

# 2024 ANNUAL REPORT

## Board Chair

It's been another full-on year for Comcare driven by both internal and external changes. Externally we have seen a change in Government which always brings a time of uncertainty as different approaches to addressing societal issues begin to be implemented. The Mental Health and Social Housing sectors, that form the cornerstones of our business, have been to the forefront during this time of change, with a corresponding flow-on effect on both our business delivery and forward planning.

Importantly, our financial position remains sound with our management team overseeing balanced controls on spending and ensuring we are operating as efficiently as possible.

Major highlights for the year include the ongoing development of both our housing and clinical support operations in Dunedin, representing our first venture outside the Canterbury province. As has been the case within our home base, the combination of these two support functions into one organisation, brings benefits to our clients and enables our contracting partners to have confidence that we can meet a wide range of clients and their ongoing needs.

Closer to home, during the past year we have been in conversation with Mental Health Advocacy and Peer Support Trust (MHAPS), which has resulted in the MHAPS team coming under Comcare's umbrella. The MHAPS staff operate in the same areas of mental health as Comcare, but bring a range of different experiences which, over time, will broaden the Comcare support offered to its clients. We are delighted to welcome the MHAPS team into the Comcare family.

As signalled in last year's report we have seen several changes around the Board table during the past year and I particularly want to note the debt we owe to our retiring Chair, Murray Hendy, who has provided excellent leadership over the past few years following his even longer period as a Trustee. I'm personally very grateful to Murray for agreeing to remain on the board for a further transition period.

I also want to acknowledge the departure of both Richard Steane and Oliver Roberts. These board members have brought their extensive professional experience into Comcare's clinical and property development areas respectively and we are very grateful to them both. I also want to note Oliver's considerable length of service to the Trust and am delighted that we are able to continue to have access to his expertise going ahead.

Finally, I want to extend my grateful thanks to Martin Cole, our CEO, who provides strong leadership, both inside the organisation and externally across our sector in Canterbury and beyond. As a Board we very much appreciate the hard work and the excellent results he, and all of our team, achieve for the people we serve.



Murray Bain  
Chair of Trustees



## CEO Message

Writing my report for this year, it struck me that while we contended with uncertainty as the Health and Housing Systems adjust to deliver the new Governments priorities, what remained certain was our role in providing essential services to the people and communities we serve. While we will consider, anticipate, and plan for how we might respond and operate in the emerging environment, we will continue to develop and sustain a highly capable workforce who are well supported to do the best job possible, we will continue to implement sound business practices as an organisation, and we will maintain our focus on developing and delivering high quality services that are responsive, innovative and impactful.

Due to an unprecedented demand, this year saw a significant increase in the number of people accessing housing services; almost doubling the numbers from the previous year. Access to affordable, safe, and stable housing is a crucial social determinant for health, which significantly impacts on both physical and mental well-being contributing to improving health outcomes and reduced health disparities.



  
Martin Cole  
CEO



We continue to deliver cost effective Community Support Services to over 1000 people annually. The opportunity for people to access the services in their local area, is a critical in reducing barriers. The comprehensive support can address multiple aspects of a person's life leading to better overall health outcomes.

Supporting around 100 people to find and sustain employment is our JobConnect Team. This supported employment programme is designed to help individuals with mental health challenges, find and maintain employment. The programme significantly improves the chances of a person with these challenges to achieve and maintain employment. Studies show that supported employment helps people find jobs quicker, stay employed longer, help manage symptoms of mental illness by providing structure and routine, reduces financial stress and reliance on social services, while promoting greater economic stability and fostering social connections.

During the year, we were delighted to welcome the Mental Health Advocacy and Peer Support Trust (MHAPS) to the Comcare whanau. This took affect at the end of the financial year after an extensive due diligence process. We look forward to building on the MHAPS legacy in conjunction with Comcare Peer Support Services to enhance the range of services available to people in the future.

Commencing in the previous year, I am pleased to report that our programme embedding Peer Support Workers within Specialist Mental Health Community Psychiatric Services East Team in Canterbury, has gone from strength to strength. Providing peer support based on Intentional Peer Support principles as a complementary discipline to the existing multi-disciplinary team of Psychiatrists; Psychiatric Nurses; Clinical Psychologists; Social Workers; and Occupational Therapists; we will be expanding the service in the coming months.

I would like to take this opportunity to thank all my Comcare colleagues whether it is working directly in supporting people or providing vital backroom services. Their dedication, commitment and passion is evident as is the collective impact on the people and communities we serve.

'Ehara tōku toa I te toa takitahi. He toa takitahi tōku toa.' (My strength is not due to me alone, but due to the strength of many.)

# Comcare Charitable Trust - Summary

## Our Vision

People who experience mental illness and addictions living well.

## Our Mission

To contribute positively to the recovery of people who experience mental illness and addictions through the provision of quality community services, social housing, and by supporting mental health sector development.

## What we do?



### Personalised Planning and Support

Support people to access resources and services, that are part of the wider community. Partnering determine goals and actions, targeting areas known to have a significant impact on mental health and wellbeing including personal support and relationships and physical health.



### Housing

Provide a range of housing options, those that we own and those that we lease. Deliver services focused on supporting people to retain suitable and affordable housing during periods of potential housing instability. Support those who are homeless or facing homelessness to access long term appropriate affordable housing.



### Employment and Education

Provide pre-employment support where people gain the experience, skills, and habits necessary to enter the workforce including accessing voluntary and training opportunities. Support people to get and maintain paid employment and deliver Job Rescue support for workers and employers to save a job that may be at risk.



### Doing Things Well

Look for ways to improve the services we deliver to the people and communities we serve via the collection and analysis of information through our quality assurance activities.



19 PEOPLE SUPPORTED INTO EDUCATION & VOCATIONAL ACTIVITY



102 SOCIAL HOUSING PROPERTIES OWNED



2354 PEOPLE RECEIVING SERVICES



42 PEOPLE SUPPORTED INTO PAID EMPLOYMENT

99 AVERAGE LEVEL OF OCCUPANCY

203 PEOPLE SUPPORTED TO ACCESS HOUSING

119 PEOPLE SUPPORTED TO SUSTAIN HOUSING

# COMCARE CHARITABLE TRUST

## FINANCIAL REPORTS

### FOR THE YEAR ENDED 30 JUNE 2024

#### SUMMARISED STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES

##### COMCARE CHARITABLE TRUST STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES



For the Year Ended 30 June 2024

	Note	2024	Restated 2023
		\$	\$
<b>Revenue from Exchange Transactions</b>			
Interest Received		65,836	10,345
		<u>65,836</u>	<u>10,345</u>
<b>Revenue from Non-exchange Transactions</b>			
Health NZ / Te Whatu Ora		8,759,918	7,407,977
Ministry of Social Development/ Ministry of Housing and Urban Development		2,650,632	2,568,559
Accommodation/Rental/IRRS		2,870,879	2,426,862
Rental income received from Clients		1,228,229	1,103,630
Other Operating Revenue		425,540	346,555
MOH		-	90,000
		<u>15,935,198</u>	<u>13,943,582</u>
<b>Total Revenue</b>		<u>16,001,034</u>	<u>13,953,928</u>
<b>Expenses</b>			
Audit Fees		17,255	16,500
Interest Expense		187,129	157,306
Rental Expense		2,093,629	1,733,028
Wages		8,321,964	7,280,776
Other Operating Expenses		3,228,598	3,220,093
Depreciation	9	749,472	638,483
Net Loss /(Gain) on Disposal of Fixed Assets		(20,945)	(19,243)
<b>Total Expenses</b>		<u>14,577,103</u>	<u>13,026,942</u>
Surplus/(Deficit) before gain on acquisition		<u>1,423,931</u>	<u>926,986</u>
Gain On Acquisition Of MHAPS (non-exchange revenue)	8	1,389,261	-
<b>Total Surplus / (Deficit) for the year</b>		<u>2,813,192</u>	<u>926,986</u>
<b>Other Comprehensive Revenue and Expense</b>			
Net Increase /(Decrease) on Property Revaluation	14	-	-
<b>Other Comprehensive Revenue and Expense for the year</b>		<u>-</u>	<u>-</u>
<b>Total Comprehensive Revenue and Expenses for the year</b>		<u>2,813,192</u>	<u>926,986</u>

## SUMMARISED STATEMENT OF FINANCIAL POSITION

### COMCARE CHARITABLE TRUST STATEMENT OF FINANCIAL POSITION



As at 30 June 2024

	Note	2024 \$	Restated 2023 \$
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalents	6	2,930,194	1,507,217
Receivables	7	2,990,645	1,316,369
<b>Total Current Assets</b>		<b>5,920,839</b>	<b>2,823,586</b>
<b>Non-current Assets</b>			
Property, Plant & Equipment	9	38,934,814	39,110,306
Building Work in Progress	10	1,269,861	1,231,390
<b>Total Non-current Assets</b>		<b>40,204,675</b>	<b>40,341,696</b>
<b>Total Assets</b>		<b>46,125,514</b>	<b>43,165,282</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	11	1,697,310	1,462,527
GST Payable		229,399	193,204
Current Portion of Long-term Borrowings	12(iii)	126,934	112,338
<b>Total Current Liabilities</b>		<b>2,053,643</b>	<b>1,768,069</b>
<b>Non-current Liabilities</b>			
Advance Accommodation		60,000	60,000
Term Loans	12	2,556,290	2,694,825
<b>Total Non-current Liabilities</b>		<b>2,616,290</b>	<b>2,754,825</b>
<b>Total Liabilities</b>		<b>4,669,933</b>	<b>4,522,894</b>
<b>Net Assets</b>		<b>41,455,581</b>	<b>38,642,390</b>
<b>NET ASSETS/EQUITY</b>			
Accumulated Funds	13	26,904,956	24,091,763
Asset Revaluation Reserve	14	14,550,626	14,550,626
<b>Total Net Assets/Equity</b>		<b>41,455,581</b>	<b>38,642,390</b>

## SUMMARISED OF CASH FLOW STATEMENT

### COMCARE CHARITABLE TRUST CASH FLOW STATEMENT



For the Year Ended 30 June 2024

	Note	2024 \$	Restated 2023 \$
<b><u>Cash Flows from Operating Activities</u></b>			
<b>Receipts</b>			
Receipts from Non-exchange Transactions		14,260,922	14,158,936
Receipts from Acquisition Of MHAPS (non-exchange Transactions)		1,389,261	-
Receipts from Exchange Transactions		65,836	10,345
		<u>15,716,019</u>	<u>14,169,282</u>
<b>Payments</b>			
Payments to Suppliers		5,068,504	4,357,457
Payments to Employees		8,321,964	7,280,776
Interest Paid		187,129	157,306
		<u>13,577,598</u>	<u>11,795,539</u>
<b>Net Cash Flows from Operating Activities</b>	15	<u>2,138,421</u>	<u>2,373,742</u>
<b><u>Cash Flows from Investing Activities</u></b>			
<b>Receipts</b>			
Sale of Fixed Assets		35,435	33,870
<b>Payments</b>			
Purchase of Fixed Assets		565,177	2,620,931
Building Work In Progress		61,764	(1,211,261)
		<u>(591,506)</u>	<u>(1,375,800)</u>
<b><u>Cash Flows from Financing Activities</u></b>			
<b>Receipts</b>			
New Borrowings Drawn down		-	-
<b>Payments</b>			
Repayments Made		123,939	471,350
		<u>(123,939)</u>	<u>(471,350)</u>
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>		1,422,977	526,593
<b>Cash and Cash Equivalents at Beginning of Period</b>		1,507,218	980,624
<b>Cash and Cash Equivalents at End of Period</b>	6	<u>2,930,195</u>	<u>1,507,218</u>

# Values - Urua

## Uara / Values

Comcares values have been defined by our staff and shaped by our Community and gifted by Iwi. They are the foundation and essence of everything we stand and strive for “Me te reo rongo mea hinengaro kua tau, Me te whanau whakaruruhau Puta mai te oho o te ara hou” With a voice that is heard with a mind that is settled and with a whanau that is sheltered, come forth the awakening of a new pathway.

Our vision Our moemoea Our Way

## Waka

Understanding the whanau we can support the journey and move in unison with the vision (One heartbeat one waka)

## Pounamu Toki

Each toki has its own temperament, each chip has its own story, and each pounamu has its own whakapapa, it's about the grasp and angle, of the tool that defines the direction. Understanding the Whakapapa, we can become part of the strand that ties and binds we are able to connect and walk alongside.



### We Statement

We offer a safe space to enable tāngata whaiora to find their own empowerment and support them to be leaders of their own journey.



### We Statement

We take a person-centred approach and nurture a sense of belonging through shared experiences and strengthening ties between whānau and communities.



### We Statement

We ensure that our mahi reflects a mana enhancing approach to strengthen hope for tāngata.



### We Statement

We support the mana of each other through respect, collaboration and communication.



### We Statement

We protect and preserve taonga for whānau and generations to follow.

## Board 2024

Murray Bain (Chair)  
Peter Young (Deputy Chair)  
Murray Hendy  
Alex Booker  
Sandy Brinsdon

Mark Newsome  
James Lithgow  
Jaida Jorgensen  
Oliver Roberts - Retired November 2023  
Richard Steane - Retired November 2023  
Brooke White - IoD Intern

## CEO

Martin Cole

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### Christchurch

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## Branches

Dunedin  
North Canterbury  
Ashburton

## Auditor

Nexia Christchurch Ltd

## Solicitors

Trollope & Co

## Bank

Westpac

## Acknowledgements

We would like to acknowledge the significant support of the following organisations that enables Comcare Trust to continue its work on behalf of people who experience mental illness and addictions.

- Te Whatu Ora | Health New Zealand
- Ministry of Social Development | Te Manatū whakahiato Ora
- Ministry of Housing and Urban Development | Te Tūāpapa Kura Kainga