engaged in delivering sessions highlighting their work across the housing continuum. The diversity of sessions and presenters reflects our ongoing work to be open and inclusive.

“We are pleased to see ongoing growth of our membership, both full and partner members.”

As a Council, we value the relationship we have with Te Matapihi and their engagement in our governance with their Chair, Jordon Robertson, joining us as the new representative from February 2025. The importance of our joint work advocating for sustainable, tangata whenua, and community-led solutions is especially relevant in the current economic and social environment.

The Council is finalising an updated Constitution, meeting the new requirements in the Incorporated

Societies Act for consideration by members at the November 2025 Annual General Meeting. With our 20-year anniversary last year, the new Act presented an opportunity for us to step back and confirm our structure and rules. Over the past two years, Council deeply considered the options available. Engagement at our online full member meetings discussed key items including the definitions of full and partner members, our values and principles, representation, and the role of the Council. We thank everyone who has contributed their ideas and feedback during those meetings. We also appreciate the services of Parry Field Lawyers to take on board that feedback and make sure that our proposed new Constitution meets both your expectations as members and the requirements of the Act.

We ended the financial year with confidence that both CHA and the sector it serves will continue to do the very best it can with the resources and talents it has available to it. We take this opportunity to thank our government partner funder, the Ministry of Housing and Development; and our key philanthropic partners: the JR McKenzie Trust, and the Peter McKenzie Project, along with the Lotteries Grant Board. We also thank Westpac Bank for their foundation partnership and investment into the CHA HUB, alongside others. We are still actively seeking other partners and sponsors to support the work we do. A key element of our work is defining and promoting active housing system citizenship, innovation, collaboration, and equity. By working together, we can and must do more.

“We ended the financial year with confidence that both CHA and the sector it serves will continue to do the very best it can with the resources and talents it has available to it.”

“We are still actively seeking other partners and sponsors to support the work we do... By working together, we can and must do more.”

There have been a number of changes to the CHA Council, and we would like to take this opportunity to express our thanks to our prior co-chairs Hope Simonsen and Nic Greene, along with Treasurer Cate Kearney. Both Nic and Cate were completing six years on Council, and Hope four years' service, during which significant changes occurred, including two changes in our Chief Executive. It is a credit to their leadership that the organisation is in a strong position today.

As Co-Chairs, we would like to acknowledge our fellow Council members: James Te Puni from Te Āhuru Mōwai, Jordon H. Robertson on behalf of Te Matapihi, Fiona Hamilton from LinkPeople, and Jill Hawkey from the Christchurch Methodist Mission. We also want to express our appreciation for the ongoing work of our CEO Paul Gilberd, and his dedicated team of staff. They go above and beyond with the resources we have, to support the community housing sector.

We offer our sincere thanks to all of those who have supported the work of the community sector and CHA this past year. We are very grateful, thank you.

Lisa Woolley and Vicki Sykes
Co-Chairs

Report from the Chief Executive and Deputy Chief Executive



Paul Gilberd, Chief Executive



Chris Glaudel, Deputy Chief Executive

We are pleased to report that during the period covered in this Annual Report we have made significant progress across all four of our main strategic focus areas. Some of the progress could be characterised as game changing, some of it is more incremental. We highlight below key outputs and associated outcomes for our priority work programmes. More details are in the following sections of this report.

“This year we have seen significant action and years of work has finally come to fruition.”

CHA is working towards a responsive and well-functioning housing system to achieve our Vision of All New Zealanders well-housed. Finance is the largest cost for community housing providers to deliver and operate new affordable housing supply. As an organisation we have worked for over a

decade to establish a specialist bond aggregator and financial intermediary to drive down the cost of debt for providers. This year we have seen significant action and years of work has finally come to fruition.

CHA spent significant time engaging with officials and MPs over many years, discussing successful models internationally and how they could be utilised in the New Zealand context. We facilitated engagement between officials and MPs with experienced practitioners overseas and brought advisors to New Zealand to share international policy and best practice with Treasury and MHUD officials. This long-term approach paid off in March with the announcements by the Ministers of Finance and Housing that the Government would support the Community Housing Funding Agency (CHFA) and also explore guarantees for bank loans to Community Housing Providers. In addition, the Minister of Finance has asked the Reserve Bank to review the risk weighting settings for bank loans. All three of these announcements are progressing.

The CHFA recently received an A+ credit rating and issued New Zealand's first internationally accredited social bonds totalling \$200 million.

Another key system improvement we continue to work on is unlocking land supply for affordable housing through Inclusionary Housing. Like the finance improvements described above, this is a long-term process involving research, advocacy and engagement with local and overseas experts. We know there is strong support from members and local authorities. The reform of the Resource Management Act provides us with an opportunity to finally get this tool enabled through legislation. It is a focus for the upcoming year and we encourage you to support this in your communities.

Our work programme continues to develop and provide resources to help members support their people. Our learning consultant, Bridie Morell, completed the Tenancy Management Capability Framework Toolkit. Resources and materials are provided in each of our newsletters, including a wellbeing series to help build resilience for kaimahi (staff) dealing with increasing demand for services and complexity of needs.

“Our work programme continues to develop and provide resources to help members support their people.”

We have made significant progress on an induction programme for Tenancy Managers and a general sector induction. We are grateful to the many organisations and people who have contributed their knowledge and resources to this project. Our learning design partner, Synapsys, will complete the induction programmes by the end of this calendar year. These modules will be available online, via podcasts and for in-person delivery for the Tenancy Manager induction. Our goal is to establish a future Level 4 New Zealand Certificate in Community Housing (Tenancy Management) and we are

working with Toitū Te Waioira on this. Ongoing changes in the Tertiary Education sector have made this challenging, but as a sector we are used to this and know in the long run we will succeed.

“We have made significant progress on an induction programme for Tenancy Managers and a general sector induction.”

We have been developing resources for the CHA HUB over the past two years. As we prepare for the formal launch in November, we are pleased to note that we already have 411 unique subscribers and the CHA HUB materials online have recorded 16,000 views with over 4,000 hours watched.

Our consulting subsidiary, Community Housing Solutions, continues to deliver services to members and values-aligned organisations. There is steady demand for support from organisations wishing to apply to the Community Housing Regulatory Authority. We have also worked with members and others on updating policies and housing strategies. Research also remains a key activity. Last year, CHS engaged in BRANZ funded research on *Housing solutions for low to moderate-income households*, which documented the size and housing outcomes of groups not well served by the market. The report identified potential solutions to improve outcomes and provide affordable rental and homeownership pathways.

As a membership organisation, ensuring we deliver services which keep members engaged and informed is a key activity. Supporting networks and communities of practice is one way we do this, and we are pleased to see the growth in the number of organisations and individuals active in these. We introduced new full member and all member online updates. These are an opportunity for CHA to provide more detail on what we are seeing and hearing from Ministers, ministries and sector leaders. It is also an opportunity to hear directly

from you about your priorities and trends across the motu. The full member meetings have been valuable to gather feedback on our Constitution which is required to be updated to comply with the Incorporated Societies Act.

Our newsletters, LinkedIn posts and direct member emails are other ways we engage and inform both members and the public. The Communications Community of Practice, supported by our communications manager Wendy Marr, is proving to be a very effective way to align and amplify messages highlighting the work of members. It is working to change the narrative around housing to emphasise the social importance of a home, rather than the financial returns it can provide as an investment. CHA also connects members with news media to hear directly about the impact of policy on our communities. Whilst CHA is not always the voice quoted, we are actively informing and connecting media to highlight the good work you are all doing.

“...we are actively informing and connecting media to highlight the good work you are all doing.”

Growing Together – Sharing our Knowledge, was the theme of the CHA Conference in November 2024. Feedback from attendees and sponsors was overwhelmingly positive. The thematic workstreams allowed for one of the most diverse programmes in our history. We were especially pleased to provide significant support for sector workers to get into the detail of subject matter that is most relevant for them in their daily operations. We are very grateful for the strong ongoing support of the sector and our sponsors whose engagement and active attendance made the conference a great success. We have now corrected the Covid induced rhythm and have reverted back to alternating years for conferences between ourselves and our partners Te Matapihi. Our next conference will be in June 2026.

During the conference we took a moment to acknowledge and celebrate CHA's 20 Year Anniversary. Many of you have been involved in the sector over the past two decades and we acknowledge your commitment and ongoing contributions to achieving our Vision of All New Zealanders well-housed. Stephen Olsen has eloquently captured our recent history in [20 Years of Community Housing Aotearoa](#) which includes a timeline of events and milestones for CHA.

“Many of you have been involved in the sector over the past two decades and we acknowledge your commitment and ongoing contributions to achieving our Vision of All New Zealanders well-housed.”

In the past year CHA has also continued to hold space for Pacific People's housing in Aotearoa most notably by actively assisting the growth of Pacific People's providers and also through enabling and hosting regular Pacific People's Housing network meetings. The momentum is growing and it is pleasing to see green shoots in the form of real housing outcomes, culturally appropriate designs and solid affordable housing development pipelines.

As we bring the year to a close and report to you on what has been done, we acknowledge the passing of Neville (Nev) Wilson last year. Neville was a member of the Steering Committee for the establishment of CHA in 2004 as a representative of Habitat for Humanity. He was also our inaugural Chair of Community Housing Aotearoa, the Peak Body for Community (Third) Sector Housing groups. His contribution and commitment will not be forgotten.

I want to thank the CHA staff who have remained unchanged throughout the past financial year.

We thank Te Tūāpapa Kura Kāinga, Ministry of Housing and Urban Development for the ongoing partnership we have and the opportunity they give us to provide services to them and the Government of the day. We take this opportunity to thank our philanthropic supporters and specially to offer our thanks to our system change supporters the JR McKenzie Trust and the Peter McKenzie Project. We also thank Westpac Bank for their foundation partnership and investment into the CHA HUB alongside others. We are still actively seeking other partners and sponsors to support the work we do. A key element of our work is defining and promoting active housing system citizenship, innovation, collaboration and equity. By working together, we can and will do more.

Finally, your team at CHA wishes to thank you, our members, for all that you do to realise our Vision of 'All New Zealanders well-housed'. We look forward to continuing to support your efforts and forge new pathways for whānau into decent homes. After all we all know it is simply the right thing to do.

Paul Gilbert
Chief Executive

Chris Glaudel
Deputy Chief Executive



Illustration by Jacqui Chan, 2024

Delivering against our Strategic Plan 2024–2027



A RESPONSIVE HOUSING SYSTEM

Meeting housing needs across the continuum and retaining investment to benefit communities across generations.

2025 goals

How we're meeting them

Research and evidenced-informed policy

Informing evidence-based policy development and decision making

- Informing housing policy development through submissions to central and local government planning involved following submissions:
 - Residential Tenancies Act Amendment Bill
 - Reserve Bank Deposit Takers Core Standards
 - Principles of the Treaty of Waitangi Bill
 - CHRA Proposed Operating Model changes consultation – CHA and Te Matapihi supported two online meetings with providers
 - Oral testimony to Finance and Expenditure Select Committee on Overseas Investment (Build-to-Rent and Similar Rental Developments) Amendment Bill
 - IRD Charities Tax Policy

Homelessness responses and prevention. Working collaboratively so everyone has a place to call home

- Building relationships with research institutions to contribute towards future evidence-based policy making:
 - Continuing relationship with He Kāinga Oranga – Housing and Health Research Programme. The Māori Wellbeing Guide is now available to order/download from CHA website
 - CHA representative appointed to MĀPIHI Māori and Pacific Housing Research Centre Advisory Group
- Participation in the National Homelessness Data Project (NHDP) taskforce, led by Housing First Auckland, alongside Kāhui Tū Kaha, Christchurch Methodist Mission, The Salvation Army, Wellington City Mission, Downtown Community Ministry, and University of Otago. The project started in response to the sector and ministers calling for more coordinated data

System health

Advocating for changes to system settings and nurturing innovation that ensures All New Zealanders are well-housed

- Local systems change advocacy through Te Ohu Whakawhanaunga Tāmaki Makaurau alliance including:
 - Organised Te Ohu session at CHA Conference (November 2024)
 - Ongoing collaboration with the alliance through Housing Research Action Group and Strategy Committee (2024–2025)
 - Provided housing policy advice to shape and identify policy asks across the alliance and in the Auckland community

Continues on following page...



To be 'well-housed' means meeting seven measures:



Security of tenure



Affordable



Habitable



Accessible



Culturally adequate



Location



Access to services, facilities and infrastructure

Delivering against our **Strategic Plan** *(continued)*

2025 goals

How we're meeting them

Continued from previous page...

- Housing system discovery work to identify opportunities for CHA to lead change included:
 - Supervised internship through Victory University of Wellington with a focus on system change. Oversight and review of international and national housing-related systems change initiatives
- Grew connections with like-minded organisations seeking to improve housing outcomes by:
 - Participation in three Peter McKenzie Project Mahi Tahī hui
 - Facilitated panel discussion for the Coalition to End Women's Homelessness on the intersections between Women's housing, health and financial wellbeing
- Engagement with MHUD and MSD on homelessness and housing and development plan contributing to policy development
- Participation in MSD Housing Reference Group meetings – providing input and feedback on proposed changes to policy including to changes to emergency housing criteria



INCREASED SUPPLY OF ADEQUATE HOMES

Increased rental and ownership choices where housing costs are around 30% of household income and where community housing plays an important role in 'All New Zealanders well-housed'

2025 goals

How we're meeting them

Sustainable funding

Advocating, identifying and promoting funding that is long-term, trust based and meets the need

- Supporting providers on delivery of new homes and engaging with MHUD on strategic partnerships and place-based approaches
- Advocacy for government support for longer-term, lower cost finance through guarantees and other regulatory levers
- Advocacy for national legislation to enable local authorities to establish Inclusionary Housing and value capture policies included:
 - Engagement with officials, local authorities and members to advocate for and educate about Inclusionary Housing
 - Supporting WEALL local government actions document including Inclusionary Housing as a form of value capture

Continues on following page...

VISION:

'All New Zealanders well-housed'

To be 'well-housed' means meeting seven measures:



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Location



Access to services, facilities and infrastructure

Delivering against our **Strategic Plan** *(continued)*



QUALITY PROVIDERS DELIVERING BETTER RESIDENT AND COMMUNITY OUTCOMES

CHA provides a sector voice, advocating for the role of the community housing sector in the achievement of 'All New Zealanders well-housed'.

2025 goals

How we're meeting them

Governance and workforce capability

Strengthen and grow providers through organisational training and development

- Developing tools and resources to build workforce and organisational capability:
 - Development of a sector and tenancy management induction programme to be available in late 2025
 - Working with Toitū Te Waioira to progress a qualification pathway for tenancy managers as a Level 4 certification recognised by NZQA
 - Working with He Kāinga Oranga, Auckland University of Technology and three CHPs to develop a Tenant Survey Guide for the sector
 - Coordination and delivery of the annual MSD/CHA training series 2024/2025 which includes seven modules based on MSD products and services (average participation rate 150 per session)
 - CHA Annual Conference at AUT City Campus in Tāmaki Makaurau achieves record attendance and sponsorship
- Supporting and engaging with housing provider networks and communities of practice including:
 - Auckland Community Housing Providers' Network
 - Auckland Transitional Housing Providers' Network
 - Te Waipounamu Community Housing Network
 - Greater Wellington Community Housing Network
 - Pacific Community Housing Network
 - Tenancy Management Community of Practice
 - Asset Management Community of Practice
 - National Housing First Community of Practice
 - Communications Community of Practice
 - Tāmaki Makaurau Placement Partnership Group
 - Wellington Placement Partnership Group

Pacific housing

Supporting a thriving Pacific housing sector

- Supporting organisational development and planning:
 - Assisted Pacific organisations to develop and plan their strategic goals in community housing through a range of methods including tailored financial and governance workshops, sharing resources, talanoa and networking opportunities
- Strengthened Pacific Connections: Networks and Knowledge-Sharing
 - Hosted and facilitated five Pacific Community Housing Network meetings with 30 participating organisations
 - Facilitated Pacific workshops at the 2024 CHA Conference and assisted Pacific leaders to attend
 - Organised and facilitated a Pacific Housing session at Housing First National Community of Practice, Christchurch (August 2024)
 - Attended MĀPIHI Pacific Housing Fono (November 2024)
 - Delivered two national Pacific Housing Fono in 2025 (Christchurch and Auckland)



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Location



Access to services, facilities and infrastructure

Delivering against our **Strategic Plan** *(continued)*



CHA IS EFFECTIVE, REPRESENTATIVE AND SUSTAINABLE

CHA provides a sector voice, advocating for the role of the community housing sector in the achievement of 'All New Zealanders well-housed'.

2025 goals

How we're meeting them

Strategic Communications

Promoting the role of community housing through clear, consistent messages and communication channels

- Leveraging the voice of the community housing sector:
 - Communications and Media Community of Practice collaboration on sector key messages
 - Insight Report – first edition published in May 2025
- Update of the [2024–2027 CHA Strategic Plan](#) completed



- Strong media relationships resulted in increased media enquiries and greater sector coverage
- Established a media working group amongst member organisations for more intentional story coverage
- [20 Years of CHA History and Timeline](#) created to acknowledge CHA's 20 Year Anniversary

Ensuring that CHA is sustainable

- Diversifying CHA's various revenue streams:
 - Secured three-year sponsorship contract with Westpac Bank for CHA HUB
 - Lottery Grant funding to support Pacific housing work programme
 - Peter McKenzie Project funding to support housing system health
 - Auckland Council support of the Transitional Housing Network
- Community Housing Solutions consultancy services providing earned income
- Confirmation of a one-year contract with the Ministry of Housing and Urban Development for peak body services
- CHA membership continues to grow, providing additional income
- Policy and Practice Lead completed a six-month secondment to Housing First Auckland (HFA) to deepen collaboration, build capacity, reduce duplication and strengthen alignment between CHA and HFA

Ensuring that CHA is representative

- Engagement with members on the update of the CHA Constitution as required by the Incorporated Societies Act. Key feedback included ensuring diversity on the CHA Council
- Instituted CHA bimonthly Full members and All members' meetings

View the updated Strategic Plan on our website [here](#).

VISION:

'All New Zealanders well-housed'

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Location



Access to services, facilities and infrastructure

Conference 2024

Growing Together – Sharing our knowledge



Our national conference took place across two days in November 2024 at AUT City Campus in Tāmaki Makaurau, Auckland where we were hosted by Ngāti Whātua Ōrākei and AUT. Over 500 people attended in person, with more than 400 people joining us online across both days. We were pleased to welcome a range of speakers including both Ministers of Housing, Hon Chris Bishop and Hon Tama Potaka who joined us to make housing related announcements.

Our Conference theme 'Growing Together – Sharing our Knowledge' was about whanaungatanga and building our relationships with each other. It was also about exploring ways to continue to grow the quality and quantity of services that you provide to the households you serve. At our 2023 conference in Ōtautahi, Christchurch, participants told us they wanted

more time for learning in workshops with opportunities to discuss and question presenters. We took those suggestions onboard and tapped into the knowledge of our sector for our 2024 programme. Designed to inspire and challenge, we ran over 36 sessions across a range of themes providing learning and sharing opportunities for community housing professionals across a range of roles. The working session pillars were:

- Facing Into the Future
- Better Resident Outcomes
- Homelessness Responses and Prevention
- Going for Growth
- Strengthening Providers
- Strengthening Operations.

A huge mihi to the facilitators who provided a range of thought provoking and sometimes challenging working sessions inviting us to participate, share and learn.

Two site tours were organised post-conference to visit commercial and residential community developments across the city. Both were booked out and blessed with good weather and safe travels.



Statement of Service Performance 2024-2025

Community Housing Aotearoa worked to implement and engage with the actions contained in its 2024-2027 Strategic Plan to see 'All New Zealanders well-housed'.

A RESPONSIVE HOUSING SYSTEM

Meeting housing needs across the continuum and retaining investment to benefit communities across generations.



Policy submissions



Local government members

QUALITY PROVIDERS DELIVERING BETTER RESIDENT AND COMMUNITY OUTCOMES

Community Housing Providers are delivering quality services against benchmarked practice, working in partnership with residents to create sustainable, flourishing communities.

135

Number of members

91%

Membership renewal rate



Newsletters delivered

1,874

Newsletter subscribers



25

Training events/meetings*

1,016

Organisations participating in training events/meetings*

2,484

Individuals participating in training events/meetings*

9

Networks supported

191

Network and Community of Practice member organisations



92.5%

Member satisfaction (% very and some-what satisfied)

*Includes in-person training events and Zoom training meetings

20 Years of Community Housing Aotearoa

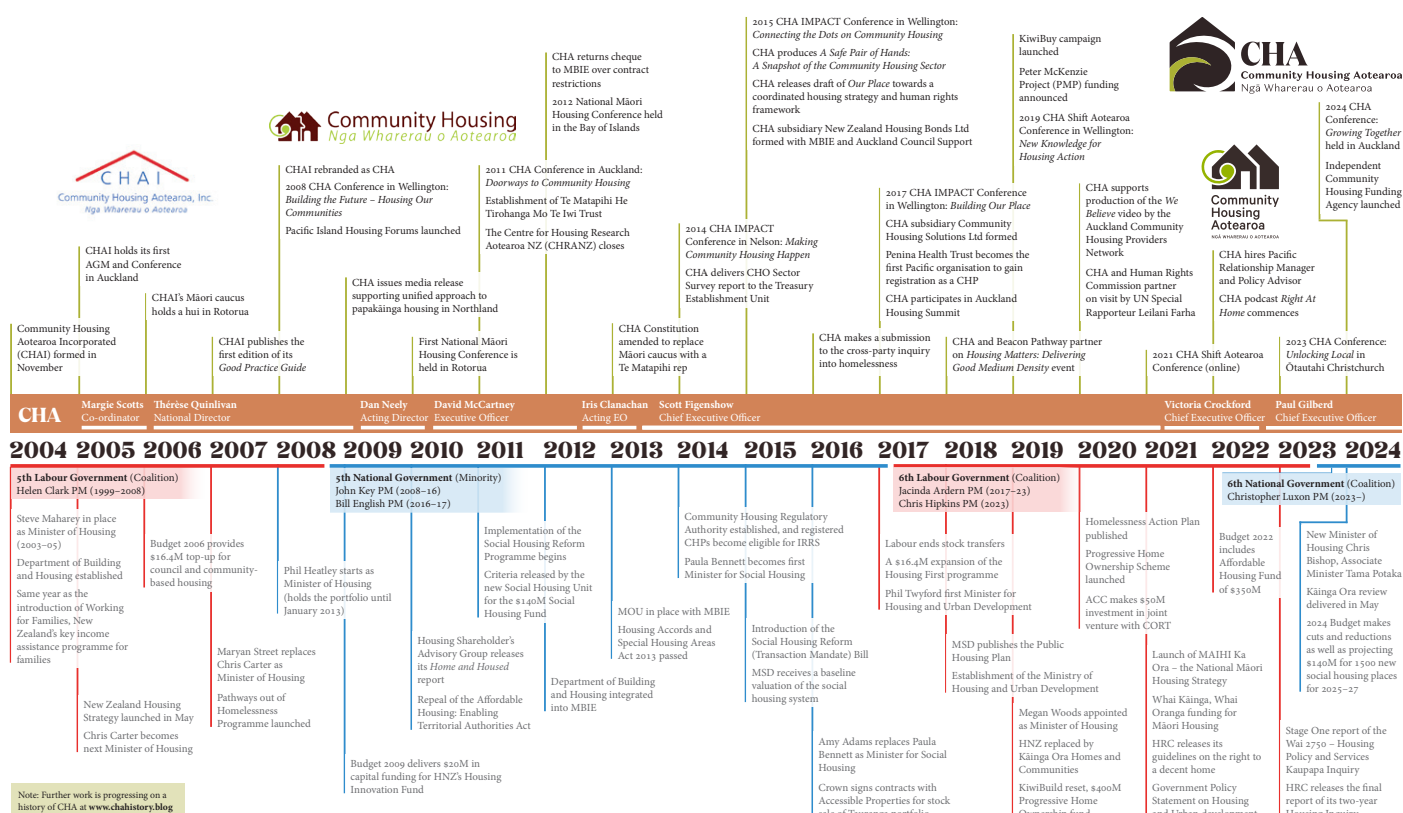
In 2024 CHA marked 20 years of service to the community housing sector. To acknowledge this turning point CHA produced a chronology and recent historical context of the past two decades. Ngā mihi nui, ki a koe [Stephen Olsen](#), our sincere thanks to Stephen Olsen for writing this important piece of our history. Read about the people, the interventions, the benchmarks and the memories in 20 Years of Community Housing Aotearoa [here](#).





20 Years of Community Housing Aotearoa

A timeline of turning points



Download the timeline and read CHA History [here](#)

Media coverage

2024-2025

76

posts on LinkedIn

612

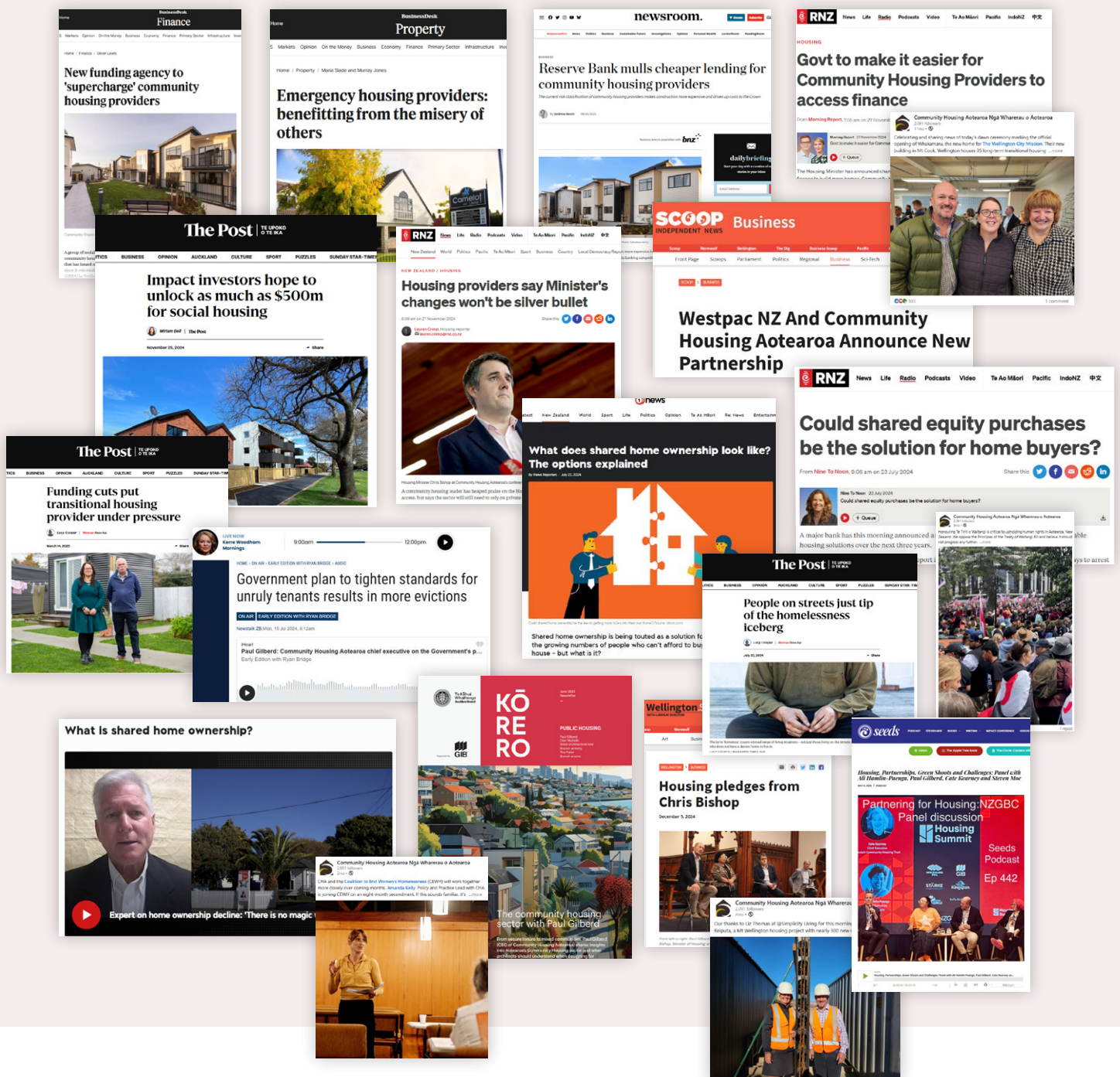
new followers

37

articles across television,
print, radio and online
media platforms

56

enquiries received from
media outlets. 15 enquiries
forwarded/answered by
sector media group



Our members: **our communities**



Opening formalities to celebrate 12 newly built social homes in Elsdon, West Porirua



Community partnership brings new social homes to Porirua

Te Āhuru Mōwai is committed to transforming the quality of public housing in its community. The blessing of 12 newly built social homes by Ngāti Toa leaders was a welcome celebration for the Elsdon community in West Porirua. The homes are a collaborative initiative with the Ministry of Housing and Urban Development and Kāinga Ora marking an important step in addressing housing need in the area and providing new homes to whānau in need.

Established in 2020 by Te Rūnanga o Toa Rangatira (Ngāti Toa) to manage their housing portfolio, Te Āhuru Mōwai is the largest Māori-owned Community Housing Provider (CHP) in Aotearoa. Their housing portfolio of 950+ homes is spread across Titāhi Bay, Mana, Takapūwāhia, Elsdon, Linden, Tawa Central, Tawa South, and Grenada North.

The newly built community in Elsdon represents security and stability for whānau living there. The homes also provide genuine connections to Porirua with much of the work being carried out by Ngāti Toa trades or local tradespeople.

The opening presented an opportunity for everyone involved in the project to come together with whānau and celebrate the collective realisation of a vision.

“This beautiful development is a community driven effort from our team working closely with the Ministry of Housing and Urban Development and Kāinga Ora. Much of the work was done by Ngāti Toa trades and other local trades, and the heart for local whānau really comes through in the quality of these new homes,” said Te Āhuru Mōwai CEO James Te Puni.

Housing Minister, Hon Chris Bishop and Associate Housing Minister, Hon Tama Potaka also attended the opening formalities.

Hon Chris Bishop said, “This is everything the Government wants to see in new housing developments, it is the community first and foremost, it’s about whānau and the community, and it’s about warm and dry homes.”

teahurumowai.co.nz

Inspirational housing for people with disabilities

Homes of Choice partnership with Mike Greer Commercial is an example of what can be achieved when you work together. The collaboration resulted in six fully accessible and affordable units in Mangere East assisting people with disabilities to live independently. The independent units are housed in a small-scale two storey-building which is fully accessible with security of tenure.

“In a world where disabled people have limited housing options, we’re determined to make a difference,” says Homes of Choice General Manager Ratenesh Sharma.

The homes achieved 5 & 6 star Homestar ratings according to their location on the floorplan with the end apartments achieving higher ratings. Using Universal Design ensures the homes are accessible and independent. Each unit is built for resilience

offering wider accessways, level transition zones inside and outside, lever door and window handles, drawers instead of cupboards with easy-to-use handles, good lighting in utility zones and no-slip flooring.

“Our key inspiration was enriching people’s lives – that’s what drives us to design these projects. Our end goal was to deliver warm, safe and robust homes for the new occupants.”



Spreading the love in their community

Dwell Housing Trust has been providing affordable, quality housing in Wellington for over 40 years, creating homes for people in need and fostering thriving communities. Their approach is centred around the needs of the families and individuals they home, ensuring they have access to the support they need.

The Trust is also committed to building new homes. The official opening of their latest community housing development, Mahora Te Aroha, was attended by members of the community and wider sector. The site forms part of the larger Mahora Te Aroha complex (meaning ‘Spreading the Love’) and is home to ten families/whānau and individuals.

The homes are carefully designed with residents in mind. The four one-bedroom units on the ground floor have wider hallways for improved accessibility

and generous bathroom and wet area showers. The homes upstairs are orientated to make the most of the lower winter sun. A communal garden at the rear is accessible to all 29 homes connecting Mahora Te Aroha community.

“We understand the needs of our local communities and can tailor housing solutions accordingly. We build strong connections with our residents and focus on long-term stability,” says Elizabeth Lester, Chief Executive, Dwell Housing Trust.

dwell.org.nz



Photo credit: Novak + Middleton website 2025



Photo credit: Wellington City Mission website 2025

Whakamaru: providing people with the dignity of choice

What started out as a potential new office space requiring ‘a bit of a renovation’ evolved into Whakamaru: Wellington City Mission’s new community services hub.

Whakamaru, a name gifted by Mana Whenua, means to shelter, safeguard, and protect. With an overarching principle of ‘no us and them’ at its core, Whakamaru’s services are centred around care and community.

Realising this vision required contributions be it collaboration, planning, fundraising or research. Building costs were met by fundraising and donations with the Wellington City Council contributing a donation of \$500,000 to the development. Project partners were identified and tasked with working alongside the Mission to create a new hub.

The opening celebrated the arrival of this community-led achievement. A dawn blessing was officiated by local iwi Te Āti Awa and Ngāti Toa, and attended by many who were involved in its development or supporters of Murray’s vision.



Whakamaru houses 35 long-term transitional housing units and offers transitional housing support for people to find permanent accommodation. It has a social supermarket, medical centre, dental surgery, meeting spaces and a chapel. Craig & Gail’s café is onsite and is open to everyone in the community and operates under a ‘contribute what you can’ model. There are also laundry and amenities where manuhiri (visitors) can access dignified options for showering, laundry and toilet facilities.

“Residents that come into Whakamaru will be provided with services beyond their basic housing needs. We will support and encourage people to get to the stage where they don’t need us anymore and are able continue to live their lives independently,” says Murray Edridge, Wellington City Missioner.

Unsurprisingly, the building was also recognised in the 2025 Wellington NZ Institute of Architects’ Awards winning the Public Architecture award.



Pacific homes built with Pacific living in mind

It's been another full year for Tupuola Roine Lealaialoto, Chief Executive at Penina Housing Trust and her team. Motivated to provide affordable homes for Pacific people the Trust, manages 250+ rental properties across Māngere, Ōtahuhu, Papakura and Manurewa the Trust and has also developed progressive home ownership schemes to ensure home ownership remains an achievable reality for Pacific families.

This year the Trust will celebrate the completion of five new solar powered homes in Papakura, Auckland. The multi-generational homes offer comfortable spaces for larger families and grandparents. Two six bedroom and three four-bedroom homes have been designed specifically for families including wider hallways, larger kitchen areas and spacious bedrooms with high ceilings.

“Home ownership is more than just having a house,” said one homeowner. “It means stability for our children, a safe place for our grandparents, and a foundation that will carry through to future generations.”

penina.org.nz



Photo credit: Penina Trust Facebook 2025

New homes opening doors for people with serious physical disabilities

The Whangārei Accessible Housing Trust has added nine new, state of the art accessible homes to its portfolio. The new homes help address the well-known problem of a lack of affordable and accessible homes for children and adults with serious physical disabilities.

The homes have been built across two separate developments. Three homes are in Onerahi and for disabled people under 65 and six homes are in Glenbervie. The homes go above and beyond offering usual accessible features. Using feedback from existing tenants and innovative design, the homes include extra accessible features such as adjustable kitchen benches to accommodate variable wheelchair heights.

Tenants can cook their meals in a fully accessible kitchen and enjoy all of the things they need to have to live as independently as possible.

“All of our trustees live with a disability and get enormous satisfaction from seeing young disabled people, who are living in very difficult situations, move into quality, fully accessible and affordable homes. The Trust prides itself on building quality homes for people with serious physical disabilities,” said Susanne Scanlen, Trust Chair.

“Many of our trustees have lived with severe mobility challenges. The Trust prides itself on building quality homes for people with serious physical disabilities,” said Susanne Scanlen, Trust Chair.

The Trust was formed in 2006. They expect to have built a portfolio of 34 full accessible rental homes for people with physical disabilities.

There is a severe lack of affordable accessible housing options available. Trustee Vanessa



Photo credit: Whangārei Accessible Housing Trust website 2025

McGoldrick said young adults are having to consider moving to a rest home because there is nothing available for them. Who wants to see a young person in a rest home because there isn't enough accessible homes?

The Trust opened a further three new homes in Onerahi, and see our tenants enjoying their new homes. The need is huge and we are now planning our next development in accordance with the government's priorities.”

Te Tairāwhiti: building a future framed in possibility

Te Tairāwhiti has one of the highest proportions of people experiencing severe housing deprivation in Aotearoa (Census, 2023).

To address this, Ngāti Porou Oranga is building pathways to housing stability and wellbeing for its people. Te Runanganui o Ngāti Porou in partnership with the Ministry of Housing and Urban Development, has launched the Te Mano o Hamo project, an affordable rental housing development in Kai Iti, Gisborne.

Te Mano o Hamo is a step towards shaping a future for whānau that prioritises wellbeing. It presents a model of what can be achieved when communities lead: 48 new homes including eight kaumātua units, 16 duplexes, 12 two-storey and 12 three-storey apartments, transforming the once vacant block of land used for whānau events into a thriving community.

The new rental homes will give whānau a secure foundation for future generations and the option to save towards home ownership.

Te Mano o Hamo is a reminder that even in the face of immense challenges, hope, action, and collaboration can pave the way for whānau aspirations.

“The development reflects our commitment to addressing the pressing housing challenges faced by our whānau, providing a pathway to stability, wellbeing and home ownership,” TRONPnui and Ngāti Porou Oranga chief executive George Reedy said.

npo.org.nz



NZ Herald: 15 January 2025; Maukino Takarua getting help from Kuini Moehau Reedy at the Whakatō Mauri with Associate Housing Minister, Hon Tama to mark the beginning of a new stage in the development of Te Mano o Hamo. Photo / Hiko Media House



Photo Credit: Ngāti Porou Oranga website 2025

Responding to housing need means ‘walking the talk’

They may not be a registered community housing provider but the Anglican Movement Diocese of Wellington isn't letting that get in the way of it building offsite prefab homes. The Diocese is celebrating the successful completion of eight new affordable housing units in Tāita. The homes represent the first step in the Diocese's 'walk the talk' response to address the nation's housing need.

The homes are located on land where St Matthew's church once stood. The one four-bedroom house, three two-bedroom dwellings, and four one-bedroom units are all double glazed with outdoor courtyards navigated to the sun. Rents are set at the lower end of the median market rate. Seven of the eight units are already tenanted from the local Tāita community.

“Many people in the neighbourhood face significant challenges, such as poverty, major health issues, lack of housing, criminal convictions, addictions, abuse, and loneliness,” said Nick Young, Diocesan Housing Programme Manager.

“St Matthew's aims to create a welcoming space and sense of whānau by building a supportive community that people can engage with and belong to.”

The land could have been used for more intensified two-storey housing but the Diocese decided one-storey and eight units enhanced the feel of community.

*Maria Kirkland, Co-Missioner at St Matthew's Anglican Church in Taitā.
Photo credit: Daily Encourager, 2024*



Investing in community's long-term social housing needs

Wairarapa's largest community housing provider Trust House has embarked on a five to seven year programme to revitalise its social housing stock. The planned sale and/or demolition of old housing stock will make way for 300 new, one and two-bedroom homes and 75 refurbished family-sized homes providing tenants with warmer, drier and more energy efficient homes.

The Trust has been providing social housing in Masterton since 1999 when it purchased a portfolio of homes from Housing New Zealand. It currently manages over 450 properties in the Wairarapa and Tararua. With the average age of properties between 60-70 years, many require substantial upgrades and investment.

"Our rebuild strategy is about transforming our housing portfolio and providing our tenants with quality homes that they are happy and proud to live in," said John Prendergast, Trust House Chief Executive.

Wairarapa has one of the highest average aged populations of any region in New Zealand.

Anticipating an increase in the demand for affordable housing especially for those entering retirement as renters on low incomes, the new homes will be built for tenants aged 55 years and over.

"Demolishing large and typically inefficient cold and old homes on big sections and replacing them with new, smaller, warm, dry and accessible homes enables Trust House to intensify its existing land holdings and meet the changing demand for housing."

trusthouse.co.nz

Image credit: Prime Designs 2024





Photo credit: Waikato Times, 2024

Not reinventing the wheel, just rotating it faster

Bridge Housing Charitable Trust is an initiative of the Brian Perry Charitable Trust. It was established in 2021 to tackle the housing challenges faced in the Waikato Region.

Putting affordability and sustainability first, the Trust builds affordable homes in the Waikato. They offer assistance to new homeowners through their Secure Home programme (leasehold) which enables residents to buy homes for a fraction of the cost of market price, and First Home partner programmes. Both programmes provide a stepping stone to home ownership for families and individuals who aspire to own their own home but are unable to achieve this in the current market.

All of this is possible through partnerships with the Ministry of Housing and Urban Development, Westpac and others and the generosity of philanthropic organisations have helped the Trust achieve their vision. Considered research and design has resulted in higher density, smaller homes with a lot of communal space designed for liveability.

“Nurses, teachers, police and people who are earning decent incomes but still just can’t get on the property ladder. We’re really mindful of that cohort that we’d like to cater to.”

[Listen to an interview](#) with Paul Gilbert and Jennifer Palmer.



Community Housing Aotearoa **Financial Report 2025**



Stock image for illustrative purposes only. People are models.

Report from the Treasurer

Financial results for the 2024–2025 financial year

Community Housing Aotearoa (CHA) is in good financial health at the end of the 2024–2025 financial year. I would like to acknowledge the work of Cate Kearney who after six years on the CHA Council and two years as Treasurer stepped down in September. Her efforts contributed greatly to the results described below.

The audited accounts are presented on a consolidated basis for Community Housing Aotearoa Incorporated and our wholly owned subsidiary Community Housing Solutions Limited. The accompanying consolidated financial summary includes the Statement of Financial Performance, Statement of Financial Position, and Statement of Cashflows for the fiscal years ending 30 June 2025 and 2024. The Independent Auditor's Report provides an unqualified opinion on the statements.

The accompanying Statement of Service Performance highlights CHA's efforts to support sector growth across our Strategic Plan priorities of:

- A responsive housing system
- Increase supply of adequate homes
- Quality providers, better outcomes, and
- CHA is effective, inclusive and sustainable.

The operating results for the year ended are a consolidated net surplus of \$94,297 which is lower than the prior year. Reflecting the changing economic environment, total revenue this year is \$1,378,674 which is a \$324,000 decrease from the prior year. With lower government support, CHA has focused on diversifying our revenue and growing our earned income. We successfully maintained our staffing, key activities and support to our members and the broader sector. Increases

in membership fees and other revenues along with continued support from the Ministry of Housing and Urban Development (MHUD), the Peter McKenzie Project and a Lotteries Grant supporting our Pacific housing work underpinned our revenues. Operating expenses totalling \$1,248,377 are a decrease from the prior year of \$1,433,547. Despite an overall inflationary environment expenses were controlled.

With the positive operations for the year, CHA's equity position increased to \$1,262,425. There is an increase in non-current assets which represents investments in our Sector and Tenancy Management Induction programmes and also the CHA HUB, which are further discussed in this Annual Report. Overall the balance sheet remains strong, with a decrease in liabilities and cash reserves built up to weather any financial challenges.

The CHA Council and staff continue to focus on ways to grow our revenue sources and reduce our reliance on government funding. We have confirmed a one year contract with MHUD for peak body services and a three year extension with the Peter McKenzie Project to support our system change work to reduce child poverty, focusing on improving home affordability.

We have also secured a three year sponsorship from Westpac Bank to support the development of the CHA HUB. This is the first sponsorship of its kind for our organisation and we will continue to explore new relationships where our goals are aligned.

In conclusion, it has been a stable year for our organisation financially. Thank you to the CHA team for their careful management of the finances so that our ability to meet the needs of our members has further grown and developed.

Jill Hawkey
Treasurer

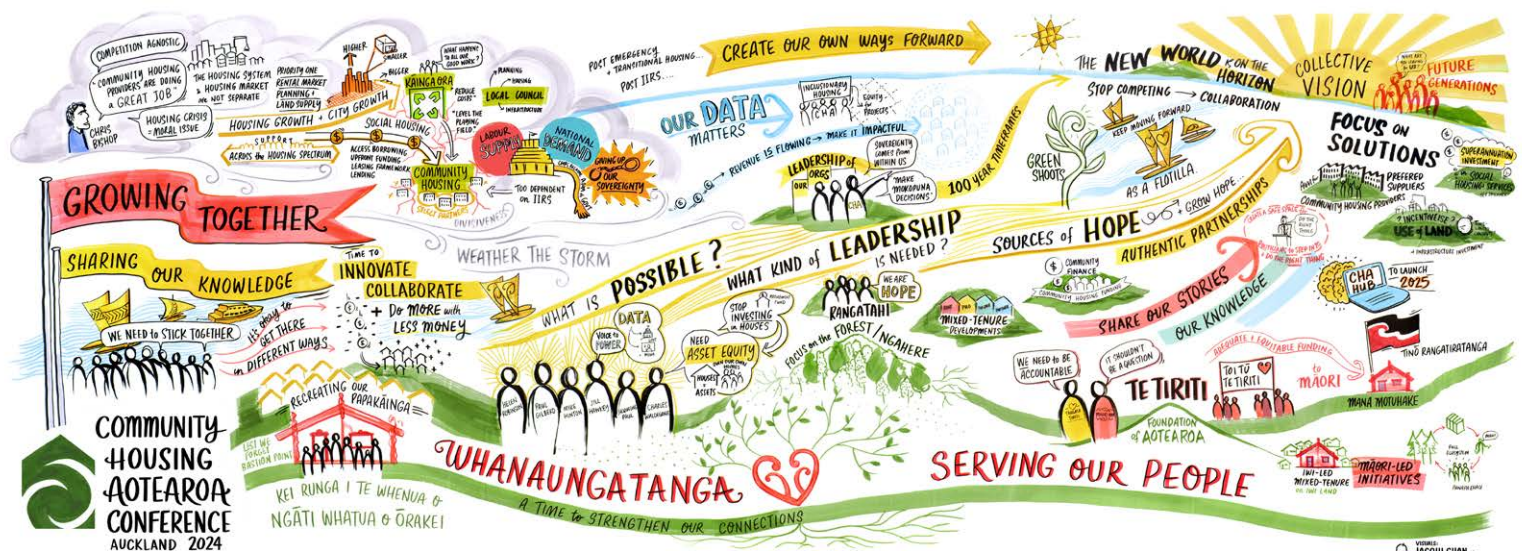


Illustration by Jacqui Chan, 2024

Community Housing Aotearoa Financial Statement

Community Housing Aotearoa Incorporated and Community Housing Solutions Limited

As at 30 June 2025

Consolidated Statement of Financial Performance	Notes	2025	2024
Revenue			
Donations, koha, bequests and other general fundraising activities	1	1,500	5,000
General grants	1	200,000	206,300
Government service delivery grants/contracts	1	534,600	1,100,000
Non-government service delivery grants/contracts	1	25,802	0
Membership fees and subscriptions	1	235,625	195,000
Revenue from commercial activities	1	138,950	134,023
Interest, dividends and other investment revenue	1	43,148	38,192
Other revenue	1	199,049	23,870
Total revenue		1,378,674	1,702,385
Expenses			
Employee remuneration and other related expenses	2	1,037,867	1,025,929
Expenses relating to commercial activities	2	241,655	391,081
Grants and donations made		35	35
Other expenses	2	4,821	16,502
Total expenses		1,284,377	1,433,547
Surplus/(deficit) for the year		94,297	268,838

The full audited report can be found on our [website](#).

Community Housing Aotearoa Incorporated and Community Housing Solutions Limited

As at 30 June 2025

Consolidated Statement of Financial Position	Notes	2025	2024
Assets			
Current assets			
Cash and short-term deposits	3	442,944	722,297
Debtors and prepayments	3	20,461	143,855
Investments	3	798,827	424,945
Other current assets	3	28,059	11,372
Total current assets		1,290,290	1,302,470
Non-current assets			
Property, plant and equipment	5	2,584	6,185
Other non-current assets	3	114,239	34,539
Total non-current assets		116,823	40,724
Total assets		1,407,113	1,343,194
Liabilities			
Creditors and accrued expenses	4	121,678	155,217
Employee costs payable	4	22,950	19,118
Other current liabilities	4	61	731
Total liabilities		144,688	175,065
Total assets less total liabilities (net assets)		1,262,425	1,168,129
Accumulated funds			
Accumulated surpluses or (deficits)	6	1,262,425	1,168,129
Total accumulated funds		1,262,425	1,168,129

The full audited report can be found on our [website](#).

Community Housing Aotearoa Incorporated and Community Housing Solutions Limited

As at 30 June 2025

Consolidated Statement of Cash Flows (GST inclusive)	2025	2024
Cash flows from operating activities		
Operating receipts		
Donations, koha, bequests and other general fundraising activities	1,500	5,000
General grants	200,000	206,300
Government service delivery grants/contracts	534,600	1,100,000
Non-government service delivery grants/contracts	25,802	0
Membership fees and subscriptions	235,625	195,000
Gross sales from commercial activities	461,437	63,869
Interest, dividends and other investment receipts	26,462	0
Other cash received	0	33,628
Received from operating activities	1,485,426	1,603,797
Less operating payments		
Employee remuneration and other related payments	1,088,954	1,030,033
Payments related to commercial activities	300,053	439,062
Other payments related to service delivery	0	0
Cash applied	1,389,007	1,469,095
Net cash flows from operating activities	96,419	134,702
Cash flows from other activities		
Cash was received from		
Cash received from loans borrowed from other parties	0	0
Sale of investments	373,882	18,607
Cash was applied to		
Payments to acquire property, plant & equipment	1,220	4,545
Repayments of loans borrowed from other parties	670	(235)
Cash applied	1,890	4,310
Net cash flows from other activities	1,890	22,917
Net increase/ (decrease) in cash	(279,353)	111,785
Bank balances		
Opening balance	722,297	610,512
Closing balance	442,944	722,297
Net movement	(279,353)	111,785

The full audited report can be found on our [website](#).

Report from the Independent Auditor

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Independent Auditor's Report

To the Council Members of Community Housing Aotearoa Incorporated

Report on the Consolidated Performance Report

Unqualified Opinion

We have audited the consolidated performance report of Community Housing Aotearoa Incorporated (the entity) on pages 6 to 15 which comprise the:

- Consolidated statement of financial position as at 30 June 2025
- Entity information, the consolidated statement of service performance, the consolidated statement of financial performance, and the consolidated statement of cash flows for the year ended 30 June 2025
- Notes to the consolidated performance report, including a summary of significant accounting policies and other explanatory information.

In our opinion, the consolidated performance report:

- Presents fairly, in all material respects, the entity's consolidated financial position as at 30 June 2025, its consolidated service performance, consolidated financial performance, and consolidated cash flows for the year ended on that date
- Complies with the XRB's Tier 3 (NFP) Standards issued by the New Zealand Accounting Standards Board
- Includes reported outcomes and outputs in the statement of service performance, where the quantification of the outputs (to the extent practicable) are suitable.

Basis for Unqualified Opinion

We conducted our audit of the consolidated statement of financial performance, the consolidated statement of financial position, the consolidated statement of cash flows, and the notes to the consolidated performance report in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)), and the audit of the entity information and consolidated statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised).

Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Performance Report section of our report. We are independent of the entity in accordance with Professional and Ethical Standard 1 (Revised) Code of Ethics for Assurance Practitioners issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Other than in our capacity as auditor, we have no relationship with or interests in the entity.

Other Information

The Council Members, on behalf of the entity, may prepare an Annual Report which includes the audited consolidated performance report. The Council Members are responsible for the other information that may be included in the entity's Annual Report. Our opinion on the consolidated performance report does not cover any other information in the entity's Annual Report and we do not express any form of assurance conclusion on that other information.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated performance report for the current period. Below is a summary of those matters and our key audit procedures to address those matters in order that the Council Members may better understand the process by which we arrived at our audit opinion. Our procedures were undertaken in the context of and solely for the purpose of our statutory audit opinion on the consolidated performance report as a whole, and we do not express discrete opinions on separate elements of the consolidated performance report.

The key audit matter	How the matter was addressed in our audit
Revenue recognition	
The entity received income from several organisations during the period. This income was quantitatively significant to the entity's consolidated performance report.	We reviewed a sample of income items to confirm that funds were received and recorded correctly. Based on our sample testing, we did not identify any material issues with the entity's income at year end.

Use of this Audit Report

This report is made solely to the Council Members of the entity. Our audit has been undertaken so that we might state to the Council Members those matters that we are required to state to them in our Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, this report, or any of the opinions we have formed.

Responsibilities of the Council Members for the Consolidated Performance Report

The Council Members, on behalf of the entity, are responsible for:

- Identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance
- The preparation and fair presentation of the consolidated performance report in accordance with XRB's Tier 3 (NFP) issued in New Zealand by the New Zealand Accounting Standards Board
- Implementing necessary internal control to enable the preparation of the consolidated performance report that is fairly presented and free from material misstatement, whether due to fraud or error; and
- Assessing the entity's ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Performance Report

Our objectives are to obtain reasonable assurance about whether the consolidated performance report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of the consolidated performance report.

As part of an audit in accordance with ISAs (NZ), the auditor exercises professional judgement and maintains professional scepticism throughout the audit. The auditor also:

- Identifies and assesses the risks of material misstatement of the consolidated performance report, whether due to fraud or error, designs and performs audit procedures responsive to those risks, and

obtains audit evidence that is sufficient and appropriate to provide a basis for the auditor's opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtains an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Concludes on the appropriateness of the use of the going concern basis of accounting by the Council Members and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If the auditor concludes that a material uncertainty exists, the auditor is required to draw attention in the auditor's report to the related disclosures in the consolidated performance report or, if such disclosures are inadequate, to modify the auditor's opinion. The auditor's conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluates the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

The auditor communicates with management and the Council Members, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies identified in internal control.

From the matters communicated with management and the Council Members, the auditor determines those matters that were of most significance in the audit of the consolidated performance report and are therefore the key audit matters. The auditor describes these matters in the auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, the auditor determines that a matter should not be communicated in the auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Aurora Financials Limited
Qualified Statutory Auditors
Wellington, New Zealand

13 October 2025

Full and partner members

As at 30 June 2025

Full members (104 total)

Abbeyfield New Zealand Incorporated	Kāinga Haumarū Limited
Accessible Properties Ltd	LinkPeople
Airedale Property Trust	Mahitahi Kainga Trust
Assisting Different Abilities Peoples Trust (ADAPT)	Mana Services
Auckland City Mission Incorporated	Manawa Community Housing Trust
Auckland Community Housing Trust	Manawatū Community Housing Trust
Autism Charitable Trust	Manawatu Community Trust
Bays Community Housing Trust	Mangatawa Papamoa Blocks Inc.
Bishop's Action Foundation	Marlborough Sustainable Housing Trust
Bridge Housing Charitable Trust	Mercy Villas Upper Hutt
Building Future Housing Trust	Modus Community Housing (Modus Group)
Central Pacific Collective	Monte Cecilia Housing Trust
Christchurch Methodist Mission	Nelson Tasman Housing Trust
CNSST Foundation	Nga Hau E Wha National Marae – Te Runanga o Nga Maata Waka Inc
Cobham Street Trust	Ngāti Porou Oranga
Comcare Charitable Trust	Ngāti Ranginui Iwi Society Inc
Compassion Housing Ltd	Ōtautahi Community Housing Trust
CORT Community Housing	Paekākāriki Housing Trust
DCM Wellington	Pathway Affordable Housing
De Paul House	Penina Trust
Diocese of Wellington	Porirua Whānau Centre Trust
Dwell Housing Trust	Queenstown Lakes Community Housing Trust
E Tipu E Rea Whānau Services	Roderique Hope Trust
Ember Korowai Takitini	Stepping Stone Trust
Enabled	Stevenson Village Ltd
Gateway Housing Trust	Tāmaki Housing Association
Habitat for Humanity Central Region	Tauhara North Kainga Ltd
Habitat for Humanity Dunedin	Taulanga U Youth and Family Social Service Trust
Habitat for Humanity Invercargill	Tauranga Community Housing Trust
Habitat for Humanity Nelson	Te Āhuru Mōwai
Habitat for Humanity New Zealand Limited	Te Hau Ora Ō Ngāpuhi
Habitat for Humanity Northern Region	Te Huruhi Trust
Habitat for Humanity Southern	Te Pā
Hamilton Christian Nightshelter Trust	Te Rūnanga o Kirikiriroa
Haumarū Housing	Te Rūnanga o Ngāti Rēhia Trust
He Herenga Kura	Te Rūnanga O Whaingaroa
Home in Place NZ	Te Taiwhenua o Heretaunga
Homes For Good Trust	Te Toi Mahana
Homes for People Trust	Te Wawata Kāinga
Homes of Choice Limited	Te Whānau o Waipareira
Housing Foundation	Te Whānau Rangimarie
Island Child Charitable Trust New Zealand	Te Whare Aio Māori Women's Refuge
Just Housing Ōtepoti	The Salvation Army
Ka Puta Ka Ora Emerge Aotearoa	The Wellington Catholic Homes Trust
Ka Uruora Kainga Limited	Trust House Limited

Tuatahi Centre
 Tupoho Housing
 Tūranganui-a-kiwa Housing Limited
 Upper Hutt Housing Trust
 Visionwest Community Trust
 Waiheke Community Housing Trust
 Wellington City Mission
 Wellington Homeless Women's Trust – Te Whare Nukunoa
 Wera Aotearoa Charitable Trust (WACT)
 Wesley Community Action
 Whakaatu Whanaunga Trust
 Whangārei Accessible Housing Trust
 Whare Āwhina
 Whatever It Takes Trust
 Young Women's Christian Association – The Y

Partner members (72 total)

Aero Limited
 Age Concern New Zealand
 Alcohol & Drug Community Support Trust
 All Good Insurance
 Archispace
 Arcline Architecture
 Auckland Council – Community Wellbeing
 Beacon Pathway Incorporated
 Beca
 Boffa Miskell Ltd
 Chintaro
 Christchurch City Council
 Community Finance and Positive Capital
 Compac Homes
 Competitive Edge
 Construkt Architects
 Context Architects Limited
 CRESA
 Development Nous
 Development West Coast
 Disability Connect
 Dynex Extrusions Limited
 Easybuild Ltd
 Field Homes Ltd
 Flowpath Engineering Consultants
 Foley Group Architecture Ltd
 Foundation Architects
 Graham Surveying Ltd
 Hamilton City Council
 Herriot Melhuish O'Neill Architects
 Home Capital Partners
 Home Construction Limited
 Home Foundation
 Hornsby & Co
 Isthmus Group Ltd
 Jennian Homes Tauranga

Kāinga Maha
 Kāinga Ora – Homes And Communities
 Kāinga Tupu Taskforce
 Kenepuru Homes Ltd
 KWC
 Laura Fergusson Brain Injury Trust
 Mike Greer Commercial
 Miles Construction Limited
 NZGBC
 Pacific Environments NZ Limited
 Paul Brown & Associates
 Pink Beluga
 PJM Project Management Ltd
 Property Council of New Zealand
 Rangzen Pro Limited
 Rauawaawa Kaumātua Charitable Trust
 Richard Norman
 Ruru
 Signature Construction Ltd
 Signature Homes
 Small Time Developments Limited
 SolarZero
 Spencer Henshaw Ltd
 Stonex Homes
 Sustain and Enable
 Synergine
 Te Tumu Kāinga (Te Tumu Paeroa)
 The City Boarding House Ltd
 The Property Group Limited
 Tu Kotahi Māori Asthma Trust
 Tuwharetoa Ki Kawerau Hauora
 Urban Plus Limited
 Vale Property
 Walker Homes LTD
 Young & Richards Limited

communityhousing.org.nz