



SOUTHLAND WARM HOMES TRUST

**ANNUAL PERFORMANCE REPORT
FOR THE YEAR ENDED
30 JUNE 2025**

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CHAIRPERSON'S REPORT

FOR THE YEAR ENDED 30 JUNE 2025

It is with great pleasure and satisfaction on behalf of fellow Trustees Carl Findlater, Keith Hovell and Stephen Canny I have the opportunity to report on the achievements of the Southland Warm Homes Trust (SWHT) in its seventeenth year.

The SWHT was established in June 2008 by Electricity Invercargill Limited (EIL) and the Southland Power Trust (SEPSCT) to provide an umbrella to facilitate a warm homes project after a meeting of community groups was arranged in 2006.

With the encouragement of the Energy Efficiency and Conservation Authority (EECA) and support from the respective EIL and SEPSCT board members, they decided to support energy efficiency initiatives for the benefit of Southland through the establishment of the SWHT.

The SWHT provides subsidised insulation and heating products to homes across Southland and West Otago. The vision of the SWHT is to ensure "Southlanders" have:

- a more energy efficient home
- an improved living environment
- improved well-being
- better health
- greater energy efficiency awareness

Measures Installed

In the year to 30 June 2025, 604 homes received insulation and 358 homes received a new efficient heating appliance, subsidised through funding support from the SWHT and the EECA Warmer Kiwi Homes Programme (2024: 938 homes insulated and 493 with a heating appliance). The Trust received income from community grants totalling \$499,000 (2024: EECA, Home Owner contributions and community grants \$709,000), and \$310,000 (2024: \$779,000) was utilised in delivering these services.

Project Team and Community Support

The achievement of the SWHT objectives would not have been possible without the considerable investment of time and effort of the SWHT Project Team and financial support of various community funders throughout the region that include:

Community Funders	2025	2024	Project Team Representatives
The Power Company Limited	\$150,000	\$230,000	
Electricity Invercargill Limited	\$150,000	\$230,000	
Community Trust South	-	\$40,000	
Gore District Council	\$15,000	\$15,000	
Southland District Council	\$35,000	\$35,000	Jared Cappie
Invercargill City Council	\$20,000	\$30,000	Lesley Soper, Gemma Crawford
Environment Southland	\$50,000	\$50,000	Claire Dooney, Dave Gibbs
The Stewart Family Trust	\$25,000	-	
Guy Waddell Charitable Trust	\$25,000	-	
Rio Tinto Murihiku Community Trust	-	\$50,000	
Aotearoa Gaming Trust	\$29,000	\$29,000	
Southland Power Trust	kind support	kind support	Carl Findlater and Stephen Canny
Primary Health South	kind support	kind support	
Well South	kind support	Kind support	
Work and Income	kind support	kind support	

The Southland community owes a great deal to these people and the organisations that have been behind this project and made it work. Our first grant of \$2,000 was received from the Southland Energy Efficiency Trust and over the years grants have ranged up to \$250,000 from The Power Company Limited.

EECA have been incredibly supportive to the project over the last fifteen years contributing over \$18.0 million of the SWHT's total income of \$34.2 million.

Fifteen years of successful home energy efficiency programmes

In August 2023 the Trust celebrated fifteen years offering home energy efficiency initiatives to the people of Southland, with the partnership of EECA co-ordinated programme programmes and local community funding:

- 2009 *Warm Up New Zealand Heat Smart Package* – following the initial start-up year, a four year home energy efficient heating programme was introduced by the Government in July 2009, successfully insulating more than 241,000 across New Zealand. After five years the SWHT had insulated over 4,500 homes with EECA and community funding support.
- 2013 *Warm Up New Zealand Healthy Homes Programme* – the 2013 Healthy Homes insulation scheme aimed to fund the insulation of around 46,000 low income homes nationally over three years to June 2016, targeting low income households or those with high health needs, which include families with children and the elderly. Landlords with eligible tenants were also included. The SWHT subsidised the insulation of a further 1,270 homes in this period.
- 2016 *Warm Up New Zealand Healthy Homes Rental Programme* – the SWHT was awarded EECA funding to deliver 1,100 rental property retrofits from September 2016 to June 2018. EECA funded 25% of the total insulation cost, with the SWHT contribution covering a further 25% of the cost, and the Landlord contribution providing the remaining 50%. In June 2017, EECA extended the eligibility criteria to again include Home Owners on low incomes, under the same funding scenario applicable for Landlords.
- 2018 *Warmer Kiwi Homes Programme* – a new EECA initiative was introduced in July 2018 as a four year \$142million programme focusing on insulation for low income homes or those located in a low social-economic area, with the addition from year two of a new heating subsidy (heat pump or wood burner installation).
- 2022 The *Warmer Kiwi Homes Programme* has been extended to 30 June 2027, due to the successful uptake in the first four years, with the eligibility criteria extended to provide greater coverage for the benefits of the programme.
- 2025 In August 2025 the government announced changes to the *Warmer Kiwi Homes Programme (WKH)*. Deciles eligible for an insulation contribution have been extended, while decile 7 has had its contribution reduced. Heating contributions for decile 8 have also been removed. This change moves the emphasis to insulation away from heating, however the end of the WKH programme remains the same.

Warmer Kiwi Homes Programme

The Trust was awarded a Warmer Kiwi Homes (WKH) four year Insulation Service Provider contract for the Southland region in June 2018. The EECA managed WKH programme provided an 80% contribution towards insulation and/or efficient heating unit installation costs for eligible low income owner-occupied homes, or those based in a low income area. In addition, the SWHT provided funding for 15% of the cost, resulting in eligible low incomes homes only required to contribute 5% of the insulation cost, helping to make the offer more affordable for those who are vulnerable and are likely to benefit the most.

In 2022 EECA introduced new WKH service provider contracts directly with programme installers Awarua Synergy, Southland Home Ventilation Ltd, Hotspot Installations Ltd and PIL Group Ltd (trading as Premier Insulation), in the Southland region. The Trust works closely with these service providers to provide the additional 5-15% funding to their eligible WKH customers for the installation of home insulation or a new heat pump or wood burner.

The WKH programme makes a commitment to quality health & safety practices, with all service providers required to achieve a health & safety qualification standard.

The current Warmer Kiwi Homes Programme eligibility is based on the following criteria:

Funding for:	Insulation Subsidy		
Residential dwelling built prior to 1 January 2008, and:			
2024/25-figures as at 30 June 2025	EECA	SWHT	Home Owner
Home Owners with a CSC card.	90%	5%	5%
Owner-occupied homes located within a low social-economic area (zone 9 or 10 Deprivation Index).	90%	5%	5%
Owner-occupied homes located within a low social-economic area (zone 7, or 8 Deprivation Index).	80%	5%	15%
Note: SWHT's contribution has a funding cap of \$562.50 incl GST			

Funding for:		Heating Contribution (Heat Pump & Wood Burner installation)	
Residential dwelling built prior to 1 January 2008, and:			
2024/25-figures as at 30 June 2025	SWHT		
Home Owners with a CSC card.	15%	- EECA provide 80% of funding, up to \$3,000 (incl. GST); - SWHT 15% contribution in addition to EECA funding, increases to 95% up to \$3,562 install cost (incl GST). - Home Owner cost is 5% up to \$3,562 install cost (incl GST), and 100% thereafter.	
Owner-occupied homes located within a low social-economic area (zone 8, 9 or 10 Deprivation Index).	15%		

NB: The Warmer Kiwi Homes Programme **Heating Contribution** started from 1 July 2020.

General Income Subsidy

During the year the Southland Warm Homes Trust together with Awarua Synergy offered a summertime subsidy of up to \$1,500 for qualifying middle income families to undertake insulation.

Health Subsidy Initiatives

The Trust together with Awarua Synergy and Public Health South introduced a new SWHT Health subsidy last year, to recognise those who may not qualify for the WKH programme, but have a high health need and would benefit significantly from a warmer drier home. A grant of up to \$2,500 may be available for eligible home owners based on a health referral process.

The Trust also provided financial support for the Ministry of Health Healthy Homes Initiative (HHI) expansion to the Southland area during 2024/2025. This initiative involves a hospital referral system and aims to target families with repeat health issues caused by cold, damp living environments. Funding is available for eligible families who undertake the HHI process to make the home and living environment warmer and healthier. A joint agreement for the Otago/Southland region between Public Health South, Aukaha, Awarua Synergy, and SWHT offers an assessment and funding of up to \$2,500 per home intervention for those in Southland.

Financial Hardship Grant

The Trust may contribute funding in situations of significant financial hardship, where a home owner may apply to the Trust to cover the remaining 5% 'Home Owner' portion of the WKH insulation or WKH Heating Unit install cost, at the discretion of the Trustees.

Financial Performance

The SWHT recorded a net operating profit for the year of \$145,000 (2024: deficit \$110,000). The result was \$144,000 favourable to the budgeted profit of \$2,000. This result reflects new funding opportunities that arose, and we are pleased to advise we have funding for the future. Under the recently announced changes to WKH and the inclusion of decile 6 for insulation we expect to see another increased demand over the coming year.

Operational Support

Awarua Synergy performs the installation service provider function on behalf of the SWHT and employs up to 25 staff at seasonal peak times.

PowerNet Limited provides administrative and secretarial support to the Trustees and SWHT Project Team.

The support from the staff of these organisations towards the successful delivery of the project is gratefully acknowledged.

Lesley Soper
Chairperson
Southland Warm Homes Trust



ENTITY INFORMATION

FOR THE YEAR ENDED 30 JUNE 2025

NATURE OF BUSINESS	Charitable Trust
CORE PURPOSE	To provide energy assessments, insulation, and energy efficient heating appliances to Southland households.
VISION	The Southland Warm Homes Trust and the Project Team in conjunction with Awarua Synergy will ensure Southlanders have - a more energy efficient home, an improved living environment, improved well-being, better health, and greater energy efficiency awareness.
GOVERNANCE	The Trust is governed by a Board of Trustees comprising of four members and supported by a Project Team representing local stakeholder organisations.
TRUSTEES	Lesley Soper (Chairperson) Carl Findlater Stephen Canny Keith Hovell
BUSINESS ADDRESS	251 Racecourse Road Invercargill
POSTAL ADDRESS	c/- PO Box 1642 Invercargill 9840
FREE PHONE	0800-WARMSOUTH 0800-92-76-76
AUDITOR	Crowe New Zealand Audit Partnership 173 Spey Street Invercargill
BANK	ANZ Bank New Zealand Limited
ADMINISTERED BY	PowerNet Limited 251 Racecourse Road Invercargill
PROJECT DELIVERY BY	Awarua Synergy c/- 117 Eye Street Invercargill 03-214-2927
FUNDING PROVIDED BY	Combination of Government agency funding through EECA based on number of eligible households insulated, and community funding provided through Corporate and Local Government donations and grants.
ACKNOWLEDGEMENT	The Trust greatly appreciates the support and volunteered time of the Trustees and the Project Team members, which is vital to the ongoing success of the project.

**STATEMENT OF SERVICE PERFORMANCE
FOR THE YEAR ENDED 30 JUNE 2025**

Medium to Long Term Objectives

The objectives of the Southland Warm Homes Trust for this financial year as specified in the 2024/25 Business Plan are:

- providing all Southlanders with the opportunity to have an individual assessment and receive advice on how to improve energy efficiency in their home;
- creating awareness of the benefits of home insulation and energy efficiency
- improving the living environment, well-being and health of Southland people.

Key performance targets and measures identified in the Business Plan, along with the performance achieved during the financial year, are detailed below.

Key Activities

Year Ended 30 June:

**2025
Achieved**

**2025
Target**

**2024
Achieved**

Warmer Kiwi Homes Programme: **Insulation** Installs

(No. of houses receiving subsidised insulation)

- Low Income Households – Owned

604

800

939

Warmer Kiwi Homes Programme: Heating Contribution

(No. of houses receiving funding towards new heat pump or wood burner)

- Low Income Households – Owned

358

500

493

Healthy Homes Initiative: Home Contribution

Healthy Homes Initiative: Home Contribution
(No. of houses receiving funding towards home assessment and intervention assistance)

- Low Income Households – Owned

52

50

69

Note: Previously the figure reported for Healthy Homes Initiative in 2024, 116 was incorrect and this figure should have been 69 as reflected above.

The Southland Warm Homes Trust continues to provide subsidised insulation and heating units to households across the wider Southland and West Otago area.

Subsidised Programme Regional Breakdown:

INSULATION	Clutha	Gore	Southland	Invercargill	Total
2024/25	5	88	117	394	604
2023/24	9	146	171	613	939

HEATING	Clutha	Gore	Southland	Invercargill	Total
2024/25	-	44	51	263	358
2023/24	4	78	73	338	493

STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2025

		2025	2024
	Note	\$	\$
Revenue			
General grants	2, 10	499,000	709,000
Other revenue	2, 10	-	200
Interest received		479	2,549
Total Revenue		499,479	711,749
 Expenses			
Expenses related to service delivery	3	310,146	779,082
Other expenses	3	44,051	42,920
Total Expenses		354,197	822,002
 Surplus/(Deficit) for the year		145,282	(110,253)

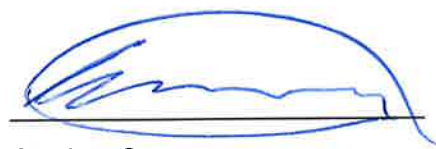
The accompanying notes and audit report on pages 12-19 form part of and should be read in conjunction with this performance report.

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2025

	Note	2025 \$	2024 \$
<u>Assets</u>			
Current Assets			
Current Account		72,402	101,092
Call Account		155,152	46,852
Customer Deposits		-	-
Accounts Receivable		-	-
GST		7,145	15,546
Prepayments		2,794	2,646
Total Current Assets		237,493	166,136
Non-Current Assets			
Capital Work in Progress - Website		6,838	4,938
Total Assets		244,331	171,074
<u>Liabilities</u>			
Current Liabilities			
Accounts Payable		43,641	115,666
Total Current Liabilities		43,641	115,666
Total Liabilities		43,641	115,666
Net Assets		200,690	55,408
<u>Accumulated Funds</u>			
Accumulated surpluses - Net	4	200,690	55,408
Total Accumulated Funds		200,690	55,408


 Lesley Soper
 Chairperson


 Stephen Canny
 Trustee

The accompanying notes and audit report on pages 12-19 form part of and should be read in conjunction with this performance report.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
Cash Flows from Operating Activities		
<i>Cash was received from:</i>		
Receipts from Grants & Donations	499,000	709,000
Receipts from providing goods or services	-	200
Interest received	479	2,549
Net GST	8,401	8,257
	507,880	720,006
<i>Cash was applied to:</i>		
Payments to suppliers for goods & services	428,270	743,878
	428,270	743,878
Net Cash Flows from Operating Activities	79,610	(23,872)
Net Cash Flows from Investing & Financing Activities	-	-
Net Increase in Cash	79,610	(23,872)
Opening Cash	147,944	171,816
Closing Cash	227,554	147,944
This is represented by:		
Bank Accounts and Cash		
Current Account	72,402	101,092
Call Account & Customer Deposits	155,152	46,852
	227,554	147,944

The accompanying notes and audit report on pages 12-19 form part of and should be read in conjunction with this performance report.

NOTES TO AND FORMING PART OF THE PERFORMANCE REPORT FOR THE YEAR ENDED 30 JUNE 2025

1. STATEMENT OF ACCOUNTING POLICIES

Reporting Entity

The Southland Warm Homes Trust is a Charitable Trust that was established by a trust deed dated 27 June 2008, and was registered with Charities Services on 23 September 2008. The Trust was established by Electricity Invercargill Limited and the Southland Electric Power Supply Consumer Trust for the purpose of providing energy assessments, insulation and energy efficient heating appliances to Southland and West Otago households.

The beneficiaries of the Trust are those persons or organisations connected to the Electricity Invercargill Limited distribution network in Invercargill and Bluff and The Power Company Limited distribution network in Southland and West Otago at a particular time.

The financial performance report was approved by the Board of Trustees on 26 September 2025.

Basis of Preparation

Southland Warm Homes Trust has elected to apply PBE SFR-A (NFP) Public Benefit Entity Simple Format Reporting - Accrual (Not-For-Profit) on the basis that it does not have public accountability and has total annual expenses of equal to or less than \$5,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

Basis of Measurement

The financial statements are presented in New Zealand dollars and rounded to the nearest dollar.

Good and Services Tax (GST)

The Southland Warm Homes Trust is registered for GST. The financial performance report has been prepared exclusive of Goods and Services Tax, with the exception of receivables and payables which are shown inclusive of Goods and Services Tax.

Income Tax

Southland Warm Homes Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits at call).

Revenue

General grants

Grants and donations are recorded as revenue on receipt provided no documented expectations on use. Where grants or donations have documented expectations, these are recorded as deferred revenue until the conditions have been satisfied and are then recorded as revenue.

Investments

Investments are stated at cost.

Loans and Receivables

Loans and receivables are stated at their estimated realisable value. All known losses are written off in the period in which it becomes apparent the debts are not collectable.

Changes in Accounting Policies

There have been no changes to accounting policies. All accounting policies are consistent with those applied in the previous year.

2. REVENUE

	2025 \$	2024 \$
<u>Revenue from Grants or Donations received</u>		
<i>Revenue from grants:</i>		
<i>Revenue from grants or contracts for services with local government:</i>		
Environment Southland	50,000	50,000
Invercargill City Council	20,000	30,000
Southland District Council	35,000	35,000
Gore District Council	15,000	15,000
<i>Revenue from other grants or donations received:</i>		
Electricity Invercargill Limited	150,000	230,000
The Power Company Limited	150,000	230,000
Community Trust South	-	40,000
Rio Tinto Murihiku Community Grant	-	50,000
Aotearoa Gaming Trust (formally Southern Trust)	29,000	29,000
Perpetual Guardian – Stewart Family Trust	25,000	-
Perpetual Guardian – Guy Waddell Trust	25,000	-
Sundry Donations Received	-	200
	499,000	709,200

3. EXPENSES

	2025 \$	2024 \$
<u>Costs related to providing goods or services</u>		
Insulation costs	-	-
Insulation Contributions	121,790	410,195
Heating Contributions	167,566	294,461
Heathier Homes Incentive Contribution	20,790	74,426
	310,146	779,082
<u>Other Costs</u>		
Administration Expenses	37,796	37,620
Audit Fees	6,255	5,300
	44,051	42,920

4. ACCUMULATED FUNDS

This Year

	<i>Capital Contributed by Owners or Members</i>	<i>Accumulated Surpluses or Deficits</i>	<i>Reserves</i>	<i>Total</i>
Opening Balance	-	55,408	-	55,408
Surplus	-	145,282	-	145,282
Closing Balance	-	200,690	-	200,690

Last Year

	<i>Capital Contributed by Owners or Members</i>	<i>Accumulated Surpluses or Deficits</i>	<i>Reserves</i>	<i>Total</i>
Opening Balance	-	165,661	-	165,661
Deficit	-	(110,253)	-	(110,253)
Closing Balance	-	55,408	-	55,408

5. COMMITMENTS

Operating Commitments

There were no Operating Commitments in the year ended 30 June 2025 (2024: \$ nil).

6. RELATED PARTIES

The Trust received a donation during the year of \$150,000 (2024: \$230,000) from The Power Company Limited. The Power Company Limited is a 100% owned subsidiary of the Southland Power Trust, of which Carl Findlater is Chairman, and he is a representative of the Southland Power Trust. The Southland Power Trust was an original settlor of the Southland Warm Homes Trust (with Electricity Invercargill Limited)

The Trust received a donation during the year of \$150,000 (2024: \$230,000) from Electricity Invercargill Limited. Electricity Invercargill Limited was an original settlor of the Southland Warm Homes Trust (with the Southland Power Trust), and is a 100% owned subsidiary of the Invercargill City Council, of which trustee Lesley Soper is a Councillor.

The Trust received a donation during the year of \$20,000 (2024: \$30,000) from the Invercargill City Council of which trustee Lesley Soper is a Councillor.

The Trust received a donation during the year of \$15,000 (2024: \$15,000) from the Gore District Council, of which trustee Keith Hovell is a Councillor.

The Trust uses PowerNet Limited to provide administration services. Fees for administration services during the year amounted to \$30,000 excluding GST (2024: \$30,000 excluding GST). As at 30 June 2025 PowerNet is owned by The Power Company Limited.

7. NON CASH DONATIONS

The Trust received non-financial in kind support from businesses offering services and time to help with the running of the Trust operations.

8. CONTINGENT LIABILITIES

There were no known contingent liabilities as at 30 June 2025.

9. COMMUNITY SUPPORT

The continuation of the Southland Warm Homes Trust is dependent upon the on-going support from its community funders listed in Note 2, Revenue.

10. WARMER KIWI HOMES CONTRACT CHANGES

On 30 June 2022 the Trust's four year Warmer Kiwi Homes Insulation Service Provider contract with EECA ended. Due to changes to the Service Provider requirements in relation to the sub-contracting of Warmer Kiwi Homes (WKH) installation work, the Trust does not directly hold a contract with EECA following 1 July 2023, however the Trust continues to provide the same third-party funding to eligible Warmer Kiwi Homes insulation customers through those who received a new Warmer Kiwi Homes insulation service provider contract in the Southland region for the 2023 to 2026 period.

The change in EECA contract status reduces the direct insulation installation expenditure with Awarua Synergy, as the WKH insulation service provider contract and associated reporting transfers to Awarua Synergy as a contract holder, however the Trust continues to provide funding contributions (varying from 5-15%) for WKH installation work. No impact is expected on other Trust funding initiatives.

11. SUBSEQUENT EVENTS

In August 2025 the government announced changes to the Warmer Kiwi Homes Programme. Funding levels have reduced for insulation for decile 7 to 50%, and for heating decile 8 to nil. However for insulation, deciles 5 and 6 have been added up to 50%.

As a result of the above (WKH programme funding) the Southland Warm Homes Trust has reviewed their contributions and adjusted for the remainder of the 2026 year.

Prior to 30 June 2025 Southland Warm Homes Trust had applied to Rio Tinto Murihiku Community Grant and the Community Trust of Southland for funding. We are pleased to advise our applications have been successful and payment will be received in the new year for \$25,000 and \$30,000 respectively.

Apart from the above there have been no subsequent events since 30 June 2025.