



Upper Hutt Housing Charitable Trust, 46-48 Main Street, UPPER HUTT 5018
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UPPER HUTT HOUSING CHARITABLE TRUST

2025 Annual Report



2023 Regional
Community
Awards
Upper Hutt
Health & Wellbeing
Winner

Level 3 Social Sector Accredited
"Housing Supported Accommodation Services and Programmes"

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Who We Are



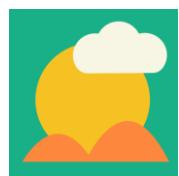
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Who We Are

The Upper Hutt Housing Charitable Trust was established in 2016 as a Christian response to the level of homelessness in the Upper Hutt community. This means that we put the individual first. We believe that all persons should be treated with respect and dignity, regardless of their circumstances. We reject the idea that people can be treated like other resources/commodities in the pursuit of profit or cost minimisation. The Trust wanted to make an immediate difference to the housing situation in Upper Hutt.

We are an incorporated Charitable Trust based in Upper Hutt. Currently we have seven trustees and a small staff to provide a high-quality and professional tenancy and property maintenance service, along with the coordination of support services available to tenants. In 2022 the Trust became Level 3 Social Sector Accredited for the provision of Housing Supported Accommodation Services and Programmes.

The Trust's aims are to:

- Empower individuals and families to source suitable, affordable and sustainable shelter.
- Promote pathways to ensure people living in insecure accommodation progress into secure accommodation.
- Advocate on behalf of people needing support to find safe, secure accommodation.
- Ensure individuals and families at risk of homelessness have support to lessen the risk.
- Provide interim, transitional housing where the need is determined.

The Trust uses the New Zealand Statistics definition of homeless of: "Living situations where people with no other options to acquire safe and secure housing: are without shelter, in temporary accommodation, sharing accommodation with a household or living in uninhabitable housing."

We provide safe, secure and affordable housing options for persons who have faced homelessness or are in danger of being homeless. We assist clients to move into transitional housing and then into more long-term and affordable accommodation.

We ensure the necessary welfare and wellbeing of such people. We aim, on a need's basis, to furnish, fit out and equip with all the necessary furniture, furnishings, chattels and other equipment to maintain and manage the properties that we rent and sublet to our clients.

We provide supported housing accommodation services and programmes that are accessible to a wide range of clients in need - that is, open to clients of any age, religion and ethnic/cultural background.

We prioritise access to accommodation with associated support services to tenants most in need - that is, those least able to obtain or sustain private rental accommodation for reasons other than a lack of income, such as clients with disabilities/poor health, clients who have experienced abuse, trauma or high levels of stress/anxiety and clients with a poor credit rating. We help our clients to become self-sufficient, realise their potential and increase their capability to sustain their own tenancy agreement within the Trust or with a private landlord.



We treat our clients with respect and deliver services in a manner that has regard for their dignity, privacy and independence, and ensure our tenants are able to enjoy the right of quiet enjoyment of their own homes as determined by the Residential Tenancies Act.

We carry out research and analysis of the needs of people in and around Upper Hutt for safe and secure accommodation and advocate for systematic change with central and local government, or any other appropriate group, where required, to further our vision.

Report from our Chairperson – Teresa Homan

The Upper Hutt Housing Charitable Trust (UHHCT) has faced a challenging but fruitful year. Challenging in not being able to provide housing or the type of housing for all the people who have come to the Trust in search of it. Challenging in providing support services to tenants that have health, social or financial trauma, made worse from their experience of being without shelter. These issues need professional services that are often limited or not available within the community as access to them is expensive and there are limited public options. The Trust though has managed these challenges with skilled, dedicated staff often called upon to go beyond their employment brief.

We rent properties that are providing long term secure accommodation at medium to low rents and manage these properties ensuring rent and assisting the tenants to maintain



them where needed. We are grateful to owners who trust us, as renters and property managers, to manage their rentals. It is the policy of the Trust to, as far as we can, ensure that the rentals we take on are secure and affordable, recognising that the cost of rent can often well exceed the optimum 30% of a tenant's gross income. We

also provide transitional rental properties with funding made available through a contract with the Ministry of Housing and Urban Development. We have volunteers who act as mentors to tenants that support them to access service within the community. These mentors are volunteers that build trusting relationships with our tenant community, who

have requested this support, and help them navigate some complex systems that are best navigated with a friend. On Friday's other volunteers help to sort donated food, provided through Kiabosh,



and put together food parcels to distribute to tenant households.



As a not-for-profit organisation, we face significant financial challenges to provide housing with support service for those who need a helping hand. With a growing number of people accessing our service we need more volunteer staff as mentors and board members with professional skills to manage our organisation. We have recently taken over the management of one-bedroom houses in Stokes Valley owned by Our Lady of the Valleys Catholic Parish and an independently

owned complex with single bedroom accommodation and two houses in a complex on Fergusson Drive. These will give us the ability to offer housing to single people and the elderly who are growing in the numbers of homelessness. We have a strategic plan to develop "a Safe Haven" short term shelter with support service for the hard to house in Upper Hutt. We want to offer a bed, a shower, food and support for this group of people for 7 days leading to more permanent housing and support over time and when they are ready.



During this year we have negotiated a change of office from 95B Main Street to 48 Main Street. We share these premises with the benefit advocacy service Hutt Valley BEST. The added complexities of homeless and poverty make this arrangement beneficial to the people we seek to house. This change of premises also allows bigger storage space for the donated goods and furniture we are grateful to receive. While the premises is a better fit than where we were before it comes with added cost so we appreciate any funding that will assist us to pay the rent. A major part of our successes is our tenancy and maintenance staff who we employ. All of this comes with costs, and we will need to seek more financial support to continue being a successful

housing provider and to progress our strategic plan.

Any sponsors or donations will be received with appreciation as would people willing to run a funding event on our behalf.

Thanks to the members of the UHHCT board particularly our treasurer, our dedicated staff and volunteers without whom this work of mercy would

not happen. A special thanks to our Service and Delivery Manager Ron Edmonds. Thanks too to our retiring Maintenance Manager William Kirkup and Board member Nigel Mander.



What We Achieved

43 Properties rented	As at 31 March 2025 have one 16 room boarding house and forty-two one-to-four-bedroom properties with long-term leases to sublet to tenants who need a second chance in accommodation. In total we have 117 rooms occupied as at year end.
We have a contract with the Ministry of Housing and Urban Development (HUD) to provide transitional housing where referrals are made through the Ministry of Development. The placements are for short-term accommodation and wrap-around services are provided to the tenants. We have a total of 11 properties under the HUD contract - five stand-alone properties and six rooms in a boarding house. Households pay a maximum of 25% of their total income for the rent.	67 individuals supported in transitional housing
27 individuals moved into longer term housing	We aim under the transitional housing contract with HUD to move the tenants into longer term sustainable housing. Tenants in transitional housing usually stay for up to 12 weeks and we are required to prepare a transitional plan for households so they can move out of transitional housing. We are also required to provide support services for up to 12 weeks after they have left.
At the end of the year our properties were rented by 73 households (58 the previous year) comprising 123 individuals (106 the previous year). We are seeing an ever-increasing demand for sustainable housing.	73 households (123 individuals) housed at year end

Our Financials

Our Service Delivery	This Year	Last Year
Service Delivery	\$1.335M	\$1.104M
Income		
Service Delivery	\$1.037M	\$0.830M
Expenses		
Net Service Delivery	\$0.298M	\$0.274M
Surplus		
Our Financial Position		
at Year End	This Year	Last Year
Net Assets	\$0.419M	\$0.520M
Cash	\$37.5K	\$74.7K
Working Capital	\$0.398M	\$0.086M

What We Envision

The Trust uses the 'Housing First' model to provide housing support for people experiencing homelessness or housing insecurity in the wider environs of Upper Hutt by giving them access to affordable and quality housing and advocating on their behalf.

Our vision is that all people have suitable and sustainable housing.

The Housing First approach is underpinned by five principles:

1. Immediate access to housing with no readiness conditions,
2. Consumer choice and self-determination,
3. Individualised and person-centred support,
4. Harm reduction and recovery-orientation approach; and
5. Social and community integration.

The Housing First model recognises that it is easier for people to address the issues that led to their homelessness and housing insecurity once they are housed. The priority is to quickly move people into appropriate housing and to then immediately provide wrap-around services to address the issues that led to their homelessness such as mental health issues and addictions. We continue to monitor their progress for at least a further 12 weeks and help make sure that they are equipped with furniture and everyday appliances and have the tools to sustain their new tenancy.

The Trust seeks to provide accommodation that is:

- within the occupant's means to pay,
- safe, clean, warm and dry; and
- meets the needs of individual occupants.

The Trust will:

- Increase the number of properties under management of the Trust.
- Increase the number of tenants accommodated in Trust properties.
- Provide a range of affordable housing options available to tenants ranging from 1 to 4-bedroom properties, flats, shared accommodation and boarding houses.
- Establish and operate a night shelter in Upper Hutt for those living on the streets or have no permanent housing.
- Progress to become a Class 1 Social Housing Landlord (CHP) in association with another social housing provider or alone.
- Explore networking and partnering with other housing providers.
- Continue to advocate on behalf of the homeless and those in insecure and unaffordable housing.

Our Trust Board Members:

Chairperson - Teresa Homan

Treasurer - Chris Carson QSM FCA

Secretary - Judy Dixon

Board Member - Colin Lewis

Board Member - Lei Solia

Board Member - Nigel Mander (resigned 28 August 2025)

Contact Us

For further information, please reach out to us at help@uhht.org.nz.

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