



Newington
Housing Association

Big Enough to Deliver & Small Enough to Care

COMMUNITY INVESTMENT STRATEGY 2023 - 2026

Introduction from our Chair and CEO

For nearly five decades, Newington Housing Association has operated within the North Belfast area providing high quality homes for a range of client groups. The Association currently owns and manages over 700 homes, including 77 sheltered homes for over 55's and with De Paul Ireland we jointly manage a homeless family hostel facility.

Newington was created in 1975 principally in response to the high level of dereliction within the Newington area, as a result of the troubles and it has worked vigorously to transform and redevelop this interface area for the benefit of all communities.

As times have changed so too has Newington, broadening its role from simply meeting immediate housing need, to meeting wider community need and taking brave steps towards transforming and regenerating communities and resolving interface issues.

The organisation is making a unique contribution to some of the most complex societal divisions and, in doing so, setting a new benchmark for how housing associations can support and encourage tenants and communities to get behind the push for a more peaceful society.

We strive to create vibrant, sustainable places to live and work and are committed to improving the quality of life for all residents in the areas where we work.

We reflect on our previous Tenant Engagement and Community Investment Strategy 2020-23 and our enduring voluntary and community partnerships and the benefits to individual tenants and the whole community.

In consultation with our Tenant Forum and community partners, a decision was taken to develop two separate Strategies, with this one focusing on Community Investment and a separate strategy focussing on Tenant Participation & Community Involvement.

We wish to extend our thanks and gratitude to our Tenant Forum and community partners who have helped to shape these new strategies, while working alongside our staff to make such a positive contribution to how Newington delivers our services to tenants and the wider community.



Niall Kelly
Chairman



Anthony Kerr
CEO

An update for tenants from our current Tenant Forum members

As Newington tenants we are delighted to work alongside the staff in Newington bringing our knowledge as tenants to help shape and influence the work of the Association.

We very much welcome the new strategies and will be working with Newington to develop an annual action plan for the Tenant Forum to make sure our priorities are heard as we are the voice of Newington tenants.

We have established positive working relationships with many of the staff and know the value Newington puts on us as Forum members.

We welcome the new strategies and look forward to continued positive engagement with all at Newington.

Our Vision

Building Community

Our Mission

To work collaboratively with our tenants and partners to provide sustainable homes and services in safe, diverse, vibrant and confident communities.

Our Values

Community

Focus on the needs of the community as well as the individual and work with others to nurture respect and promote inclusion in all the communities we serve.

Partnership

Work and engage with others to achieve results and provide solutions.

Accountability

Be open and transparent in what we do and maintain the highest standards of governance.

Quality

Continue to provide high quality homes, services and support.

Value for Money

Use our resources to obtain the best outcomes in the most effective and efficient way.



Our Strategic Objectives Over the next 3 years

Strategic Theme 1 Our Homes

Newington will:

Provide high quality, sustainable and affordable homes by:

- Maintaining our existing properties to the highest possible standard.
- Identify and implement best practice in terms of environmental standards and sustainability.
- Review and renew our Asset Management Strategy.
- Continue to seek opportunities to meet the need for high quality social housing in North Belfast both through the acquisition and renovation of existing residential properties and through the development of new housing projects.

Strategic Theme 2 Our Tenants and Communities

Newington will:

- Promote effective tenant participation so that the voice of the tenant and their families informs all our work and our services.
- Continue to lead and engage effectively with our tenants, their families, the community in North Belfast and our statutory partners in order to create safe, diverse, vibrant and confident communities.
- Support tenants and their families to improve their quality of life.
- Inform and influence public policy and debate around housing supply, housing quality, tenancy and other related issues.
- Provide a respected voice to advocate on behalf of our tenants and the North Belfast community and raise awareness of the many challenges faced by our tenants and their families, with statutory agencies and political representatives.
- Promote and celebrate our tenants and communities.

Strategic Theme 3 Our services

Newington will:

Provide high quality, sustainable and affordable homes by:

- Review our existing services and ensure they continue to be fit for purpose.
- Innovate and develop new services in order to meet the challenges our tenants and the community are likely to face in the future.
- Provide both a quick response and value for money in all our services.
- Continue to develop effective service partnerships in order to deliver efficient outcomes and value for money.
- As a community-based Housing Association, continue to develop our wraparound/enabling services such as: access to welfare advice; signposting to other services; employability support; floating support; and family support hubs.

Strategic Theme 4 Our Team

Newington will:

- Continue to prioritise our financial sustainability and viability through good financial management practices.
- Deliver Value for Money while not compromising on outcomes.
- Ensure we provide the staff resource to meet the needs of the organisation.
- Continue to invest in the skills and professionalism of our staff.
- Prioritise the wellbeing of our employees and board members.
- Improve communications both internally and externally and develop an effective communication strategy.
- Celebrate our successes as an organisation.
- Develop our Board by applying best practice in terms of Board governance, compliance and risk management, and ensuring our Board has the skills necessary to be effective.
- Maintain the strategic relationship with APEX Group.

Reflecting on our previous strategy 2020 - 2023



Strategic Themes and Objectives 2023 - 2026

Continue to lead and engage effectively with our tenants, their families, the community in North Belfast to create safe, diverse, vibrant and confident communities:

How :

- o Invest a minimum of 3% or rental income on community investment activities
- o Establish key priorities for community investment
- o Assess the impact of our community investments
- o Innovate and develop new services to meet the challenges of our tenants and communities
- o Continue to develop effective service partnerships to deliver efficient outcomes and value for money.

Support tenants and their families to improve their quality of life:

How :

- o Welfare Advice service
- o Family support hubs
- o Kindness Fund
- o Training and Employment
- o Skills Training
- o Bursaries
- o Health and Wellbeing
- o Social Isolation and Inclusion

How we will monitor and evaluate:

- o Develop an annual action plan working with our Tenant Forum, community, staff and board
- o Report on a quarterly and annual basis to our board and Tenant Forum
- o Review annually the action plan, identifying key priorities and update as necessary.



Newington Housing Association

Newington Housing Association (1975) Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a Registered Housing Association.

Newington Housing Association (1975) Limited is a registered charity **(Charity No. IP158)**.

Newington Housing Association (1975) Limited is registered with the Charity Commission for Northern Ireland **(Registration No. NIC102477)**.

Newington Housing Association (1975) Limited is registered with the ICO **(Registration. No. Z7623596)**

Newington Housing Association (1975) Ltd.

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