



## Newington holds a successful Celebration Event on Wed. 13th December 2023

On Wednesday, 13th December, the Association held an event at the Lansdowne Hotel, Belfast to reflect on and celebrate the positive work carried out by the Association.

For many years we have continued to work in conjunction with our community partners, Tenant Forum members and others to deliver initiatives and project that can help support our tenants and those residing throughout North Belfast

At the event, the Association was delighted to also launch our new Tenant Participation & Community Involvement and Community Investment Strategies for 2023 – 2026.

Invited guests included members of our current Tenant Forum, key stakeholders and community partners, representatives from groups/organisations who were recently awarded funding via our Brian Mullan Community Fund and some Student Bursary awardees.

In total 16 groups/organisations who were awarded funding from our Brian Mullan Community Fund of grants ranging from £250 to £1,000 and there were six £500 student bursary awardees.

Speaking after the event, one of our Brian Mullan Community Fund recipients, **Eamonn Magill** who was representing **Sacred Heart Boxing Academy** said "I applied for the Brian Mullan Community Fund to help our local boxing club, Sacred Heart Boxing Academy. We are situated in the Bone area of North Belfast.

*I received an award for the boxing club and was totally taken a back because I wasn't expecting this at all. The money awarded to us will help us in so many ways. This was the first ever grant I have applied for from Newington and to my amazement our club was successful.*





A few weeks later I received an email and was invited to attend this event at the Lansdowne Court Hotel for the launch of Newington's Community Investment and Tenant & Community Engagement Strategies.

To be honest I didn't even know what this was about but because of their kind gesture I attended. I'm glad I did as it was an amazing event, which celebrated the great work of the Newington Housing and the wider community.

It also was a great opportunity for me to network with others from different organisations who are based locally throughout North Belfast.

On behalf of the Sacred Heart Boxing Academy, we can't thank Newington enough".

Since the event, feedback from some of our other community partners has been extremely positive with **Margaret McCormick** from **Ashton Community Trust** adding "I want to express my sincere thanks for the invitation to the celebration event hosted by Newington Housing Association at the Lansdowne Hotel.

Ashton Community Trust has a longstanding collaboration with the Association, offering training and employment opportunities to tenants and the local community.

Congratulations on organising a fantastic occasion that showcased NHA's outstanding community involvement work. The recently launched Belfast Works Connect Programme, designed to guide clients towards sustainable employment and education, has proven successful in equipping tenants with essential skills for the workplace.

It was particularly heart-warming to see one of my clients receive a well-deserved recognition award for her dedication and hard work within the Tenants Forum. Engaging with local community organisations, NHA staff and board members, representatives from the tenant forum as well as student bursary awardees, was a pleasure.

The warm hospitality and the beautiful choir added a lovely touch to the event.

I am grateful for the opportunity to be part of this meaningful celebration and always look forward to my Monday afternoons at the association, supporting tenants and working alongside Sadie and the team".



Our current **Tenant Forum Chairperson, Carmel Grant** said "The Celebration Event at the Lansdowne Hotel was a great day. The event was planned by Newington staff and Tenant Forum members and turned out to be a very successful event.

It was great to see the groups that Newington have supported celebrating all their achievements and successes.

I would like to congratulate Sadie and Jacqui for all their hard work putting the day together, not forgetting all the Newington staff who also supported this. It was especially nice to see the groups and talk to them about the hard work they do locally".

**Jacqui Gilmore, Director of Communities** at Newington Housing went on to say "On behalf of the Board and staff at Newington, I wish to convey our sincere gratitude to those who attended our celebration event.

Our model of working in partnership at a local level has proven to be a great way to deliver targeted funding and essential services and support to the local community.

We will continue to support initiatives that benefit those most in need within our community.

I look forward to now developing action plans with members from our Tenant Forum to help ensure we deliver on the commitments we have made within our new Strategies.

Also, I wish to express my sincere thanks and appreciation to everyone who assisted and supported us to make the event such a success".



# Communities News

## Our Brian Mullan Community Fund



In October 2023, the Association was delighted to again welcome applications from community or voluntary sector organisations' seeking to avail of essential funding to deliver projects and services within North Belfast.

Our Brian Mullan Community Fund initiative has been designed to support organisations and projects that promote inclusion, strengthen communities and improve individual's lives.

A funding pot was again set aside this year by the Association's Board to ensure the successful delivery of this funding initiative.

Applications for funding closed on Friday, 3rd November 2023 and a total of 16 applications totalling £14,720 were received from various organisations throughout North Belfast.

All qualifying applications were assessed by our 'Assessment Panel', made up of members from our Tenant Forum on 17th November, who distributed funding of up to £1,000 per project, to the successful applicants.

Due to the volume and standard of applications received, the Association's Board recently met and agreed to increase the funding pot from £10k to £15k and thus awarded funding to all the 16 groups/ organisations who applied.

The Association wishes to express our appreciation to all the organisations who took the time to apply for an award and we wish them every success in the delivery of their projects.

We also wish to extend our gratitude to our Forum members on the 'Assessment Panel', who gave up their time, on a voluntary basis, to help deliver such a successful initiative.



"I was thrilled to receive an invitation to the award ceremony hosted by Newington Housing Association, (Brian Mullan awards) on behalf of Minds kills Training, just before the Christmas holiday.

Newington Housing Association, stands out as one of the very few housing associations actively contributing funding and assistance to community groups in North Belfast, significantly impacting our local community. Newington Housing's dedication to supporting and providing affordable housing is truly making a positive difference.

The funding our organisation received will help address crucial mental health needs, offering both training, mindfulness practices and positive thinking. This effort contributes to enhancing the well-being of our communities, ultimately creating a more favourable living environment for all".

**Phil McTaggart**  
Mind Skills Training & Coaching



## Our Brian Mullan Community Fund Awards for 2023

Group/Organisation	Project	Amount Awarded
Mindskills	Implementing Mindfulness & Acupuncture Therapy	£1,000
Ardoyne Youth	Football For All	£1,000
Indian Community Centre	Keeping Going	£1,000
Glenbank Community Garden	To Build A Swing & Pergola	£1,000
Camberwell Court	St Patrick's Christmas & Easter Event	£1,000
St Patrick Young Men FC	St Pat's Men Matter	£1,000
Cliftonville Community Centre	Christmas Cheer at CCC	£1,000
Shankill Senior Citizens	Older Active & Keen	£1,000
Limestone United	Our Safer Community Journey	£700
New Lodge Youth Club	Youth Provision Service	£1,000
Newington Residents Group	Cross Community Christmas Event	£1,000
Carrick Hill Residents Association	A Golden Oldies Night	£1,000
Sacred Heart Boxing Club	Wellbeing Winter Boxing Programme	£770
Peas Park Belfast	Let's Go Again	£250
Catholic Guides of Ireland	Don't Just Buy, Have A Try	£1,000
North Belfast Men's Shed	Pottery Class	£1,000



## Newington's Student Bursary Awards 2023



The Association is delighted to confirm that we recently distributed twelve student bursary awards this year totalling the sum of £5,500.

Eight were awarded to new students, along with four renewals to existing awardees to help them financially during this current academic year.

We recognise that it takes real commitment from students and their families to continue and to remain in third level education and are mindful that for many families there have been significant challenges over the past few years as the cost-of-living crisis has undoubtedly impacted many within communities throughout North Belfast and further afield.

The financial burden placed on family members to support young people within a learning environment can be extremely challenging and we hope the financial support we provide will in some way help to reduce the pressures faced by many families.

Looking ahead, it is hoped that once the successful candidates complete their studies, they will return to North Belfast to apply the skills and knowledge they have learned, through their future professions.

On behalf of the Association, we wish to convey our congratulations to all the successful candidates and wish them every success with their studies.

Finally, moving forward it is the Association's intention to open the Scheme and invite applications for next year, late June 2024 and close them at the start of September, to coincide with the academic year.



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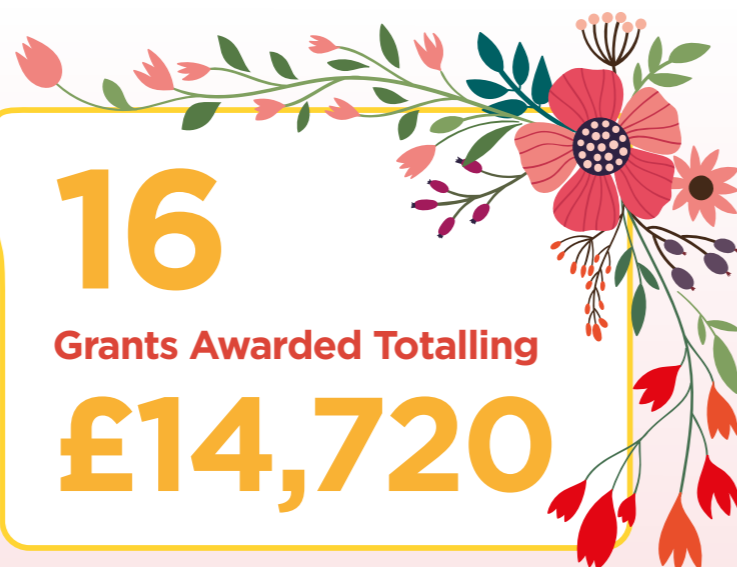
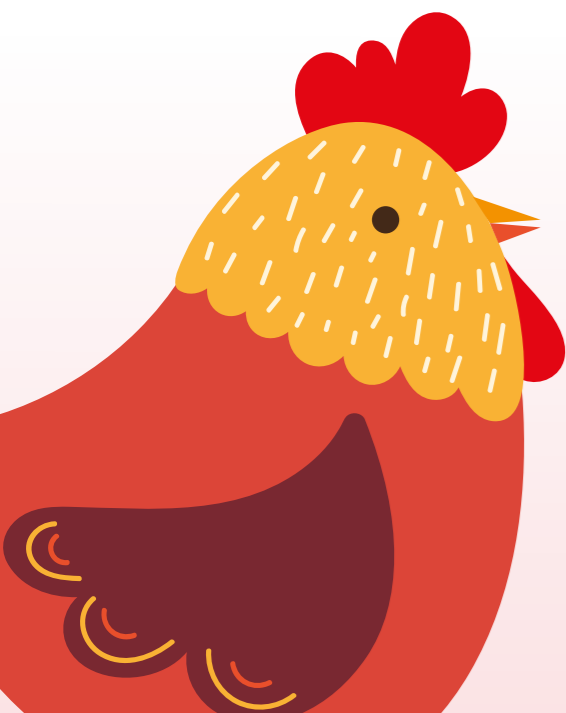
*"When I got word that I had been awarded the student bursary I was delighted. It came in useful as I needed a few things to help me with my course. I attended the Lansdowne Hotel to take part in the awards ceremony. It was a great afternoon and was good to learn about all the different projects that Newington Housing participate in and to get chatting with other people who are involved within the Association."*

**Sinead McBurney**  
Student Bursary awardee

**16**

Grants Awarded Totalling

**£14,720**





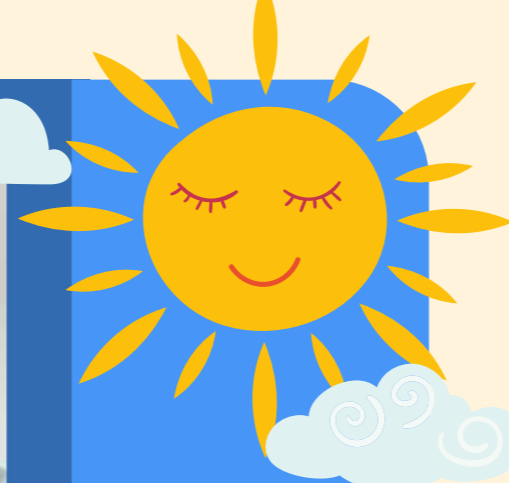
**Beth Titmus**  
Property Services  
Administrator



**Fintan Morris**  
Student Placement



**Andrew Fleming**  
Assets Manager



Meet some  
of the new  
members of  
Our Team!

## New Belfast Works Connect Advisor at Newington Housing

Belfast Works Connect are now located in our office on Monday afternoons, to provide training and employment support.

If you are aged 16-67, not in employment and fit into any of the categories below:

- 👤 Looking after a family member/children or home
- 👤 A registered carer for a family member
- 👤 Too ill to work
- 👤 Early retired
- 👤 Student and not working
- 👤 Not working but might want to work in the future

They can offer free support and training in a range of areas:

- 👤 Personal development
- 👤 Physical health
- 👤 Mental health
- 👤 Money management/budgeting
- 👤 Health & Nutrition
- 👤 Education Support/Essential Skills
- 👤 Helping with homework
- 👤 Personal wellbeing
- 👤 Driver Theory test & training
- 👤 Forklift training
- 👤 CSR card training
- 👤 Horticulture training
- 👤 Computer training
- 👤 Overcoming personal barriers
- 👤 Employability skills and much more

With personalised training and incentives to help you learn and develop, what's stopping you?

**Participation in all their courses is completely free!**

Margaret from Belfast Works Connect will be available each **Monday from 1:30-3pm** in the Associations office for advice and support.

For more information Contact Belfast Works Connect Team at **02890 742255** or email [belfastworks@ashtoncentre.com](mailto:belfastworks@ashtoncentre.com) or visit them on facebook for the latest course info and upcoming events <https://www.facebook.com/BelfastWorksConnectAshtonCommunityTrust>



## Newington's Empowering Women's Skills Group

Work has been ongoing with Limestone/Newington women's cross-community project.

This group is made up of women from the Newington/Limestone and Tigers Bay areas, who have come together to form a women's group and to access training.

At the first training session, they got involved with Women's Tech. The group were trained in essential DIY around the home, including wiring a plug, changing a fuse, mounting a shelf, and other home improvements and repairs.

This group bonded together so we decided to continue this as part of a Halloween and Christmas crafts group.

We are hoping to access some TBUC funding to develop the group further and look at further training including, exploring local history of the area.

Our next group will be a love yourself class in February, which includes stress management and healthy lifestyle and feel good-look good sessions.



## Fundraising Events for 'Cash for Kids NI'

Newington staff took part in various events for Cash for Kids NI, including a sponsored walk and sponsored Christmas Jumper Day.

Staff and local residents arranged a collection of new toys which were delivered Cash for Kids NI warehouse in December, for distribution to families most in need.

Finally, Newington staff and others also raised £660 and this was donated to Cash for Kids NI, to support their Christmas initiative.



# Newington Housing Association

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# Communities News



## A word from our Tenant Forum Chairperson

Hello, my name is Carmel Grant. I am the Chairperson of Newington's Tenant Forum. We currently meet once a month and discuss any issues or ideas from Newington tenants. We also take part in activities including Arts and Crafts and DIY classes and recently a Stress Management session.

As part of the Forum, we are also responsible for reviewing the applications for the Brian Mullan Community Fund, which can be a difficult process as we want everyone to benefit from the financial support on offer. I am delighted to confirm that we were able to help everyone who applied this year, as Newington increased the budget.

The Tenant Forum is currently recruiting new members and we would love to encourage new people to join. This is a great experience for tenants to get involved with their local housing provider.

We meet once a month as members of Newington's Tenant Forum. So why don't you come along to our next meeting and see if it is for you? Upcoming dates will be posted on our Facebook page – [Newington Housing Association](#)

**Carmel Grant**  
Chairperson



# VOCATIONAL TRAINING WITH BRYSON

Bryson is the ideal place for you to fulfil your potential!

For over 30 years Bryson have successfully managed and delivered a wide range of vocational qualifications, training and employment programmes.

Bryson is a leading provider of a range of employment and training initiatives, designed for school leavers, young adults and those living with long term unemployment.

Our premises are located in Belfast City Centre.

Our vocational training is focused on providing relevant qualifications and personal development to enable learners to progress along the chosen path of their future career.

The benefits of vocational training include no exam requirements to enrol, £40.00 weekly Educational Maintenance allowance (non means tested), travel allowance, bonuses, vocational qualifications, Pastoral Care Programme and Careers Advice and Guidance.

Vocational Qualifications are available in:

- Health and Social Care
- Bricklaying
- Business Administration
- Childcare
- Hairdressing
- IT
- Joinery
- Retail
- Play-work
- Catering



For further information and to discuss options available contact Aisling on:

**07803 833 373**



## Camberwell Community Hub

The Community Hub has been continuing every Tuesday night in Camberwell Court and the numbers have been growing week on week. This has been a great programme for our community, delivered by Newington residents and Tenant Forum members, Michelle and Alison Cush, along with other volunteers.

This group has been providing hot meals and a friendly face for our local families. The staff also attend in a supportive role and assist with children's activities. The Community Hub's Christmas Event was very successful and was supported via funding from Newington's Brian Mullan Community Fund, with families participating in festive activities and a special visit from Santa.



New Belfast Works Community Advisor at Newington Community Hub

# Assets & Development News

Despite the challenges within the construction and maintenance sector, the Association is steadily progressing through and investing in our Planned & Cyclical Maintenance Program.

Since April this year, we have completed or are in the process of carrying out the following:

- **Kitchen Replacements at various properties**
  - 54 Kitchens have been completed to date
  - A further 9 kitchens are ongoing at present.
- **Internal Redecoration at Camberwell Court Chat Rooms, Lisieux House, 232 Limestone Road** – Works are ongoing and due for completion by end of February 2024.
- **Condensation Issues and Remedial Works** – Various schemes are ongoing.
- **Thermal Works at Indiana Ave** – Works are ongoing and due for completion by end of February 2024
- **Ventilation System Servicing & Replacement**
  - Servicing element has now been completed.
  - A further programme to upgrade units where required is still ongoing.
- **Rain Guard System & Improvements** – Works have been deferred to 2024/2025.
- **Internal Redecoration & multi-element improvements at Mater Dei** – Works have been deferred to 2024/2025.
- **Ground Works at Kinnaird** – At feasibility stage to ascertain full scope of works required.
- **Replacement of Window & External Doors** – All works have been completed.
- **Gas Boiler Replacements at various addresses** – All works have been completed.
- **Gas Servicing** – Works are ongoing.
- **Electrical Inspections** – Works are ongoing.



## Our Current Development

During the financial year we have completed rehabilitation works to bring 4 properties into our stock profile at:

- 6 Greenhill Grove
- 25 Wolfhill Manor
- 26 Kansas Avenue
- 40 Clifton Drive

These properties have been delivered and finished to a high standard by our Contractor Bann Ltd and are providing much needed homes in the area.



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## Our Future Developments

Newington is constantly aware of the great housing need in North Belfast, and we are continually reviewing and seeking potential development sites within the area.

We are currently looking at feasibility of sites in the following areas:

- Ligoniel area
- Hill View area
- Turf Lodge area

## Our Stock Condition Surveys

Our stock condition surveys commenced in November 2023 and are currently ongoing. These surveys provide vital information to us as an Association as they help provide data so we can plan for planned maintenance and major upgrade works to your home.

For example, this helps us plan for replacement kitchens, windows, doors & heating systems etc. Our surveyors are currently making appointments with tenants and we would encourage you to arrange suitable appointments and let the survey take place as this will assist us with maintaining your home to a high standard.



## Information about Secondary Heating Sources

Newington HA have taken the decision to ensure that open flues or multi-fuel / wood burning stoves have been removed or built up for health and safety reasons. Therefore, our properties should not have an open flue chimney or stove appliance installed.

We take our Tenant's and their families health and safety seriously and therefore, should you have or know off, an open flue / chimney / stove in your property, please let us know as there are various health and safety matters which could impact your health or even your life.

We wish to ensure that these are correctly installed and safe to use. We also need to check that the required smoke and carbon monoxide detection devices are installed to provide sufficient warning to the occupants should there be an issue with the chimney or appliance.

Should you have any concerns regarding open flue or chimney appliances please contact us and member of staff will be happy to assist



# 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?

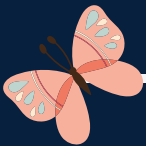
## Are you dissatisfied with the service we provide?

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.**

