Wharenui Ahuru Mowai

SAFE HAVEN HOUSING

# Safe Haven Housing Trust Board

## Annual Report

## 1st January to 31st December, 2025


## Abstract

**Providing protection and support for abandoned asylum seekers and migrants in NZ**



Bryan Johnson, CEO/Trustee

admin@safehavenhouse.nz

# Safe Haven Housing Trust Board

## Annual Report

### 1st January to 31st December, 2025


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# Safe Haven Housing Trust Board

## Chairperson's Report – Year ended 31st December, 2025

**Introduction**

It is my privilege to present the Chairperson's Report for the Safe Haven Housing Trust Board (SHHTB) for the year ended 31 December 2025.

The year 2025 was one of exceptional demand, heightened complexity, and growing responsibility for the Trust. While the total number of asylum seekers arriving in New Zealand declined slightly, the pressure on Safe Haven increased significantly due to extended processing times and the resulting length of stay required for those in our care.

**Strategic Achievements**

Throughout 2025, the Board met regularly and remained closely engaged in strategic oversight, governance, and risk management. A central focus of the Board's work was responding to the 55% increase in asylum seekers supported by the Trust, alongside the financial and operational implications of longer accommodation periods, rising rental costs, and limited access to government funding.

A key strategic objective during the year was to stabilise accommodation supply through potential property acquisition. Despite extensive efforts, including grant applications, fundraising initiatives, and negotiations with vendors and lenders, the Trust was unable to secure sufficient capital to proceed with a property purchase in 2025. These experiences have provided important lessons and will inform future decisions regarding capital investment and long-term sustainability.

**Operational Highlights**

Under the leadership of the CEO, Bryan Johnson, the Trust expanded its housing capacity from 47 to 73 asylum seekers by year end. Accommodation was provided across multiple regions, including Auckland, Christchurch, Cambridge, and the Bay of Plenty, through a combination of owned property, rented homes, and compassionate boarding arrangements.

Despite prolonged waiting times within the Refugee Status Unit, Safe Haven's clients achieved an outstanding 93% success rate in obtaining refugee status. The Board recognises this result as a strong endorsement of the Trust's housing model, which prioritises stability, dignity, and community integration through its 'Wharenui Ahuru Mowai' approach.

**Financial Stewardship**

The Board closely monitored the Trust's financial position throughout the year, particularly in light of increasing accommodation costs and extended client stays, now commonly ranging from 18 to 24 months. While generous donor support and grant funding enabled the Trust to meet its obligations, the year underscored the limits of relying solely on philanthropic income to sustain essential housing services.

To strengthen fundraising capability and improve long-term financial resilience, the Board approved the appointment of Proaid as a contracted funding manager late in 2025. Mortgage obligations continued to be met, with further reduction of principal during the year, reflecting prudent financial stewardship.

**Collaboration and Compliance**

The Trust continued to work closely with a wide range of partners, including legal practitioners, community organisations, churches, and advocacy groups. The Board also oversaw important compliance improvements, including the adoption of a new Health and Safety policy and progress toward a refreshed Quality Management System to be presented in early 2026.

**Acknowledgments**

On behalf of the Board, I extend sincere thanks to my fellow Trustees for their dedication, insight, and steady governance during a demanding year. I also acknowledge the significant contribution of our Treasurer, Gulnar Kulybekova, for her diligent financial management.

The Board expresses its deep appreciation to our CEO, Bryan Johnson, whose leadership, advocacy, and unwavering commitment were instrumental in guiding the Trust through the challenges of 2025. We also thank our staff, volunteers, donors, and community partners, whose generosity and service continue to make Safe Haven's work possible.

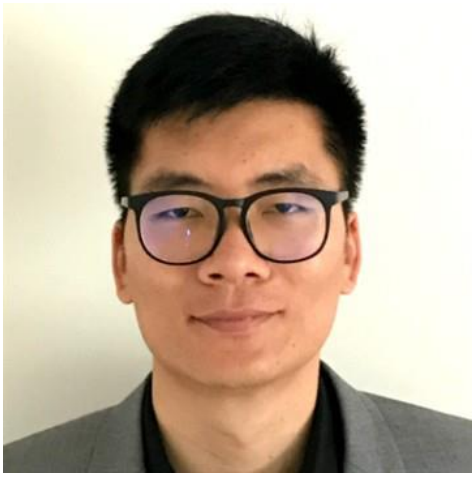
**Looking Ahead**

As we move into 2026, the Board remains focused on strengthening the Trust's sustainability, clarifying service capacity in line with available resources, and supporting the development of diversified income streams. While the challenges remain significant, the Board is confident that with careful governance and continued community support, Safe Haven Housing Trust will continue to provide safe, dignified housing for asylum seekers in New Zealand.

Yours sincerely

Kurt Liu
Chairperson

Safe Haven Housing Trust Board



# Safe Haven Housing Trust Board

## CEO's Annual Report – Year ended 31st December, 2025

**Overview of 2025**

2025 has been a year of rapid growth, adapting to a 55% increase in the number of asylum seekers for whom Safe Haven has provided essential services. Despite the challenges, of finite resources our commitment to providing secure housing and practical support for asylum seekers remains unwavering. This report offers an overview of the key outcomes, initiatives and challenges of 2025.

1. **Rapid Growth in Asylum Seeker Support**

Our Housing Supervisor efficiently managed a 55% increase of asylum seekers under Safe Haven care from 47 to 73 for the year.

- **Asylum Seekers Arrivals** In the 2024–25 Immigration NZ reported a 3% reduction in asylum claims from 2,345 in the previous year to 2,270 in the year ending 30th June 2025. 1,330 decisions were made on claims. 831 claims were declined. Investigating the high number of claims declined indicates that they were mostly Indian nationals who tried to claim asylum after their attempt to migrate to New Zealand was frustrated by their jobs ending after only 2-3 months in New Zealand. MBIE reports that the success rate of claims lodged at the Refugee Status Unit (RSU) of the Ministry of Business and Employment (MBIE) was 19.5%. However, 499 approvals from 1330 decisions is an 37.5% approval rate.

- **Accommodation Statistics:** By the end of 2025 the Trust had housed 73 asylum seekers in the Favona, Mount Eden, Mount Roskill 4–5-bedroom houses, and 14 additional 2-bedroom rental properties in Auckland, Christchurch, Cambridge and the Bay of Plenty. Some Safe Haven clients were boarding with families who were willing to offer a room. In December 2025 we reached the end of our resources to provide any more contracted rental accommodation. Offers of accommodation in compassionate people's houses is now the only source of additional accommodation that Safe Haven can fund.

- **Positive Outcomes**: The stability of quality housing contributed to a higher acceptance rate of claims made through the Refugee Status Unit (RSU) of Immigration NZ. Safe Haven's clients have experienced a 93% success rate in obtaining refugee status.

- **Limited access to Legally Aided Counsel:**

The number of asylum seekers who have received determinations is only 16% of Safe Haven's clients. 80% of our clients have either had their first interview or are awaiting an interview.
The legal profession is under the pressure from the number of new applicants, and responses to interview questions can take up the valuable time of client's Legal Counsel.

- **The burden of the cost of accommodation:**

The substantial increase in applicants, caused by the long processing times at the RSU has exponentially increased our accommodation capacity. Asylum seekers who were accommodated by Safe Haven for an average of 8months, are now being housed for 18months to 24 months. Many have been able to obtain work visas 10-12 weeks after their arrival. The
labour market contracted during 2025, and the changes in an Employers' ability to employ non-NZ residents presented unforeseen obstacles for asylum seekers to survive the continuing expanding expense of daily life in New Zealand.

2. **Strategic Goals thwarted:**

In the first three months of 2025 The Trustees launched a pathway to build capacity without capital by renting accommodation on the open market. To mitigate against the constant increase in rent, the Trust aimed to purchase 2 x 3-bedroom townhouses to secure long-term control of costs. The plan was detailed in last year's CEO report as follows:

- **Property Purchase Plan - Objective:** Acquire 2 x 3bedroom townhouses in Auckland over the next two years with a projected cost of $1.7million.

- **Progress goals:** Once a $75,000 deposit is secured, the Trust can proceed with the deposit for the first purchase. Construction will take 4-6 months. A total of $350,000 will be required for the equity required to complete the $850,000 purchase
- **Grant Applications and Fundraising:** The CEO has found it difficult to find Foundations willing to give capital grants – their policies are geared to support running costs. We were very grateful for the support received from Wilberforce Foundation, the Department of Internal Affairs Capital Building Project Fund and 'Raisely.com's - Giving Tuesday' campaign.

The result of these efforts to make the forecast goals a reality came to nothing. A promising March meeting convened by Safe Haven's CEO was attended by 17 experienced fund-raising volunteers with experience in helping charities fund building projects. This meeting raised our hopes of a successful campaign. After exploring the substance of the suggestions and offers made at this meeting nothing of substance materialised. Safe Haven was unable to secure one major donor of $50,000 to $75,000 to provide 'donor' confidence in the outcomes of the capital fundraising project.

A ray of hope beamed when a vendor of a 3-bedroom townhouse in Avondale offered the property to Safe Haven Housing Trust Board for $590,000. This was probably $100,000 below market value. Safe Haven negotiated a 4 month settlement with a 5% deposit. The ANZ Bank offered to fund the shortfall of our fundraising efforts on a housing mortgage at 4.99% per annum. During the 4 months Safe Haven planned a vigorous fund-raising drive with the hope of raising $155,000 as its equity. Sadly, the vendor had to withdraw the offer due to personal financial uncertainties not foreseen in our negotiations.

The Trust still needs to secure the purchase of at least two 2-3 bedroom townhouses to stabilize its supply of accommodation services. The Trust Board are hopeful that Proaid will help find a capital funder for this project.

**3. Who is responsible for funding Asylum seekers arriving in New Zealand?**

The Ministry of Business Innovation and Employment controls the borders of New Zealand. It permitted 2,270 people to enter New Zealand who had the intention of claiming asylum through the MBIE and Justice Ministry services.

MBIE are service providers, policy makers, investors and regulators. It engages with diverse communities, businesses and regions. MBIE's work touches on the daily lives of New Zealanders. It grows opportunities (Puāwai), act as a guardian and protector (Kaihāpai), and innovates and navigates towards a better future (Auaha).

Asylum seekers are seeking freedom from injustice and opportunities for a new life. MBIE provides a process for consideration of asylum seekers applications for refugee status in New Zealand. The asylum process can take 1-6 years. The process is not a realisable goal if the applicant does not have access for quality stable housing while their case is determined. The process is so lengthy that the reality of obtaining asylum can become an elusive dream. Applicants need a family setting for encouragement and help to navigate the journey. Institutional approaches reduce dignity and remove life skills that are vital for future success.

Living in a family house (a Wharenui Ahuru Mowai) in a suburban community with access to Sports, Churches, Temples and Mosques, can create a sense of belonging. Access to work is an invaluable therapy during the anxious waiting time.

MBIE spends NZ$155million per annum on Quota Refugee resettlement through the UNHCR. It allocates onlyNZ$2million to asylum seekers. This $2million supports one MBIE Officer for asylum seekers at Auckland Airport and $500,000 for Asylum Seekers Support Trust (ASST) to employ social workers to handle their relationship with new arrivals. It also funds the Refugee Status Unit (RSU) the unit that consider asylum seekers claims.

Safe Haven Housing Trust Board is not supported by MBIE, even though Safe Haven has been asked to take asylum seekers. The CEO has met with the Local member of Parliament, Hon Greg Fleming M.P. for Maungakiekie, several times in the last year seeking $12,500 per month to support obtaining rental properties for asylum seekers. Greg approached the Minister and was denied any assistance. It was

suggested by the Minister that Safe Haven should ask for help from ASST and Kainga Ora (K O). Safe Haven explored that pathway several times but the Senior Officials in K O replied that they were not able to provide housing for non-residents. There is possibility that the governments' new social housing policy may allow asylum seekers access to social housing.

The CEO of Safe Haven has approached four Auckland City Council Local Boards several times for a grant of less than $10,000 to help keep asylum seekers off the streets in these Local Board urban areas. In each case the response was 'the provision of housing for asylum seekers is a Central Government responsibility, not Local Governments'.

Safe Haven's attempts to obtain some Government support for the consequences of their policies and border control have fallen through 'a crack in accountability' by Central Government. This 'crack' has not been closed in 66 years since New Zealand agreed to provide a process for asylum in New Zealand in 1960. The numbers of asylum seekers arriving in New Zealand is beyond the resources of private donations that Safe Haven has access too.

What's the solution?

The old adage is – 'you can't get blood out of a stone!' Safe Haven has decided to seek business profits to fund their services while still expanding private donations. Franchising a commission at a commercial sale point is the avenue Safe Haven is exploring with the hope that highly sought after product producers will graciously consent to a partnership to create a regular cash flow. It may take 2-3 years to establish this objective, but the outcome could be a long-term solution.

**4. Operational Highlights**

- **Volunteer activities – a valuable service**
  - **Sweet sales**
  - To increase the cash flow of the Trust the CEO engaged Leo Nguyen as a volunteer for the last 4 months in 2025 to operate fundraising stalls at several locations in Auckland selling sweets and nuts and collecting donations. The markets are managed by the Mewborn Group Limited of Pakuranga and Matt Jones the owner kindly grants Safe Haven Housing Trust free entry. The Trust had a sweet sales cash flow of $10,784 for the period of operation. The gross profit margin was 50% of sales.
  - **Furniture sales**
  - To increase the cash flow of the Trust the CEO engaged an asylum seeker as a volunteer to sell second hand goods donated to the Trust. The activity created $2,145 in sales. Goods are stored in the garages at Safe Haven's houses. The majority of asylum seekers don't have cars, so the garages are not used, other than for this purpose.
  - **Furniture removal and delivery services**
  - During 2025 Mr David Sheffield of Mt Albert Baptist Church offered to volunteer his cargo van that enables him to transport appliances and furniture from house to house as required to furnish successful asylum seekers new accommodation.
  - **Wash-house repairs and maintenance**
  - During 2025 Mr David Sheffield offered to transport appliances and house to house as required to maintain operational washers and driers at each of 16 Safe Haven Houses in the event of breakdowns.
    **Building repairs and maintenance**
  - Isaac Tuhega is a former builder and building supply Store Manager. Isaac is available to carry out repairs to doors, windows and painting at any of the accommodation that need repairs after occupation.

- **Compliance and Legal Review**
  - **Health and Safety Act Review:**
  - This review was completed by a Health and Safety Consultant based in Christchurch in 2025
  - The new H and S policy was adopted by the Board at the 28th of November 2025 meeting
  - **Quality Management System Review:**
  - In the last quarter of 2025 Leo Ngyuyen was a volunteer with Safe Haven who studied for a CPA at Unitec and undertook an assignment for credit in his course to review the Safe Haven Housing Trust

Board Quality Management System. His project was approved and passed by the Unitec Faculty. This new QMS will be presented to the Board for approval at the next Board meeting in March 2026

- **Tenancy Agreements:**
- The Trust retains Licensed Real Estate Agents to manage all its properties to ensure compliance with the Tenancy Act. The limit of 5 persons in a dwelling is a barrier to the accommodation objectives of Safe Haven Housing Trust Board. Once 6 persons who are not family members live in a house it must apply to be licensed as a boarding house. This is an expensive process beyond the resources of Safe Haven Housing Trust Board and its landlords.
- **Insurance Costs**
- During 2025 Max Purdy, a former Insurance Broker, assisted the Trust to find a new insurer. The amount of cover required to protect all the Trusts activities and assets had increased substantially but the new Insurer offered rates nearly the same as the previous Broker and with greater coverage.

- **Housing Induction process**
  - **Induction:** Before each new resident moves into a 'Wharenui Ahuru Mowai', the housing supervisor appraises the applicant's compatibility with existing occupants and briefs them about health and safety and house values. The house values are based on the Maori phrase 'Wharenui Ahuru Mowai' meaning a family house of safety. The values embodied in this approach fosters a harmonious and respectful living environment.
  - **Housing Supervisors resignation**
  - Peter, the Housing supervisor has decided to move to Dunedin to pursue further studies at Otago University in Dunedin. Everyone at Safe Haven will miss Peter. We wish Peter and his wife, Mameya every success in their future plans
  - **Housing Supervisor**
  - We are pleased to announce that we had four applicants for the role of Housing Supervisor. The successful applicant will commence her role on the 2nd of February 2026. An accident caused by a truck driving into the right side of the Trust's car while Peter was driving it, wrote off the Honda. The Trust's new car is a 2019 Nissan electric vehicle. This hybrid car will be used to transport residents to legal, medical and dental appointments. The car will be also used to pick up food parcels from various locations.
  - **Mental health support**
    The Trusts two volunteer mental health workers had to withdraw their services partway through 2025 due to the pressure of work in their paid employment with Health Services. The Trust has recently received an application from a registered psychologist offering volunteer services for Safe Haven's clients and this service will commence in February.

- **Dental Services**
  The Trust has received an offer from a charity to provide free Dental services once or twice a year for asylum seekers.

**5. Funding Highlights**

- **Mortgage and Loan Management**
  - **Mortgage:** In late 2023, a fixed-rate mortgage was secured at 6.35% per annum, with monthly payments of $4,686.13. The fixed rate term expires on the 5th November 2026.
  - During the year the amount owing to the Bank of New Zealand for the mortgage registered over the Favona property reduced from $ 469,202 to $ 441,977 a reduction of $ 27,255. This amount was funded from the generous donations of supporters.
  - Favona property was devalued $55,000 following the new Council valuation 2025/2026.
- **Fundraising Contractor – Proaid**
  - In November 2025 the Safe Haven Housing Trust Board elected to appoint Proaid as a contractual funding Manager for the Trust. Budgets are being finalised in January 2026. It is proposed that applications for grants will be supervised by Proaid on behalf of the Safe Haven Housing Trust Board
- **Treasurer's Contributions**
  - The CEO is very grateful to the Treasurer, Gulnar Kulybekova who works for the Trust one to two days each week and remotely from home. All transactions are accurately recorded in the Reckon 'Quick Books' accounting system. This system gives adequate detail to ensure appropriate reporting.

- Gulnar successfully studied and completed exams for a Chartered Public Accountant qualification in 2025. Congratulations Gulnar.

- **Gifts of kind – furniture, appliances, bedding and food – Thank you**
  - Nearly every week kind and generous supporters of the Safe Haven Housing Trust Board donate furniture, kitchen utensils, bedding and appliances to help set up homes for successful clients
  - Some of these items are sold and used for the Trusts asylum seekers services
  - The New Zealand Navy recently donated 127 used single mattresses and 4 bases
  - Kiwi Contax based in Favona arranged for the Life Community Trust to donate 90 Christmas Gift boxes for Safe Haven Housing Trust clients this last year just before our annual Christmas BBQ and games event at Outhwaite Park, Grafton
  - Asylum Seekers Support Trust and Hope International provide weekly donations of food as available
  - During 2025, Mercury Energy Auckland donated a Samsung fridge and 2 Samsung Chrystal TVs and Sound boxes and many Modems to Safe Haven

**6. Gratitude from Asylum Seekers:**

*Dear Bryan at Safe Haven,*
*I honestly can not find the right words to thank you. Your support and help mean so much to me and they have made real difference not only for me but for my family as well. Thank you from the bottom of my heart.*
*M.E.A., Glenn Eden, Waitakere City*

*Dear Bryan at Safe Haven,*
*Thanks so much for today! He things we need to move into our flat are:*
*Washing machine; Drier; Fridge; Dining Table; Couch; Microwave. Thanks so much for all these things and every other day you have been a blessing in our lives. Thanks so much.*
*Ms. L.M., Henderson, Waitakere City*

**7. Collaboration and Networking**

- **The Trust actively collaborates with:**
  # Alpha Law – Auckland
  # Amir Bastani – Barrister – Christchurch
  # Aotearoa Ethnic Communities Trust – Auckland
  # Asylum Seeker Support Trust – Avondale
  # Auckland Baptist Tabernacle Church – Auckland
  # Bethel Chinese Fellowship – Ponsonby
  # Brendon Woodnutt – Health and Safety Consultant – Christchurch
  # Christian Ministry Centre Limited – Onehunga
  # Cambridge Baptist Church – Cambridge
  # David Sheffield – Laundry equipment repairman
  # Dixon & Co Lawyers – Penrose
  # Epsom Girls Grammar School – Auckland
  # Hon Greg Fleming MP for Maungakiekie – Onehunga Office
  # Griffins NZ – nut manufacturers and distributors – Penrose
  # Henson Realty – Letting agent – Ellerslie
  # Hope Worldwide-Pakistan – Henderson Branch
  # Immigration New Zealand – Auckland
  # International Justice Advocates Limited – Auckland
  # Isaac Tuhega – Property Maintenance – Auckland
  # Kiwi Contacts – Favona, Auckland
  # Life Church Community Trust - Auckland
  # Lower Hutt Community Law Office – Lower Hutt
  # Louise Darroch – Retired Family lawyer – Favona, Auckland
  # Malloy Goodwin Harford – Lawyers – Newmarket
  # New Hope Church – Onehunga
  # New Zealand Police – Social Cohesion Project – Mt Eden, Auckland

# New Zealand Refugee Alliance – Wellington
# Nowco – confectionery wholesalers and distributors – Onehunga
# One Place – property managers – Auckland
# The Our Neighbour Movement in NZ - Auckland, Hamilton, & Christchurch
# Papatuanuku Kokiri Marae – Mangere
# Senthil and Mukusha – Barristers & Solicitors
# Tasti Products – nut manufacturers and distributors – Te Atatu, Auckland
# The New Zealand Navy – Devonport
# Tim Carter – Barrister – Wellington
# 2 Cheap Cars – Penrose
# Voice of the Martyrs - Christchurch
# Wilberforce Foundation – Penrose
# Woolworths – Favona

We deeply value the ongoing support of the legal fraternity, who play a crucial role with asylum seekers and their cases.

## 8. Acknowledgements

The Trust's achievements are possible due to the dedication and generosity of:

- The dedication of the Board of Trustees to absorb the reports of the Trust and guide and direct its commitment to the objectives of the Trust Deed and govern the overall operations of the Trust in a responsible manner.
- The Trustees expertise in management, accounting, law, property, homestays, pastoral care and governance
- Donors including individuals, trustees, churches, and organisations such as the New Zealand Navy and Mercury Energy
- The Department of Internal Affairs – Community Matters
- Client and Donor Management System, Administrator who sends out our monthly new update. To be added to our database please email accounts@safehavenhouse.nz and provide your name, mobile no.
- Asylum Seekers Support Trust Social workers who interview arriving clients and refer them to Safe Haven Housing Trust Board's Housing Supervisor
- The 28 legally aided lawyers who appraise clients claims and submit cases to the RSU and the Immigration Protection Tribunal for determination

## 9. Conclusion

2025 was marked by significant growth and new challenges. The Trust remains steadfast in its mission to provide safe housing and support for asylum seekers, while navigating financial and operational hurdles. With the continued collaboration and dedication of everyone, we will achieve our goals and positively support many precious people. Thank you for your role in this adventure. All communications with the CEO should be addressed to: admin@safehavenhouse.nz

Yours sincerely

Bryan Johnson - CEO / Trustee

***Wharenui Ahuru Mowai***

Safe Haven Housing Trust Board

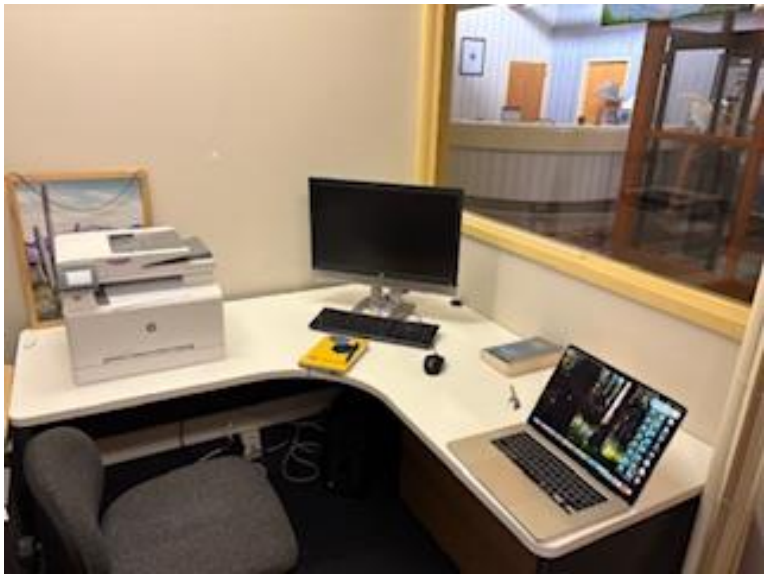
P.O. Box 99-835, Newmarket, Auckland, 1149

Mob 0064 27 276 6900 - Email admin@safehavenhouse.nz

## Safe Haven Housing Trust Board

## Photo Gallery





Good parcels and mattresses stored in the Safe Haven office awaiting delivery: a donated mattress, thanks to NZ Navy. A work station at the Safe Haven Office in Onehunga.





The spacious lounge in the Mount Roskill house; The dining room in the Mount Roskill house;





The Kitchen in the Mount Roskill house; Re Safe Haven's Mount Roskill 5 Bedroom House;

## Safe Haven Housing Trust Board

## **Photo Gallery** (continued)





Donated furniture ; Fundraising Sweet stall at Takapuna Market



The double door Samsung fridge in the Mount Roskill house, kindly donated by Mercury Energy.





Nissan Note Hybrid car 2019;  Donated furniture

# Safe Haven Housing Trust Board

## Volunteers' Report – Year ended 31st December, 2025

**Report to the Board of Safe Haven Housing Trust Board**

The voluntary service we provide for Safe Haven Housing Trust Board is described as follows:

**Mental Health Support**

- Wellness check via face to face meetings, phone calls, text messages and video calls
- Arrange interviews with Refugees As Survivors NZ in Captain Springs Road Onehunga
- Liaison with community GP's, community mental health teams

**Legal support**

- Help clients access legal support and coach clients in how to satisfy the obligations they have to Immigration NZ and their legal Counsel.
- Explore ways to receive assistance with the costs of unfunded legal expenses
- Attend lawyers conferences and encourage Law firms to provide legally aided services

**Family Violence preventative support**

- Recognise signs of harm to our clients and the source of that harm
- Assessing, screening and making a safety plan in accordance with the SHHTB Health and safety guidelines
- Make hospital visits for those clients needing hospital care and support their family

**Emotional Support**

- Provide practical helps and demonstrate understanding and sympathy for those facing past trauma, separation, homelessness, culture shock
- Loss of loved ones by death
- Lack of community support back home and loss of a job and income

**Social Support**

- Encouraging and supporting our clients to connect with people in their communities
- Workplace readiness
- Participating in job seeker and work ready training
- Obtaining a driver's license
- Obtain a bank account and register with Inland Revenue

Thank you so much to our many volunteers who distributed food, provided accommodation, transport, repaired household items, shifted furniture, provided vegetable plants, provided household items such as cutlery, pots and pans, crockery, jugs, toasters, washing machines and clothes driers, tables and chairs and bedding. Volunteers helped on our trading stalls

A big thanks to The Life Church and to residents of rest homes in Auckland who collected baskets of food and Christmas gifts for our clients to enjoy. Everyone at Safe Haven received a Christmas box from Whangarei to Christchurch. Surplus food items were distributed to our clients just before Waitangi Day.

It is a privilege to support our clients in many ways as we are able.

# Safe Haven Housing Trust Board

## House Supervisor's Report – 31st December, 2025

**Introduction**

The Safe Haven Housing Trust Board (SHHTB) continued to provide vital support to asylum seekers and vulnerable migrant across Auckland in 2025. Amid increasing demand for housing, legal assistance for asylum seekers, and wellbeing services, SHHTB delivered client-centred support across multiple locations, providing transitional and emergency accommodation, practical assistance, and advocacy for individuals navigating complex immigration processes.

**Accommodation and Housing Activities**

SHHTB managed several properties to meet the growing needs of residents:

| Houses | Residents/Families | Key Notes |
|---|---|---|
| Mount Eden House | 5 residents + child | Fully occupied; includes elderly residents requiring mobility support. A Ugandan resident (since Dec 2022) was granted refugee status. |
| Favona House | Up to 5 residents | Supports families transitioning between properties. |
| Auckland CBD Apartments | 15 residents | Accommodates families and individuals awaiting immigration decisions. |
| Marydale House (opened 3 Aug 2025) | 5 residents | Residents include 2 Pakistani, 1 Congolese, 1 Russian, 1 Palestinian, 1 Equatorial Guinean, 1 Iraqi, 1 Ugandan, 1 Indian, and 1 Chilean woman in her late 60s. |
| Homestays | 18 residents | Whangarei to Christchurch |

**Key Housing Movements & New Residents**

- Indian Malaysian father and son relocated to Mount Eden (Oct–Nov 2025).
- Malaysian couple at Airedale Street with rent arrears supported via an agreement with Work and Income assistance.
- Multiple asylum seekers, including Ugandan, Sri Lankan, Saudi, Thai and Indian nationals, transitioned to independent living following refugee status or visa approval.
- An Equatorial Guinean resident received a work visa and relocated to Palmerston North for employment.
- A young Pakistani man moved to Tauranga and secured employment.
- A Pakistani man in his late forties moved into a vacant room; Trust provided settling support.
- Marydale House currently accommodates five residents.

**Support Services**

Between January 2025 and December 2025, SHHTB provided support to 84 individuals, including:

- Emergency and transitional accommodation
- Food parcels and essential household items
- Assistance with Work and Income NZ (WINZ) services
- Legal support for asylum and immigration matters

**Case Highlights**

- Religious Persecution: Assisted a man escaping imprisonment and torture for converting to Christianity.
- Critical Immigration Support (Oct–Nov 2025): Supported a Malaysian asylum seeker and his young son facing deportation, and a resident preparing for an Immigration and Protection Tribunal hearing.
- Palestinian Resident: Successfully represented at the Immigration and Protection Tribunal on 21 Jan 2026.
- Ugandan Refugee: Granted refugee status after residing since Dec 2022; preparing for independent housing with bond support.
- New Arrivals: 78-year-old mother and daughter from the USA arrived 27 Dec 2025, now residing at Mount Eden House; assisted with WINZ support.

Family Support: Assisted families with housing, school enrolment, employment readiness, and access to government services.

**Rising Demand for Housing and Support & Operational Challenges**

- Asylum seeker referrals decreased from 2,345 to 2,270, placing significant pressure on accommodation and staffing resources.
- Food parcel requests nearly doubled between July and November 2025, increasing vehicle mileage by 14,000 km.
- Rising rental and bond costs, combined with increasing demand for emergency accommodation, intensified operational strain.
- Emotional and practical pressures on staff remain high due to the urgency and complexity of cases.

**Community Engagement & Partnerships**

- Volunteers & Donations: Life Church donated 90 Christmas boxes for Safe Haven clients in 2025.
- Hearts and Hands Collaboration: Raised $1,500 to support legal action for at-risk asylum seekers.
- Regular engagement with local agencies, social workers, WINZ, and tenancy partners strengthened support networks for residents.
- Asylum Seeker Support Trust weekly food parcels
- H.O. P. E. Pakistan regular food boxes with chicken and meat

**Positive Outcomes**

- Several asylum seekers obtained refugee status or alternative visas, enabling independent living and workforce participation.
- Families gained stable housing, educational access for children, and legal support.
- Individuals facing deportation or complex immigration challenges received direct advocacy and practical assistance.

**Recommendations**

1. Secure Additional Funding: Expand housing, legal support, food provision, and casework services.
2. Define Capacity Limits: Establish operational thresholds to maintain sustainable service delivery.
3. Maintain Emergency Accommodation: Reserve 1–2 rooms for urgent referrals.
4. Implement Status Reporting: Require residents to notify SHHTB of updates to asylum or visa status.

**Conclusion**

The Safe Haven Housing Trust Board continues to operate under increasing demand and significant operational strain. Despite these challenges, the organisation has maintained critical services, enabling asylum seekers and vulnerable residents to access safe housing, essential support, and legal advocacy. Sustained funding, volunteer engagement, and strategic partnerships remain essential to expand SHHTB's impact across Auckland.

Key Impact: Over 84 individuals supported, multiple families successfully resettled, and critical interventions provided for those at risk of deportation or homelessness.

**Prepared by:**

**Peter Lomodo**
Housing Supervisor,
Safe Haven Housing Trust Board
**Mobile:** +64 22 644 367



# The Safe Haven Housing Trust Board

## Statement of Service Performance

## Year ended 31st December, 2025

**Description of the entity's outcomes**

1. That persons who are asylum seeken or abondoned migrants, who suffered injustice, and are seeking to reside in New Zealand, have a safe and supportive enviroment in which to live while they are awaiting a decision from the New Zealand Government on their asylum claim.
2. That these persons have access to help with:
   Accommodation and healthy food
   Services to sustain life consistent with the UN Convention on Human Rights
   Assistance to obtain a work visa and English language services if necessary
   Access to services consistent with the UN Convention on the Status of Refugees 1951
   Holistic care for their well-being
   An application for residency

**Description and quantification of the entity's outcomes**

| | 12mths Dec 31, 2025 | 12mths Dec 31, 2024 |
|---|---|---|
| *The Trust owns a suitable Townhouse in Favona* | | |
| **Outputs** | | |
| Houses providing accommodation | 12 | 7 |
| Rooms available for occupants | 31 | 18 |
| Clients housed during the year | 75 | 47 |
| Clients placed in the community | 14 | 7 |
| Occupants gaining residency in New Zealand | 3 | 5 |
| Number of Websites | 2 | 3 |
| Number of Views | 3,970 | 1,264 |
| People Enquiring about services from websites | 884 | 371 |
| | 4,991 | 2,722 |
| **Funding** | | |
| The Trust received voluntary donations for the purpose of acquiring Safe Houses | $1,160 | $1,310 |
| Donors -Capital for Houses | 6 | 5 |
| The Trust received voluntary donations for the vehicle | | $8,500 |
| The Trust received donated furniture for the house | $10,877 | |
| Donors -Capital donations furniture for the house | 3 | 1 |
| | 9 | 6 |
| **Volunteers** | | |
| The Trust has contractors | 5 | 2 |
| Number of volunteers | 22 | 15 |
| Number of hours contributed | 4,749 | 2,878 |
| | 4,776 | 2,854 |

# The Safe Haven Housing Trust Board

## Trust information

| | |
|---|---|
| **Legal name of entity** | Safe Haven Housing Trust Board - "Wharenui Ahuru Mowai" |
| **Type of Entity** | Incorporated Charitable Trust and Registered Charity |
| **Registration number** | **CC57293** **NZBN:** 9429049844436 |
| **Incorporation number:** | **50076629** |
| **Registration date of the Trust** | 18th November, 2019 |
| **Registration date of the Board** | 14th September, 2021 |
| **SHHTB Subsumed** | On the 27th February, 2023 Safe Haven Housing Trust was subsumed into The Safe Haven Housing Trust Board. |
| **Registered Office:** | 297A Church Road, Onehunga, Auckland, 1061 |

**Mission and Purposes**

To provide quality accomodation for asylum seekers or abandoned migrants, who have suffered injustice, and/or physical harm, and/or persecution,and are in need of immediate support to make an asylum claim in NZ.

To provide services to sustain life including accommodation and healthy food
- A compatible community environment where each client is honoured and respected
- Services to sustain life consistent with the UN Declarationn on Human Rights (UDHR)
- Assistance to obtain a work visa and English language services if necessary
- Access to services consistent with the UN Convention on the Status of Refugees 1951
- Holistic care for their well-being
- An application for residency

To access competent legally-aided professional legal services
To co-operate with other providers (NGO's) with similar values
To prepare asylum seekers for life in New Zealand

**Structure**

The Trust is Governed by a Board of professional people and seeks to provide accomodation close to:
# reliable and affordable transport links # appropriate supervision # access to counselling service providers # access to medical and legal services

**Main Sources of Cash and Resources**

The Trust is principally funded from Department of Internal Affairs Community Grants, and grants from private trusts, donations, fundraising by sales of sweets, nuts, second hand furniture and accomodation fees.

**Main Methods to Raise Funds**

Specific fundraising is used to help pay for the purchase of the house (or houses) used to provide accomodation. Mortgage finance makes up the balance. The occupants of the accomodation with an income pay a weekly rent for their room & operating expenses. Gifts of fresh food, cleaning products, toiletries, and furniture for the houses are welcome.

**Reliance on Volunteers and Donated Goods or Services**

The Trust welcomes offers of help or donations of food, cleanings gear, furniture, bedding, appliances, kitchenware.

## The Safe Haven Housing Trust Board

## **Trust information,** continued

**Contact Details**

| | |
|---|---|
| Physical Address | 297A Church Street, Onehunga, Auckland 1061 |
| Postal Address | P O Box 99-835, New Market, Auckland 1149 |
| Phone | 0064 27 276 6900 |
| Email | admin@safehavenhouse.nz |
| Websites | www.safehavenhouse.nz |
| | www.asylumsafehouse.com |

| | |
|---|---|
| **Kaitiaki** | **Kaumatua** Haami Tutu Chapman |
| **Trustees** | **Kurt Liu – Chairperson appointed 8th May, 2024** |
| | Kay Hyland – Chartered Accountant / Founding Trustee |
| | Bryan Johnson – CEO / Founding Trustee |
| | Julian N Paton – Para-Legal – Trustee, Governance and Compliance |
| | Jill Spraggs – Home stay - Trustee – appointed 8th May, 2024 |
| | Siamak Farahi – Architect – Trustee – appointed 8th May, 2024 |
| **Chief Executive Officer** | Bryan Johnson |
| **Treasurer** | Gulnar Kulybekova |
| **House Supervisor** | Peter Lomodo resigned effective 20th January 2026- new appointment Ms. Swalena Abrahams |
| **Mental Health Worker** | Chris, Daniel (both retired in 2025), new appointment pending. |

**Volunteers:** Eva Zhou – webmaster: Ashish Bijwe - I.T. Developer: Swaleha Abrahams – Support.

**Craphics Artists:** Hannah at Imprintz Design

**Researcher:** Gracyn Thomson - Research for Asylum Seeker Justice in Aoteroa and Compliance with UN Convention on the Status of Refugees 1951 adopted by New Zealand in 1960.

**Printers:** Simon Hayson at Hayson Printing Ltd

**Bankers:** Bank of New Zealand Queen Street Auckland; ANZ Bank Queen Street Auckland

**Property Law Adviser:** David Moorman – Malloy, Goodwin, Harford, Lawyers, Newmarket, Appointed 8th May, 2024

**Insurers:** Coral Stroud, Frank Risk Ltd, Hamilton

**Donations :** Can be banked/transferred to the BNZ Account – Safe Haven Housing Trust Board

02-0192-0477152-000. If remitting from overseas use SWIFT Code BKNZNZ22

BNZ Broadway, Newmarket, Auckland, 1023 Tel 0064-4-931 8209 0r 0800 275 269

## The Safe Haven Housing Trust Board

## Statement of Income and Expenses

## Year ended 31st December, 2025

| | Notes | 1 Jan-31 Dec 2025 | 1 Jan-31 Dec 2024 | 11 mths, 27 Jan-31 Dec 2023 |
|---|---|---|---|---|
| **Income** | | | | |
| Donations and Grants, and Fundraising | 1 | 120,305 | 66,312 | 46,139 |
| Accommodation Fees | 2 | 93,614 | 103,133 | 32,125 |
| Interest | | 408 | 524 | 343 |
| Other Income | 3 | 13,596 | 6,412 | 714 |
| **Total Operating Income** | | 227,922 | 176,381 | 79,322 |
| **Expenses** | | | | |
| Fundraising | 4 | 12,531 | 1,562 | 1,530 |
| Providing Accommodation | 5 | 125,584 | 100,266 | 28,022 |
| Grants and Donations made | 6 | 0 | 2,200 | 3,796 |
| Interest | | 28,988 | 34,305 | 25,531 |
| Other Expenses | 7 | 36,470 | 28,215 | 5,193 |
| **Total Operating Expenses** | | 203,573 | 166,548 | 64,072 |
| **Operating (Deficit) / Surplus** | | 24,349 | 9,833 | 15,250 |
| **Capital Income** | | | | |
| Fundraising for Car | | | 8,500 | 0 |
| Fundraising for Houses | | 1,160 | 1,310 | 1,230 |
| Gift of kinds (Furniture) | | 10,877 | | |
| **Total Capital Income** | | 12,037 | 9,810 | 1,230 |
| **Capital Expenses** | | | | |
| Land Revaluation Losses | 10 | 55,000 | | |
| Depreciation | 10 | 12,188 | 10,675 | 4,630 |
| | | 67,188 | 10,675 | 4,630 |
| **Capital (Deficit) / Surplus** | | -55,151 | -865 | -3,400 |
| **Combined Surplus or (Deficit)** | | **-30,802** | **8,968** | **11,850** |

# The Safe Haven Housing Trust Board

## Statement of Financial Position

## Year ended 31st December, 2025

| | Notes | 31 Dec 2025 | 31 Dec 2024 | 31 Dec 2023 |
|---|---|---|---|---|
| **Current Assets** | | | | |
| Bank account | | 8,861 | 5,437 | 11,730 |
| Debtors, prepayment, GST | 11 | 10,386 | 11,991 | 4,000 |
| Inventory | | 2,431 | | |
| | | 21,678 | 17,428 | 15,730 |
| **Non-Current Assets** | | | | |
| Property, plant and Equipment | 10 | 825,465 | 871,635 | 873,578 |
| Investments | | | | |
| | | 825,465 | 871,635 | 873,578 |
| **Total Assets** | | **847,143** | **889,063** | **889,307** |
| **LIABILITIES** | | | | |
| **Non-Current Liability** | | | | |
| Mortgage | | 441,977 | 469,202 | 477,920 |
| Loan Other | | 83,000 | 83,000 | 85,000 |
| Loan APDT | | | 1,000 | 3,000 |
| Other liabilities | | 4,356 | | |
| **Current Liability** | | | | |
| Other liabilities | 12 | 23,198 | 5,302 | 4,999 |
| Accrued Mortgage Interest | | 2,384 | 2,529 | 2,131 |
| GST payables | | | 0 | 2,127 |
| Grants Held in Trust | | | 5,000 | 0 |
| **Total Liabilities** | | **554,915** | **566,033** | **575,177** |
| **NET ASSETS (Total Assets less Total Liabilities)** | | **292,228** | **323,031** | **314,130** |
| **ACCUMULATED FUNDS NOTES** | | | | |
| **Reserves** | | | | |
| Opening Balance | | 323,031 | 314,130 | 307,144 |
| Corrections for previous year | | | -67 | 0 |
| Period (Loss)/ Gain | | -30,802 | 8,968 | 6,986 |
| **Total accumulated funds** | | **292,229** | **323,031** | **314,130** |

# The Safe Haven Housing Trust Board

## Statement of Receipt and Payments

## Year ended 31st December, 2025

| | Notes | 1 Jan-31 Dec 2025 | 1 Jan-31 Dec 2024 | 27 Jan-31 Dec 2023 |
|---|---|---|---|---|
| **Operating Receipts** | | | | |
| Donations and Grants, and Fundraising | | 114,915 | 71,312 | 46,139 |
| Accommodation Fees | | 62,694 | 47,614 | 28,625 |
| Interest | | 408 | 524 | 343 |
| GST Refunds and Other Receipts | | 1,050 | 857 | 4,788 |
| Other Income incl Utilities refund | | 11,133 | 4,586 | |
| Bond | | 0 | 1,350 | |
| **Total Operating Receipts** | | 190,200 | 126,243 | 79,895 |
| **Operating Payments** | | | | |
| Fundraising Payments | | 10,672 | 1,562 | 1,530 |
| Providing Accommodation | | 82,971 | 65,772 | 29,608 |
| Grants and Donations made | | 0 | 2,200 | 3,796 |
| Interest | | 29,133 | 33,906 | 23,543 |
| GST, Tax payments | | 6,107 | 6,213 | |
| Other payments | | 37,687 | 5,036 | 2,338 |
| Bond | | | 6,242 | 500 |
| **Total Operating Payments** | | 166,569 | 120,931 | 61,316 |
| **Operating (Deficit) / Surplus** | | 23,630 | 5,311 | 18,579 |
| **Capital Receipts** | | | | |
| Land, Building and Furniture | | | | |
| Sales of resources/Insurance Recovery (Car) | | 8,500 | 0 | 3,000 |
| Donation for Vehicle: Honda | | | 8,500 | |
| Fundraising for Houses | 8 | 1,160 | 1,310 | 1,230 |
| Donation from APDT | 8 | 2,000 | | |
| Loan from BNZ bank | | | | |
| Loan from APDT | | | 1,000 | 3,000 |
| **Total Capital Receipts** | | 11,660 | 10,810 | 7,230 |
| **Capital Payments** | | | | |
| Land, Building.Vehicle and Furniture | | 3,642 | 8,696 | |
| Borrowing Repayment | 9 | 28,225 | 13,718 | 18,392 |
| **Total Capital Payments** | | 31,867 | 22,414 | 18,392 |
| **Capital (Deficit) / Surplus** | | -20,207 | -11,604 | -11,163 |
| **Combined Surplus or (Deficit)** | | **3,424** | **-6,292** | **7,416** |
| Bank and Cash at Beginning of the Year | | 5,437 | 11,730 | 4,314 |
| **Bank and Cash at Year End** | | **8,861** | **5,437** | **11,730** |
| **Represented by:** | | | | |
| Cheque Account | | 7,587 | 2,720 | 4,315 |
| Saving Account | | 1,022 | 1,436 | 7,415 |
| ANZ Bank account | | 251 | 1,281 | |

# The Safe Haven Housing Trust Board

## Notes to Accounts

## Year ended 31st December, 2025

**Accounting Policies**

**Basis for preparation (Tier 3)**

This performance report is prepared in accordance with the XRB's Tier 3 (NFP) Standard. The entity is eligible to apply these requirements as it does not have public accountability and has total annual expenses of less than $5,000,000. All transactions in the performance report are reported using the accrual basis of accounting. This performance report is prepared under the assumption that the entity will continue to operate for the foreseeable future.

**Changes in accounting policies**

There have been no changes in accounting policies during the financial year (last year – nil).

**Goods and Services Tax (GST)**

The Safe Haven Housing Trust Board is registered for GST. All amounts are recorded on a GST-exclusive basis (if any), except for Debtors and Creditors, which are stated inclusive of GST (if applicable).

GST owing or refunds due as at balance date are shown in the Statement of Financial Position.

**Commitments and contingencies**

The Safe Haven Housing Trust Board's maximum potential contingent liabilities is nil (Last Year - $60,112).

**Related party transactions**

The definition of a related party in current accounting practice includes both individuals (and their immediate family members) and other entities that have significant influence over the entity. The trustees transferred to the entity $3,138 in donations in the year ended 31st December 2025 and $9,011 in previous year. The organization paid the trustees nil (Last year-$2,000 the loan principal repayment). Safe Haven Housing Trust Board is a not-for-profit organization and has no interests in controlled entities, associates, or joint ventures.

| | | Value of Transactions | | Amount Outstanding | |
|---|---|---|---|---|---|
| Description of related party relationship | Description of the Transactions (whether in cash or amount in kind) | Current Year $ | Last Year $ | Current Year $ | Last Year $ |
| Trustees | Donation | $ 3,138 | $ 9,011 | $ - | $ - |
| Trustees | Loan | $ - | $ 2,000 | $ - | $ - |
| Trustees | Loan Interest | $ - | $ - | $ - | $ - |

**Accommodation fee receipt and providing accommodation payments**

The Safe Haven Housing Trust Board reports accommodation related transactions in its receipt and payments statement, excluding cash transactions for accommodation fees paid through real estate agents' bank accounts.

**Other**

The Safe Have Housing Trust Board borrowed $525,000 to purchase the House and Land in Favona Road, Auckland, which was used as a security for this loan. No additional security.

## The Safe Haven Housing Trust Board

## Notes to Accounts

## Year ended 31st December, 2025

| Description of borrowing | Description of asset used security | Remaining amount of borrowing | Initial amount of borrowing | Value of asset used as security |
|---|---|---|---|---|
| BNZ Bank Mortgage on house purchasing | Land and Building (House) in Favona Road, Auckland | $ 441,977 | $ 525,000 | $ 790,000 |

Auckland Council valuation for 2025/2026 is $790,000 including land value of $270,000. The Board cannot restore the entire house at $520,000, to be considered minimum $50,000 demolishing cost on top to the Auckland Council valuation. Revelation losses of the land ($55,000) shown in the Statement of Income and Expenses as per IAS NZ 16.

Deferred revenue is nil for the year ended 31st December 2025 (Last Year - $5,000).

| | | | | | Deferred Amount | |
|---|---|---|---|---|---|---|
| Description | Purpose and nature of the condition(s) | Date condition(s) expected to be met | | Original Amount $ | Current year $ | Last year $ |
| Grant from Dept.Internal Affairs-Community Matters | Granted $30K for operation period: | 1-Mar-24 | 28-Feb-25 | $ 30,000 | $ - | 5,000 |
| Grant from Dept.Internal Affairs-Community Matters | Granted $48.8K excluding GST for operation period. Out of which 14.4K excl GST for house painting. | 1-Jan-25 | 31-Dec-25 | $ 48,804 | $ - | - |

**Events after the balance date**

There were no events that have occurred after the balance date that would have a material impact on the Performance Report. (Last Year Nil).

## The Safe Haven Housing Trust Board

## Budget and actual – Comparison Year ended 31st December, 2025

| | Notes | BUDGET 1 Jan-31 Dec 2026 | BUDGET 1 Jan-31 Dec 2025 | ACTUAL 1 Jan-31 Dec 2025 | Actual 2025 vs Budget 2025 Impact on Profit |
|---|---|---|---|---|---|
| **Operating Income:** | | | | | |
| Fundraising from Grants | 13 | 249,000 | 167,000 | 53,804 | (113,196) |
| Fundraising | | 5,000 | 5,000 | 18,495 | 13,495 |
| Donated used good's sales | | | | 3,797 | 3,797 |
| Regular Donations | 14 | 35,500 | 34,000 | 44,210 | 10,210 |
| Accommodation Fees | | 54,534 | 51,720 | 52,640 | 920 |
| OPEX (utility cost) refund | | | | 8,824 | |
| Acc.Fees Operated ex Agency | | | 0 | 32,150 | 32,150 |
| Other Income and Interest | | 2,625 | 2,500 | 14,004 | 11,504 |
| **Total Operating Income** | | 346,659 | 260,220 | 227,922 | (41,121) |
| **Operating Expenses:** | | | | | |
| Mortgage Servicing Interest | | 32,736 | 32,736 | 28,988 | 3,748 |
| Utilities | | 20,133 | 17,976 | 13,336 | 4,640 |
| Repair and Maintenance | | 53,500 | 30,500 | 11,777 | 18,723 |
| Caring for asylum Seekers | 15 | 122,240 | 64,855 | 89,277 | (24,422) |
| Rehousing and Start Up Grants | | 16,305 | 15,985 | 0 | 15,985 |
| Advertising | | 5,000 | 4,000 | 0 | 4,000 |
| Insurances | | 12,936 | 11,760 | 9,670 | 2,090 |
| Motor Vehicles expenses | | 5,115 | 4,650 | 3,293 | 1,357 |
| Fundraising expenses | | 2,783 | 2,530 | 12,531 | (10,001) |
| Professional Fees | | 34,760 | 31,600 | 23,056 | 8,544 |
| Legal Review | | 3,500 | 3,000 | 1,010 | 1,990 |
| Property and Tenancy Review | | 6,000 | 5,000 | | 5,000 |
| Psychological Services | | 6,000 | 4,500 | | 4,500 |
| Immigration Law Intertnship | | 4,500 | 4,000 | 411 | 3,589 |
| Other expences | | 0 | 0 | 10,222 | (10,222) |
| **Total Operating Expenses** | | 325,508 | 233,092 | 203,573 | 29,519 |
| **Operating (Deficit) /Surplus** | | 21,151 | 27,128 | 24,349 | 2,779 |
| **Capital Receipts:** | | | | | |
| Land, Building,Car,Furniture | | 15,000 | 15,000 | 10,877 | (4,123) |
| Fundraising for Houses | | 185,000 | 175,000 | 1,160 | (173,840) |
| Loan from APDT | | 0 | 0 | 0 | - |
| Loan | | 420,000 | 420,000 | 0 | (420,000) |
| **Total Capital Receipts** | | 620,000 | 610,000 | 12,037 | (597,963) |
| **Capital Payments:** | | | | | |
| BNZ mortgage | | 24,000 | 24,000 | 27,225 | (3,225) |
| Land, Building,Car,Furniture | | 610,000 | 609,455 | | 609,455 |
| Private loans | | 0 | 10,000 | 0 | 10,000 |
| Trustees loan | | 10,000 | 10,000 | 0 | 10,000 |
| **Total Capital Payments** | | 644,000 | 653,455 | 27,225 | 626,230 |
| **Capital (Deficit) / Surplus** | | **-24,000** | **-43,455** | **-15,188** | **28,267** |
| **Net Capital required** | | -2,849 | -16,307 | 9,162 | 25,469 |

## The Safe Haven Housing Trust Board

## Notes to Statement of Income and Expenses

## Year ended 31st December, 2025

| OPERATING INCOME NOTES | 1 Jan-31 Dec 2025 | 1 Jan-31 Dec 2024 | 11 mths, 27 Jan-31 Dec 2023 |
|---|---|---|---|
| **Donations and Grants** | | | |
| Donations | 41,072 | 13,730 | 11,090 |
| *General* | | | |
| Donations | 3,138 | 9,011 | 4,775 |
| *Trustees* | | | |
| Grants | 53,804 | 30,000 | 30,000 |
| *Department of Internal affairs* | *53,804* | *25,000* | *20,000* |
| *Wilberforce Foundation* | | *5,000* | *10,000* |
| *Others* | | | |
| Fundraising | 18,495 | 9,796 | 120 |
| *Sweet Sales* | *10,784* | | |
| *Donated goods and assets estimated value* | *7,711* | *9,796* | *120* |
| Donated Good's Sales | 3,797 | 3,774 | 154 |
| **Total Note 1** | **120,305** | **66,312** | **46,139** |
| **Accommodation Fees** | | | |
| Accommodation Fees | 32,150 | 55,264 | |
| *Operated by Agency Account* | | | |
| Accommodation Fees | 61,464 | 47,869 | 32,125 |
| *Operated by Safe Have Housing Trust Board Account* | | | |
| **Total Note 2** | **93,614** | **103,133** | **32,125** |
| **Other Income** | | | |
| Reimbursement for damages | | 296 | |
| *Other accomodation income* | | | |
| OPEX reimbursement | 8,824 | 5,915 | 714 |
| *Other accomodation income* | | | |
| Other Rehousing, Start up Grants | | 200 | |
| Other Income | 4,772 | | |
| *Insurance Recovery (Honda)* | *3,316* | | |
| *Dividends (Entrust)* | *1,456* | | |
| **Total Note 3** | **13,596** | **6,412** | **714** |

## The Safe Haven Housing Trust Board

## Notes to Statement of Income and Expenses

## Year ended 31st December, 2025

| OPERATING EXPENSES NOTES | 1 Jan-31 Dec 2025 | 1 Jan-31 Dec 2024 | 11 mths, 27 Jan-31 Dec 2023 |
|---|---|---|---|
| **Fundraising** | | | |
| *Fundraising Program* | | 552 | 1,480 |
| *Website* | 267 | 384 | 50 |
| *Fundraising expenses* | 2,967 | | |
| *Fundraising Cost of Goods* | 5,676 | | |
| Brochures | 3,171 | 253 | 0 |
| Others | 450 | 374 | 0 |
| **Total Note 4** | **12,531** | **1,562** | **1,530** |
| **Providing Accommodation** | | | |
| Housing Costs | 79,809 | 75,039 | 13,476 |
| *including Operated by Agency Account* | *32,150* | *55,264* | |
| Tenant's Welfare | 42,132 | 18,652 | 7,963 |
| House Management | 3,644 | 6,575 | 6,584 |
| **Total Note 5** | **125,584** | **100,266** | **28,022** |
| **Grants and Donations made** | | | |
| Asylum accomodation grants | | 2,200 | 3,796 |
| **Total Note 6** | **0** | **2,200** | **3,796** |
| **Other expenses** | | | |
| Services to sustain life, incl utility cost | 13,336 | 10,902 | 0 |
| Rent office | 3,872 | 1,380 | 1,380 |
| Board meeting | 591 | 830 | 0 |
| Property search fees | 163 | 0 | 0 |
| Stripe fees | 11 | 324 | 0 |
| Accounting and IT fees | 6,410 | 6,879 | 1,722 |
| Trustees Liability Insurance | 1,673 | 3,529 | 1,455 |
| House Insurance | 6,802 | 3,529 | 0 |
| Car Insurance | 1,196 | 784 | 582 |
| Legal expenses | 1,010 | 0 | 0 |
| DIA Charity services | 51 | 51 | 51 |
| Bank fees | 3 | 6 | 3 |
| Other Expences | 1,352 | | |
| **Total Note 7** | **36,470** | **28,215** | **5,193** |

## The Safe Haven Housing Trust Board

## Notes to Statement of Receipt and Payments

## Year ended 31st December, 2025

| `CAPITAL INCOME NOTES: | 1 Jan- 31 Dec 2025 | 1 Jan- 31 Dec 2024 | 11 mths, 27 Jan- 31 Dec 2023 |
|---|---|---|---|
| **Fundraising for Houses** | | | |
| Donation received for House | 1,160 | 1,310 | 730 |
| Donation received from Trustees | | | 500 |
| Donation received from APDT | 2,000 | | |
| **Total Note 8** | **3,160** | **1,310** | **1,230** |

**CAPITAL PAYMENT NOTES**

| **Borrowing Repayment** | | | |
|---|---|---|---|
| Payment to BNZ | 27,225 | 8,718 | 15,392 |
| Payment to B. Johnson's Loan | | 2,000 | |
| Payment to APDT | 1,000 | 3,000 | 3,000 |
| **Total Note 9** | **28,225** | **13,718** | **18,392** |

**MONTHLY ANALYSIS OF DONATIONS**

*General and Trustees Donations , Fundraising, Donated Good's Sales*

| Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | July 2025 | Aug 2025 | Sept 2025 | Oct 2025 | Nov 2025 | Dec 2025 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1,125 | 2,217 | 4,128 | 1,832 | 2,953 | 7,117 | 2,272 | 8,232 | 7,321 | 7,584 | 15,942 | 5,778 | **66,501** |
| | | | | | | **2024 year** | | | | | | |
| 1,855 | 1,638 | 1,436 | 1,505 | 2,382 | 1,057 | 3,042 | 1,841 | 5,457 | 1,977 | 1,707 | 12,415 | **36,312** |
| | | | | | | **2023 year** | | | | | | |
| 825 | 1,515 | 2,985 | 1,070 | 1,000 | 645 | 845 | 3,905 | 715 | 705 | 805 | 1,124 | **16,139** |

## The Safe Haven Housing Trust Board

## Notes to Statement of Financial Position

## Year ended 31st December, 2025

| Asset Class | Original Cost | Accum Deprec | Opening Carrying Amount | Purchases | Disposals | Rate of Deprec | Current Deprec | Revaluation /Movement | Closing Carrying Amount |
|---|---|---|---|---|---|---|---|---|---|
| Vehicle Honda | 8,235 | (1,510) | 6,725 | | (5,184) | 30% | (1,541) | - | 0 |
| Vehicle Nissan | - | - | - | 9,941 | - | 30% | (228) | - | 9,713 |
| Land | 575,000 | - | 575,000 | - | - | 0% | - | (55,000) | 520,000 |
| Buildings | 301,200 | (18,564) | 282,636 | - | - | 2% | (5,522) | - | 277,115 |
| Computers | - | - | - | 1,811 | - | 25% | (104) | | 1,707 |
| Others(Smoke Alarm, Routers&Swithes) | 461 | (95) | 366 | 293 | - | 30% | (163) | - | 496 |
| Furniture | 19,358 | (12,487) | 6,907 | 14,156 | - | 20% | (4,630) | - | 16,433 |
| **Total Note 10** | 904,254 | (32,655) | 871,635 | 26,202 | (5,184) | | (12,188) | (55,000) | 825,465 |

| | Last Year | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Vehicle Honda | | | | 8,235 | - | 30% | (1,510) | - | 6,725 |
| Land | 575,000 | - | 575,000 | 0 | - | 0% | - | - | 575,000 |
| Buildings | 301,200 | (13,042) | 288,158 | 0 | - | 2% | (5,522) | - | 282,636 |
| Others(Smoke Alarm, Routers&Swithes) | 0 | - | 0 | 461 | - | 30% | (95) | - | 366 |
| Furniture | 19,358 | (8,938) | 10,420 | 36 | - | 30% | (3,549) | - | 6,907 |
| **Last Year Total Note 10** | 895,558 | (21,980) | 873,578 | 8,732 | 0 | | (10,675) | - | 871,635 |

## The Safe Haven Housing Trust Board

## Notes to Statement of Financial Position

## Year ended 31st December, 2025

| CURRENT ASSETS | 1 Jan-31 Dec 2025 | 1 Jan-31 Dec 2024 | 11 mths, 27 Jan- 31 Dec 2023 |
|---|---|---|---|
| **Debtors, prepayment, GST** | | | |
| Occupation fee, Dec'25 | 2,525 | 3,755 | 3,500 |
| Bond Occupants | 5,392 | 5,392 | 500 |
| GST Refunds due | 1,498 | 1,019 | 0 |
| Utility charges | 972 | 1,825 | |
| **Total Note 11** | **10,386** | **11,991** | **4,000** |

**CURRENT LIABILITY**

| | | | |
|---|---|---|---|
| **Accrued expenses** | | | |
| Other cost | 446 | 69 | 1,008 |
| Peter Lomodo Off site Mngt | 1,896 | 1,898 | |
| Spark | | | |
| APDT | 1,650 | 1,185 | |
| Auckland City Council Rates | | 804 | |
| Genesis | 415 | 334 | |
| Finance Now (Payment to 2 Cheap Car) | 4,356 | | |
| Mercury | | 334 | |
| Office rent | | 0 | 1,035 |
| Accounting cost | 1,275 | 0 | 300 |
| Real Estate Agent Comission | 203 | 302 | 282 |
| Interest Private Loan | | 0 | 1,095 |
| Watercare | | 316 | |
| Bryan's expense report's due | 1,587 | 60 | 1,279 |
| *Accomodation fees:* | | | |
| One Place, Airdale Street | 2,846 | | |
| Henson Realty, 16 Maridale Drive | 3,922 | | |
| Henson Realty, 30 Landscape Road | 3,190 | | |
| **Total Note 12** | **21,785** | **5,302** | **4,999** |

## The Safe Haven Housing Trust Board

## Notes to Notes to Budget and actual – Comparison

## Year ended 31st December, 2025

| | BUDGET 1 Jan- 31 Dec 2026 | BUDGET 1 Jan- 31 Dec 2025 | ACTUAL 1 Jan- 31 Dec 2025 | Actual 2025 vs Budget 2025 Impact on Profit (+/-) |
|---|---|---|---|---|
| **Fundraising from Grants** | | | | |
| Department of Internal Affairs | 125,000 | 105,000 | | (105,000) |
| DIA Capital Works | 50,000 | - | | - |
| NZ Lottery Grants | 50,000 | 50,000 | 53,804 | 3,804 |
| Wilberforce Foundation | 5,000 | 5,000 | | (5,000) |
| Foundation North | 12,000 | - | | - |
| Asia Pacific Discipleship Trust | 2,000 | 2,000 | | (2,000) |
| Voice of the Martyrs | 2,500 | 2,500 | | (2,500) |
| Barnabas Aid | 2,500 | 2,500 | | (2,500) |
| **Total Note 13** | 249,000 | 167,000 | 53,804 | (113,196) |
| **Regular Donations** | | | | |
| Donation from Supporters | 29,000 | 28,000 | 41,072 | 13,072 |
| Trustees Donations | 6,500 | 6,000 | 3,138 | (2,863) |
| **Total Note 14** | 35,500 | 34,000 | 44,210 | 10,210 |
| **Caring for asylum Seekers** | | | | |
| Accommodation expences | 83,970 | 50,950 | 47,638 | 3,312 |
| Acc. cost Operated ex Agency Account | 27,150 | | 32,150 | (32,150) |
| Cleaning Supplies | 2,310 | 4,200 | 1,050 | 3,150 |
| Emergency Food | 2,310 | 4,200 | 6,180 | (1,980) |
| Other | 6,500 | 5,505 | 2,259 | 3,246 |
| **Total Note 15** | 122,240 | 64,855 | 89,277 | (24,422) |