



Newington appoints NICOR Construction as our new Measured Term 'Response Maintenance' Contractor

From the 1st June, Newington has appointed NICOR Construction as our new Measured Term 'Response Maintenance' Contractor.

Nicor Construction is a Modern Construction Company offering a wide range of services to an extensive list of clients. Nicor is known for quality, efficiency and reliability providing solutions in property and facilities maintenance, refurbishments, extensions, listed building restorations and new build schemes for both private and public sector clients.

Based in the Northwest of Ireland, in the City of Derry, Nicor Construction are currently Main Contractors for several public sector organizations delivering projects in the Health Sector, Social Housing Sector & Private Housing Sector.

Nicor Construction have vast experience in the delivery of Response Maintenance and we are looking forward

to working with them and they in turn are committed to providing our tenants with an efficient and effective repair service.

Commenting on the new partnership, a spokesperson for Nicor Construction said "We are excited to be starting a new working partnership with Newington Housing Association (NHA). Our Team has twenty plus years' experience of delivering contracts within the Social Housing Sector and we look forward to doing so successfully for NHA & their tenants".

Finally, should our tenants have any queries in relation to the above, please do not hesitate to contact your Maintenance Officer, or any member of the Property Services Department, on 028 9074 4055.

House Sales Scheme Ends on 27th August

Ending of the House Sales Scheme for tenants of Registered Housing Associations

The House Sales Scheme for tenants of Registered Housing Associations is due to end from midnight on 27th August 2022.

From 28th August 2022, the scheme will be closed to applications and Housing Association tenants will no longer be able to buy their home.

Any eligible Newington Housing tenants who wish to buy their home must make an application through the existing House Sales Scheme before the deadline of midnight of the 27th of August 2022.

Applications can be made by contacting Damian Murphy, Head of Property Services & Development at Newington Housing on 028 9074 4055 or by emailing admin@newingtonha.co.uk

Tenant Participation & Community Engagement News



Community Led Initiative in the New Lodge Area

At a time when people are facing extreme challenges in relation to cost of living and post COVID19 legacy issues such as mental health and wellbeing. The impact of poverty and inequality remain the reality of everyday life for far too many people. In neighbourhoods experiencing persistent deprivation many have unfortunately but understandably lost hope that they can influence decision making or create meaningful change in their communities.

As an organisation we are fully committed to the empowerment of local people, we have developed strong partnerships with the local community and voluntary sector as we seek to support innovative ways

of enabling local people to create positive change where they live.

An example of this commitment is our partnership with Ashton Community Trust in the New Lodge area, this has led to a co design process involving local young people and residents. The focus of the project has been on how to best utilise the vacant land space beside New Lodge Youth Centre in Upper Meadow Street, in the interest of the local community. Newington Housing Association has committed £20,000 in funding for a pilot project which is being conducted in close cooperation and partnership with Ashton Community Trust.

Youth Engagement

The first phase of the project has involved intensive consultation with over 100 local young people that use the youth centre. This has generated a lot of thinking about how the space could be better utilised and several ideas have been prioritised by the young people. Design aspects have also been discussed and debated. This has included vision planning exercises looking at issues of scale, budget and potential multi-purpose options both, for the short and long term.

Residents Engagement

The next phase of the process entailed engagement with residents that live in the general locality in order to get their input, gather their ideas and voice their opinions before progressing towards any practical implementation of the project. A community consultation event was held within New Lodge Youth Centre (NLYC) in March 2022. This event was attended by representatives from Newington HA, Ashton Community Trust and NLYC.

At the consultation event Newington HA outlined their initial approach to delivering a community led project within North Belfast, and how the focus of the organisation is on the empowerment of local communities to shape projects and initiatives through co-design to meet local needs.

This green space will be managed by NLYC, and the proposed opening times will mirror those of the Centre's current opening hours and will mainly be accessible via, NLYC.

Community Empowerment

Jacqui Gilmore of Newington Housing Association said, "This is an exciting opportunity, working alongside our other community partners in the Ashton Community Trust and New Lodge Youth Club to deliver this pilot project. The young people from the New Lodge Youth Centre have looked at improving a specific physical space and the community partners are seeking the views of the local community on how the £20,000 from Newington can help deliver this. The guiding principle and key objective are to empower the community in deciding how best to advance their quality of life. However, by working together, we intend to use this project as a learning exercise and as a building block towards creating ever greater community participation and influence in community development processes".



Recent launch of New Lodge Housing Forum's monthly Community Clinic

The New Lodge Housing Forum (NLHF) has witnessed an increase in the number of residents who are contacting their office regarding issues which are impacting on their lives.

They are currently already operating several clinics including a Welfare Benefits clinic with their partners within the local foodbank and with Belfast City Council, dealing mainly with local community safety concerns.

NLHF have recently had conversations with the NI Housing Executive (NIHE), Belfast City Council (BCC) and Community Restorative Justice Ireland (CRJI) and agreed it will be beneficial to all concerned if a monthly clinic was convened to give residents an opportunity for one-on-one conversations with the relevant statutory agencies, who are recognised as the bodies responsible to seek solutions to existing problems.

These clinics will now take place monthly from 10:00am – 12:00pm (mid-day) starting from 1st June 2022 at North Queen Street Community Centre 'The Recy', 46A Victoria Parade, Belfast, BT15 2EN.

Any resident with a query, concern or requires assistance and support are welcome to attend.

Dates

7th September 2022

5th October 2022

2nd November 2022

7th December 2022

**The venue is the Recy.
The time is 10am to mid-day.**

Newington Housing Tenant Experience Survey 2021/22 - Prize Draw Winners

Below are the names of the SIX tenants who were the prize draw winners.

Donna McDade

Ciara Drumm

Clíodhna Corbett

Michaela Bell

Elizabeth Davis

Marcus Duignan

Each winner received a £50.00 Tesco Gift Voucher.

On behalf of everyone at Newington, we wish to thank all our tenants who took part in the completion of the survey. Moving forward, we hope to publish all findings over the next few months.





Information about our Annual Student Bursary Scheme

Along with this Newsletter you will have received information relating to our opening of applications for our Annual Student Bursary Scheme.

YOU MAY APPLY FOR A BURSARY IF:

- » You are aged between 18 and 24 and are entering either third level or higher-level education for the first time (on a full-time basis).
- » You are a mature student (25+) and are entering either third level or higher-level education for the first time (on a full-time or part-time basis).
- » You are already on a third level/higher level education course and did not acquire an award last year and are applying again or you have not applied previously and now wish to do so.

All information on how to apply is outlined within the enclosed documents, however, should you require any clarity on whether you meet the criteria or any further information, please contact our Community Engagement Officer, **Michael Cunningham on 028 9074 4055.**

Newington
Housing Association
(1975) Ltd.

NHA Board members, senior management, and staff along with members of the NHA Tenants Forum who recently completed a 6-module training programme through Supporting Communities.

The Tenants Forum will be meeting in the summer to plan for the year ahead, to build on the success of the Forum to date.

If you are interested in finding out more about the Tenants Forum, please contact Michael Cunningham at m.cunningham@newingtonha.co.uk.



Free Course in Grace Family Centre

Compassion Fatigue
 Start Date:
 13 September
 from 10.00 am
 to 12.00pm
 Contact Colette on
 02890743536
 to secure your place

Course delivered by Belfast Recovery College

Why not join Newington's Match Savings Scheme

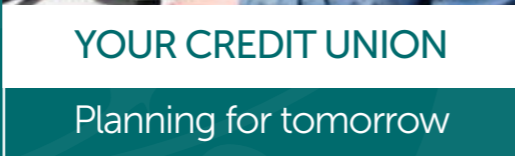


Newington Housing continues to work in partnership with Newington Credit Union to deliver a Match Savings Scheme to our tenants. When joining the scheme, you must initially save a minimum of £10 per month on a regular basis for the first 6 months.



YOUR CREDIT UNION

Planning for tomorrow



At the end of the 6 months, we will check with Newington Credit Union to ensure you have adhered to the terms of the Scheme. If you have met the terms of the Scheme, the Association will deposit the amount of £60.00 (i.e., match the minimum savings amount you will have saved over the first 6 months into your account as a reward).



You can qualify for Newington's Match Savings Scheme if you do not currently have a credit union account or if your credit union account has been inactive for more than 2 years.

If any tenant is interested in joining the Match Savings Scheme, please **call us on 028 9074 4005** and we will be happy to assist you through the application process.

THE GREENER HORIZONS PROGRAMME



- Are you unemployed?
- Do you live in Belfast?
- Fancy getting a £30 Tesco cash card every week?
- Register for our Greener Horizons Programme today!!!

WHAT IS THE GREENER HORIZONS PROGRAMME?



Training to grow plants and food

One to one mentoring

Help with employment opportunities



OCN qualification in either Horticulture or ICT

OCN qualification in Essential Skills (numeracy & literacy)

Money Management, Mental Health and Resilience training



Paid travel expenses

Preparing Grow Kits for your community



If you are interested in joining the Greener Horizons Programme please contact Róisín O'Kane at Groundwork Northern Ireland



roisinokane@groundworkni.co.uk



028 9074 9494

Our Brian Mullan Community Fund

The Brian Mullan Community Fund initiative has been designed to support organisations and projects that promote inclusion, strengthen communities, and improve individuals' lives. On an annual basis, the association has invited applications from community or voluntary sector organisations' seeking to avail of essential funding to deliver projects and services throughout North Belfast. This is part of Newington's ongoing investment in the wider community, working with organisations who support residents both in and outside of NHA communities. In the past year NHA has supported 17 projects.

North Belfast Men's Shed: Men's Shed Cook It Programme

'I feel the programme was a success and enabled the shed with having a chef in-house who was willing to share his skills with other members so they can learn how to look after themselves in the home when cooking for 1. They learnt how to cook healthier and portion control so they can have a stable diet'



Carrickhill Residents – Community Clean Up

'The project was very successful, this part of the area was cleaned up, no graffiti and has become more aesthetically pleasing for those living in the area and those passing through'

North Belfast Community Food Bank –

Tackling Food/ Fuel Poverty

'The funding has helped us combat food and fuel poverty across North Belfast'



Ardoyne Youth Club – Innov8 Project

'The grant has supported AYC in establishing new partnerships with the relevant organisations to continue to the work that was financially supported by Newington Housing. We are currently working together seeking further financial support to increase our workload, therefore having a greater positive impact on our communities.'

Through the positive community work that Newington Housing financially supported, it has encouraged more young people to get involved in the youth club and voice their opinions on how we can further support the local community'

Jigsaw CCC – One to One Counselling Sessions

'I feel the 'Without the funding (through NHA) these clients would have been waiting up to 6 months for support, the therapeutic measuring tool we used showed that all the clients had significant improvement in their mental health'

North Belfast Interface Network – Cross Community Christmas Event

'Even though the event that originally had been planned, did not take place due to issues beyond our control the event was very successful. The event took place outdoors due to covid restrictions. Each area had groups of children who really enjoyed the fun day that we had'

Holy Family Youth Centre – Holy Family Youth Centre

'It was a very successful project, and it could not have taken place without the financial support from the Brian Mullen Fund and the young people and staff who gave their time up to fulfil the various roles required, from getting up ladders to attach the decorations through to dressing up as elves and leading the children and their families through the winter wonderland that was created to visit Santa in his wonderful grotto. It was also great to see so many people from the Tigers Bay community bringing their children up and taking part in the festivities'

Ligoniel Improvement Association –

Ligoniel Luncheon

This was undoubtedly a very successful project and one which was greatly appreciated by every participant and at times a very emotive experience for staff, knowing they were making a huge difference to someone by a simple gesture of inclusion.

Midlands ABC – Purchase of Club Hoodies

'The project has helped young people to feel that they are a part of something, they wear the gear with pride, it gives them a sense of community, they represent positive influence in the community'

Building Bridges Community Boxing Club –

Making A Difference

'Without this funding 15 young people could not join our club this funding has increased our membership and helped us help and support more young people and their family's'



Our Community Investment Fund

Our Community Investment Fund was established to consider request for funding from local groups and organisations who aim to strengthen, support deliver initiatives in the communities where we provide homes. In the past year we have supported 10 projects to the collective value of £13,770. These projects are making a positive contribution to the local community as the following feedback reflects.



TDK – Colour the Area

'We had a very productive and successful day. The area was cleaned, discarded rubbish was removed from the area, a communal section was cleared and re-planted with shrubs and plants and lovely colourful planters and baskets were made by local residents with support from Groundwork NI gardeners & TDK volunteers. We also participated in the Big Lunch event that afternoon.'

New Lodge Housing Forum – Support for Overheads

'The funding (from NHA) has literally allowed us to keep the doors open, even through the crises experienced through COVID19 we successfully dealt with 348 referrals which is an increase on last year'

Sr R Caffery – Christmas Gift for the Elderly

The project helped us to bring cheer to the elderly through a small gift'

Northside Family Support: Summer Street Parties

'The funding alongside our own contribution allowed Artillery Youth Centre to support local people in helping to make a difference in their own streets and communities'

Limestone United – Recruitment Event: Sports Packs

'The project helped to raise awareness of Limestone United FC and promoted the benefits of getting involved in a Good Relations projects. It also helped to develop safer neighbourhoods'

Ending of House Sales Scheme for Tenants of Registered Housing Associations

- The House Sales Scheme for Tenants of Registered Housing Associations is due to end from midnight on 27 August 2022
- From 28 August 2022, the scheme will be closed to applications and Housing Association tenants will no longer be able to buy their home
- Any eligible Registered Housing Association tenant who wishes to buy their home must make an application

through the existing House Sales Scheme before the deadline of midnight of the 27 August 2022

- Applications should be made by contacting the relevant Housing Association <https://www.nidirect.gov.uk/contacts/housing-associations>

NOTE: This does not apply to Northern Ireland Housing Executive tenants. The 'Right to Buy' scheme will continue at this time.

Frequently asked Questions

Why is the scheme ending?

The reasons for this change are complex.

The way Housing Associations are classified for public accounting purposes changed. This change would potentially result in significant detrimental impacts for the building of social homes here.

Social homes are hugely important in our society and the Executive decided that this classification issue needed to be addressed so that we could continue to deliver as much social housing as possible.

To secure the future of social housing, the legislation that had to be introduced meant the House Sales Scheme for Housing Association tenants must end.

Is the House Sales Scheme being ended for all social housing tenants?

No. The changes in legislation introduced last year will end the scheme for Housing Association tenants only.

Why are NI Housing Executive tenants not affected?

Although the two House Sales Schemes operate on similar criteria, they are separate. The Housing Executive scheme was not affected by the change in accounting rules and the legislation passed in August 2020 did not include the Housing Executive scheme. The Minister has outlined that she does intend to look at the future of the Housing Executive House Sales Scheme.

When does the Statutory House Sales Scheme end?

While ending the Housing Association House Sales Scheme the legislation allowed for a transitional period of 2 years from 28 August 2020. This gives time for eligible tenants to be aware of the closure and exercise their right within that timeframe. This means that the scheme will end at midnight on 27 August 2022.

Can I still apply to buy my house until that date?

Yes. Housing Associations will accept applications from tenants to buy their homes under the Statutory House Sales Scheme up until midnight on 27 August 2022. The rules of the scheme will continue to apply up until that date and the rules can either be obtained from your Housing Association or can be accessed on the Department's website at: <https://www.communities-ni.gov.uk/disposal-housing-association-property>

What will happen after the closing date?

If an application to purchase a house has been received by the relevant Housing Association before midnight on 27 August 2022 it will be dealt with in the usual manner. If the Housing Association requires further information from the proposed purchaser the application to purchase will remain valid.

Equity Scheme

What if I have bought equity in a Housing Association property and wish to buy more equity after 27 August 2022?

If you have previously entered into an agreement with your Housing Association under their equity sharing scheme you will still be able to purchase more equity after 27 August 2022 and avail of any remaining discount you are entitled to.

NOTE: The co-ownership scheme will continue to operate as normal. The co-ownership scheme is not covered by the statutory house sales scheme. It is operated by the Northern Ireland Co-Ownership Housing Association.

Further information about the House Sales scheme can be accessed at: <https://www.communities-ni.gov.uk/disposal-housing-association-property>

House Sales Applications (by Post or Hand Delivered)

Please Note: The closure of the House Sales scheme ends at midnight between a Saturday and Sunday of a bank holiday weekend. The Association would ask that all tenants who are intending to apply by post or hand deliver ensure their applications are delivered to the Association's Main Office, 300 Limestone Road, Belfast, BT15 3AR by **4:00pm on Friday, 26th August 2022.**

We will of course be able to receive electronic copies via email up until the deadline of midnight on 27th August 2022. All electronic copies must be emailed to admin@newingtonha.co.uk

Performance on the delivery of our Planned & Cyclical Maintenance Works Programme for 2021 – 2022

The below information outlines what works were planned and undertaken by us during 2021 – 2022.

- » Upgrade our existing CCTV systems at Camberwell Court, Lisieux House, Richmond Lodge and our Delaware Building - **completed**
- » Install new CCTV systems at 232 Limestone Road, 124 and 126 Antrim Road - **completed**
- » Install a new door entry system at Lisieux House - **completed**
- » Replace 5 no. existing gas boilers that are due for renewal - **completed**
- » External works to two properties at Meadow Place & Fortfield Place to compliment the recent interface re-imaging work carried out by the Department of Justice – **completed.**
- » Upgrade existing CCTV systems at Mater Dei Hostel - **completed**
- » Upgrade of Lisieux House flat roofs and eaves - **completed**
- » Replace existing windows and rear doors at 6 of our general need's properties – **works ongoing (one property to be completed)**
- » Servicing of our Mechanical Ventilation Heat Recovery systems fitted within some of our homes – **works ongoing on a periodic basis**
- » Planned Maintenance works at Mater Dei Hostel – **deferred and to be carried out during financial year 22/23**
- » Carry out the replacement of 52 Kitchens – **deferred and to be carried out during financial year 22/23**
- » Servicing of our Mechanical Ventilation Heating Recovery systems fitted within some of our homes – **works ongoing**
- » Internal redecoration and replacement of flooring within Lisieux House and 232 Limestone Road – **deferred and to be carried out during financial year 22/23**



Our Planned & Cyclical Works in 2021 – 2022

The Association has commenced the rollout of our Planned & Cyclical Maintenance programmes for the year ahead. Some of the works that were not undertaken by us in 2021/2022, such as the kitchen replacement scheme will now be completed during this financial year.

Via our Asset Management Strategy, we are committed to investing £593k on planned and cyclical maintenance works to our homes during 2022/2023 on the following projects:

- » Planned Maintenance works in Mater Dei in conjunction with DePaul
- » Replacement of Smoke Vent windows at Camberwell Court
- » Lift refurbishment works at Camberwell Court and Richmond Lodge
- » External Wall Insulation Scheme - Carlisle
- » Thermal Improvement Works to one dwelling

We will of course keep all tenants up to date as these works progress over the coming months ahead.



Development News

During the continued Coronavirus pandemic restrictions, the Association successfully completed our New Offices at 300 Limestone Road with handover in December 2021.

One further development scheme was completed with a phased handover of four properties with the final allocations completing in April 2022.

In addition, the Association has acquired a further seven properties and we are working with our consultants to bring these into management.

We are working with our Development Agent Apex

Housing and Developers to support Design & Build schemes within North Belfast through the planning process for the provision of social housing Schemes within North Belfast.

In conjunction with our Development Agent Apex Housing, we are completing feasibility studies on other development Opportunities in North and West Belfast.

We continue to work with Ligoniel Improvement Association and agents to deliver social Housing to land at Wolfhill, Ligoniel.

Upper Long Streets, Belfast

The NIHE contacted the Association on 18th March confirming that NHA had been nominated to progress the **Upper Long Streets, Belfast (proposed Redevelopment Area)**, which will involve the construction of a minimum of **123 new units** of social housing accommodation in the designated area.

We continue to work with Ligoniel Improvement Association and agents to deliver social Housing to land at Wolfhill, Ligoniel.

The delivery timeframe for this proposal, **has yet to be confirmed.**



ENERGY SAVING INFORMATION GENERAL ADVICE & HANDY TIPS

The Association has recently developed several Information Leaflets which may assist you to help save money within your home, especially during these difficult and changing times.

Why not check them out in more detail by visiting:

www.newingtonha.co.uk/general-energy-saving-information-advice



Home Adaptations

Do you have a current impairment which restricts you from easily accessing your property or which prevents you from managing sufficiently within your home?

Association staff are available to carry out a quick assessment with you to identify if minor adaptations can be incorporated into your property, to make life easier for you.

We can also assist in referring you for an Occupational Therapist assessment, if major works to your home are required.

For further advice and information, please contact a member of staff on 02890 744055.



Domestic Violence

Reported incidents of domestic violence appear to have increased during the Covid-19 Pandemic. If you are a victim or know someone who is a victim DON'T tolerate it, DO report it.

For immediate assistance, information, advice and support, please contact the PSNI on 999 in an emergency or 101 for non-emergency or alternatively contact Belfast and Lisburn Women's Aid, 30 Adelaide Park, Belfast, BT9 6FY by phoning 028 9066 6049 or by emailing admin@belfastwomensaid.org.uk



Help your neighbour

If you know someone who is elderly, has a disability, or is housebound, check on them and make sure they are okay. Some older people will not be able to get out and it is at this time that a visit from a neighbour may be extremely appreciated.

Contents Insurance Are YOU Covered?



The Association would advise all tenants that it is their responsibility to take out Contents Insurance.

The Association is not liable for any loss or damage caused to Tenant's belongings.

Contents Insurance can be obtained from most Insurance Brokers.



Belfast Family Support Hubs bring together organisations that deliver services to children/young people (0-18yrs) and their parents/carers. This includes community, statutory and family support service.

For further information, please contact **Edith McManus**, Co-Ordinator of the Lower North Belfast Family Support Hub by phone on **02890 749986** or email her at : edith.mcmanus@ashtoncentre.com OR

Karen McClean, Co-Ordinator of the Upper North Belfast Family Support Hub by phone on **02890 351020** or email her at : uppernorthfamilysup-port@vinecentre.org or alternatively contact the Association on **028 9074 4055**, for further information.



The easiest way to swap your social home

HAVE YOU EVER CONSIDERED A MUTUAL EXCHANGE?

A mutual exchange is a home swap between two (or even sometimes more) social housing tenants. It can happen for many reasons, such as needing more (or less) space, moving for work or to be closer to family. It's a great option for social housing tenants who can't access or don't want to wait for the normal allocation process. It gives you more control and means you're able to choose a home that suits your needs better in a place you want to live.

If you require any further information on the Home Swapper service, please visit www.homeswapper.co.uk or contact your Housing Officer directly on 028 9074 4055.

Useful Numbers

NIHE: **03448 920 900**
Phoenix Gas: **0800 002 001**
POWER NI: **03457 643 643**

BELFAST CITY COUNCIL
Pest Control: **02890 270431**
B.C.C Noise Control: **02890 373 006**
B.C.C Waste Management: **02890 270 657**





Need a Repair?

Contact details

If you require a repair, when contacting the Association, please provide us with your correct contact details. Also when our contractors are due to call with you, please ensure you have made adequate arrangement for them to gain access. If you request a repair and you then fail to provide access, you will be requested to repay the Association the associated callout charge.

Boiler Service

The Association is still conducting our annual programme of cyclical gas servicing to all our properties. We appreciate all your assistance in facilitating access to our contractors. If anyone has not had their gas boiler serviced within the last 12 months or is aware that an engineer has recently called with them and failed to gain access (i.e. they have left a calling card with you), can they please contact the Association immediately?



How to make a Complaint?

Are you dissatisfied with the service we provide?

If so, please contact us immediately. Information on how to make a complaint is provided within your Tenants Handbook. Complaint Forms can be provided to you, by contacting or calling into our office.

We welcome your feedback and views, and strive to put things right when they go wrong. Staff are available to assist you with this simple process and to ensure a satisfactory resolution is found. **Just call us on 028 90 744055.**

If we cannot resolve your complaint immediately, we will forward you a complaints form or take your complaint over the phone.

Your complaint will be acknowledged and investigated. Our team aim is to treat all complaints as opportunities to improve our services to tenants, so please contact us when you need to.



Tenancy Fraud and Subletting of NHA properties

Newington H.A. is committed to tackling tenancy fraud to ensure our properties are used to their full potential by those designated to reside within them.

Addressing tenancy fraud can only be achieved with the support of our tenants and the information we receive. If you suspect that someone is committing tenancy fraud or subletting their home to someone else, please contact us immediately.

Tenancy Fraud has a major impact on all those currently awaiting a new home. To report any suspected Tenancy Fraud, please contact our Housing Team on **028 90 744055.**