

Tenants' Newsletter

Summer 2026

Newington
Housing Association
(1975) Ltd.



Camberwell Court 25th Anniversary Celebration

During November 2025, the Association held an event celebrating 25 years since the official opening of our Camberwell Court Sheltered Scheme.

For many years, Camberwell has not just been a place for residents to live, but also a hub for many within the local community.

Current and former residents, board and staff members along with some invited guests were all present. Local MLA Nuala Mc Allister (guest speaker) spoke of fond memories of visiting her grandfather, a former resident of Camberwell.

The celebration theme was based on the 'Past, Present & Future' and a photo display in the lobby remembered many past residents, some of whom are unfortunately no longer with us.

All guests were given a printed photo and calendar to represent the present day, and a cake cutting celebration by Gary Dugan, our former Chief Executive, along with current long-term residents Rose Wallace and Josephine Mc Dermott, also took place.

Peter Privilege, who officially opened the building planted a mini apple tree, similar to the same trees that were first planted within Camberwell's community garden. The tree represented the future of Camberwell.

We were delighted to see so many old, but familiar, faces at the event.

Food, refreshments, dancing, fond memories and lots of laughter, continued throughout the day.



Newington receives a recognition award from Supporting Communities

In October, staff, board members and members of our Tenant Forum attended Supporting Communities 'Community Engagement Conference' at the Crown Plaza Hotel.

All attendee's took part in workshops and breakout sessions including Participatory Budgeting and youth engagement.

The Forum members gave positive feedback regarding the conference and they all took away information and learning from the event.

As part of the Conference there was an awards night and the Association was delighted to be a nominee in one of the categories, 'Partnership Working' for the positive work we do alongside our Youth Forum.

We were delighted to receive the 'special recognition award' for Innovation.



Chartered Institute of Housing (Ireland) Awards



Chartered
Institute of
Housing

The Association were recently shortlisted for four awards at the Chartered Institute of Housing (All-Ireland) Awards, which took place on the 20th of March 2026.

The categories we were shortlisted for were:

Housing Hero - The Association was delighted to nominate Carmel Grant, our current Tenant Forum chair and board member for this award. This category acknowledged exceptional tenants who have demonstrated innovative approaches to addressing housing challenges within their communities and/or individuals who have gone above and beyond to help solve the housing problems they see around them.

Innovation In Housing - The Association was proud to be shortlisted for two projects that we currently deliver with others, 'Fuelling growth, inspiring Innovation in partnership with Grow NI' and 'Innovation in Youth Development'. This category was aimed at programmes or projects which clearly demonstrated how they have developed an innovative approach, which has made a real difference to the lives of tenants and the local community.

Beyond Housing - Our submission, 'Empowering Tenants to Lead Change Across North Belfast' showcased many initiatives the Association currently deliver in partnership with others, such as our Brian Mullan Community Fund, student bursary awards, etc. This category recognised organisations or projects that have demonstrated commitment to tenant involvement, to help improve services or neighbourhoods.

Speaking at the awards our Director of Communities, Jacqui Gilmore said: *"Although we didn't win on the night, I am extremely proud that Newington was shortlisted for four awards all highlighting our work in partnership with our tenants and the community."*

Even making the shortlist within several of the categories is an achievement and it highlights how the Association continually strives to do things for the betterment of our tenants, stakeholders and the local community.

I am in no doubt that the work we do daily, along with the financial support we provide via our various initiatives, ensures we make a positive difference locally and helps strengthen and support individuals, groups and organisation's during these difficult and challenging times."

Our approach to Tenant & Community Engagement

The Association actively seeks to implement Tenant & Community Engagement throughout everything we do, whether that is via our Tenant Forum, Youth Forum, various resident committees, to tenant representation on our Board. This approach has strengthened trust, improved communication, and increased resident confidence in engaging with services and partners.

The Association advocates for tenants, works in partnership, celebrates community achievements and delivers lasting social impact. Our work demonstrates how meaningful tenant involvement can transform services, strengthen communities and deliver real change beyond housing.



Continuing to empower tenants to lead change across North Belfast - Newington Empowering Women's Skills

As a community-based association, Newington works across North Belfast focusing on empowering tenants, building skills and supporting residents to become active leaders and positive agents of change within their communities.

Our board has supported the Association's need to positively impact the lives of NHA tenants and the wider community. To support this and other work, NHA invests 3% of rent receivable annually back into the community.

One shining example is our NEWS initiative, which is a recently formed cross-community group made up of residents from lower North Belfast.

In March 2026 and because of some vital funding acquired from Apex Housing, the NEWS group members completed a study trip to Derry-L/Derry, spending an incredible 3-days exploring the state-of the-art Waterside Shared Village with Deputy Mayor Niree McMorris to walking the historic City Walls and visiting the Derry Girls mural, it was a trip filled with inspiration and new friendships.

A huge highlight for the group was seeing the Culmore Shared Housing project, returning home with so many ideas for their own community allotments and the exploration of solar energy initiatives!

The trip ended in style with a visit to Donegal for some world-famous chowder at Nancy's Barn and a walk with some friendly llamas!

The group expressed a huge thanks to Apex Housing Association and Newington Housing for making





Our **Brian Mullan** Community Fund

Our Brian Mullan Community Fund provides funding to voluntary and community organisations across North Belfast. The fund helps deliver a range of projects. Funding applications are assessed by the Association's Tenant Forum, who are supported by Newington staff.

In the past year, the Association has provided nearly £32k to 34 different community organisations. Below is a breakdown of all voluntary and community organisations who received funding during 2025/26:

Organisation (Summer Projects)	Amount awarded
Mindskills Training	£700
New Lodge Youth Centre	£1,000
Cancer Lifeline	£645
Carrickhill Residents Association	£1,000
Cliftonville Community Centre	£1,000
Holy Family Youth Club	£970
John Paul Youth Club	£1,000
St Patrick's FC	£1,000
Colleen Dance Company	£1,000
Marrowbone Community Hub	£1,000
Holy Family Parish	£700
Total	£10,015

Organisation (Winter Projects)	Amount awarded
Together 21	£975
Connections Youth Project	£1,000
Belfast Blaze FC	£1,000
Mental Health Movement	£1,000
Cliftonville Community Centre	£1,000
Star Boxing Club	£1,000
The Cliftonville Crafty Crew	£1,000
Indian Seniors (Indian Community Centre)	£500
Newington Residents Group	£1,000
North Belfast Men's Shed	£1,000
Patrick Pearce GAC	£980
Sailortown Regeneration Group	£900
Peas Park Residents Group	£864
Holy Family Youth Club	£1,000
Ardoyne Working Men's Club FC	£1,000
Holy Family Girl Guides	£1,000
New Lodge Women's - Romanian Group	£1,000
New Lodge Youth Centre	£1,000
Eglinton Men's Shed	£500
McGowan Moore Dance Academy	£800
Newington Day Centre	£1,000
Shankill Forum - Harmony Court Day Centre	£500
Seniors on the Shore - Mount Vernon	£500
Carrick Hill Community Centre	£1,000
Total	£21,519

Rollout of our Brian Mullan Community Fund Awards for 2026/27

Applications for our next round of the Brian Mullan Community Fund will be advertised in May 2026 for the summer projects.

We will be advertising via on our social media outlets, so please watch out for this if you work within the North Belfast area and are planning any summer events.




Holy Family Youth Club Christmas Event

This is a great example of how giving young people support, through funding from our Brain Mullan Community Fund, they can work in partnership to directly improve community relations. By leading on the delivery of care packs, these young people were actively humanising themselves to residents and breaking down the stigma often associated with a youth presence at interfaces.

This kind of partnership working is often the most effective way to tackle anti-social behaviour, because it replaces friction with empathy and a sense of shared community.

This initiative was one of several programmes working alongside young people to discourage poor behaviour, risk taking, and incidents of anti-social behaviour at interfaces.

The young people delivered packages to the families showing that care and partnership working can be effective.

This project, funded via the Brian Mullan Community Fund, was extremely positive and entailed the preparation and delivering care packs to local residents



Cash for Kids Christmas Appeal

In the lead up to Christmas, the Association began initiatives to raise vital funds for Cash for Kids NI. As well as setting up a fundraising page, the residents and staff held a bazaar night at Camberwell Court.

In total, the Bazaar night and fundraising page raised a fantastic £1,000 for this tremendous cause and was presented to Cash for Kids NI in December 2025.

With the vital support from Cash for Kids project, Newington staff were also able to deliver toy packages to families across North Belfast and this was an amazing help to all the families who received this support.

On behalf of the Association, we wish to thank everyone who donated and help support the delivery of the various initiatives, with a particular mention for our Tenant Forum members and our dedicated staff team.



Our Grow NI Project

At a time when environmental sustainability was not the focus of many, Grow NI was working with tenants at our sheltered housing scheme, Camberwell Court, sharing the importance of protecting and developing green spaces.

This partnership started in the late noughties and was initially suggested by a tenant. Since its formation, a long-term working relationship has been established between ourselves, Grow NI and other local groups and organisations.

Annually the Association provides £7,000 of funding to deliver this project, with both residents and external guests invited to engage in various programmes.

Recently, a one-day seed planting and window box workshop, funded by 'Live Here Love Here' was facilitated by Grow NI and Belfast Men's Shed.

£7,000

'You Ask, we did Project'

Window Box making sessions at Lisieux House

On completion of internal communal improvement works by the Association within Lisieux, discussions were held with residents to improve the external surroundings, via delivery of the following projects:

- **Clean Up:** A full cleaning of all exterior walls, windows, and pathways.
- **Greening:** The purchase of new plants and planters to brighten the entrance and connect residents with nature.
- **Amenities:** A new bench was installed, providing a dedicated space for residents to enjoy the outdoors.

The work undertaken was a collaborative effort involving residents, staff members, Live Here Love Here, Grow NI, Men's Shed and other local volunteers.

This project highlights the value of the tenant voice and working together to maintain a clean and fresh communal spaces for everyone to enjoy.

This programme was funded via the 'Live Here Love Here' programme and we wish to express our gratitude to them, Grow NI and North Belfast Men's Shed, who played a pivotal role in making the initiative such as success.



Newington's "Transform your Trolley" programme in partnership with Bryson Care

This four-week project, which took place within our Camberwell Court scheme was attended by 14 women.

The programme included:

- **Cooking on a budget comparing brands and own brands in your trolley**
- **Batch cooking, bulk buying and using batch bags to save time and money**
- **Soup making session**
- **Feed your family a healthy meal for less than £10**

This initiative was a great success, and we are now following on and continuing this partnership, with the next programme 'Sofa to So Fit'; a healthy lifestyle and building up physical fitness programme. The group will be meeting at Camberwell to do local walks and receive health checks, aimed at helping support the build-up of participants fitness levels.



Newington's Youth Forum

In November 2025, Youth Forum members were invited to observe the assessment of application for our Brian Mullan Community Fund awards for the second time.

Over recent months, the group has taken part in several social action projects, such as delivering care packages including personal care packages and treats around the interface area to local residents.

Care packages were also delivered to the homeless via funding they received from a Brian Mullan Community Fund award.

Over the next few weeks, we will be recruiting for new members for this group, as several young people have moved on into full time jobs and college courses.

Currently, Youth Forum members and representatives from Holy Family Youth Club & New Lodge Youth Centre are developing a project to promote employability, with a focus on housing apprenticeships and career opportunities within the social housing sector.



Our Winter Tea Dance Event

Newington's Winter Tea Dance was delivered in partnership with Newington Day Centre and Duncairn Community Partnership, to coincide with International Peace Day.

Held within Camberwell Court, this event saw more than 100 senior citizens from the local community enjoy some refreshments, food and music.

This event was enjoyed by everyone and there was time to meet new and catch up with old friends.

Warm Homes Project

In December, the Association partnered up with Belfast City Council and North Belfast Senior Citizen's Forum to deliver a local 'Warm Homes Schemes' and distributed warm homes packs; consisting of thermal wear, blankets, scarfs and socks, to 26 families that were referred by Newington staff.



Newington's Annual Student Bursaries

For many years, the Association has awarded bursaries to our tenants and their family members. On top of the awards directly to Newington tenants or household members, we recently entered into a new initiative in partnership with Belfast City Council, North City Business and Ashton Community Trust was developed to deliver a North Belfast wide bursary scheme.

A joint funding pot was established, with Newington donating £5,000, to support the initiative. The uptake was high, with 34 applicants successfully being awarded these bursaries.

An event was held at Belfast Castle with 30 of the successful applicants attending. The Association is interested in continuing this initiative in partnership with others in 2026/27 and recently North City Business have indicated they are hopeful other partners will come on board.

Student Bursary Testimony Katie-Louise Richardson

Hi, I am Katie-Louise Richardson, aged 20, in my 3rd year of university and an up-and-coming local artist. I attend Ulster University Belfast, School of Art, doing a course in Fine Art and specialising in painting, mainly with oils.

I recently received another student bursary from Newington, and this has helped me through university to date, along with a recent commission I received for one of my art pieces.

Throughout my time in university, I have received a bursary from Newington each year to attend university and help with course expenses. It has helped me immensely and has especially enabled me to take my craft further and invest in it, in terms of material, books, and allowing me to live outside of my home, and attend university with little financial stress.

I am extremely grateful for the financial help, as I do not think I would have been able to undertake my recent piece (i.e. recent Translink commission piece) without it.

I have always loved capturing human figures in my works, as I see the beauty and diversity in people and people's faces. They tell a million stories of their lives from every freckle, wrinkle, or mark, and so the focus of my practice was capturing people in everyday scenes.

I enjoy the mundanity of everyday life. I find the most interest in the shadows and reflections from people, shadows on the ground or reflections on glass. This is what inspired my painting for the Translink commission piece. I wanted to capture what we see every day when we travel.

Upon starting to think about what I wanted to paint and what I wanted it to represent, I thought about the areas surrounding the York Street Train Station and the history behind the station itself.

My piece now hangs in the station itself, and it is so surreal every time I walk by it and see my work in a public space.

This opportunity has begun to lead me to more opportunities and has kickstarted my career as an artist.

It is a great to see organisations such as Translink to choose young, up and coming artists; over established artist. It really gives many people hope that they can make it in this career and has certainly encouraged me to keep going no matter what.

Thank you so much for your continued support.

Katie-Louise Richardson



ASSET NEWS

Delivery of our Planned Maintenance Programme for 2025/2026

Throughout the year, we continued to invest in our homes and carried out essential works to ensure the homes we provide are safe and well maintained.

Despite many challenges, the Association steadily progressed through and invested in our homes via our Component Replacement, Planned & Cyclical Maintenance Programmes during 2025/26.

In total we invested nearly £840k and some of the highlights from the programme were as follows:

- Roof covering replacement & insulation works
- Lift Replacement
- Replacement of fire alarm detection equipment
- Heating upgrades & boiler replacements
- Ventilation system replacements
- Kitchen replacements
- Fire safety remedial works
- External redecoration schemes

Delivery of our Planned Maintenance Programme for 2026/2027

The Association has commenced the rollout of our Capital Investment, Planned & Cyclical Maintenance programmes for the year ahead.

Via our Asset Management Strategy, we were committed to investing over **£3 million** on the completion of works to our homes during 2026/2027.

We are committed to investing: £1.9m in capital investments works such as:

- Major improvement work to long term voids (£500k)
- Kitchen upgrades - incl. damp proofing works (£537k)
- Kitchen replacements in 104 of our homes (378k)
- Installation of new bathrooms (£24k)
- Gas boiler replacements (£90k)

£800k Rehabilitation Scheme
works to eight properties we acquired via the open market.

£250k on planned maintenance works
such as roofing works and other miscellaneous works.

£345k in cyclical repairs and maintenance
to ensure the safety of our residents.



FUTURE DEVELOPMENTS

As well as the three projects outlined below, the Association is currently exploring several other potential development opportunities throughout Belfast.

New Lodge Redevelopment - We continue to liaise closely with the Northern Ireland Housing Executive (NIHE) regarding the proposed redevelopment of the New Lodge Long Street. We are hopeful that we are now nearing a point where a design team can be appointed, followed by the role out of community consultation events on the proposed design of the new development.

Limestone Road - The Association is continuing to engage with our key stakeholders regarding the redevelopment of our property at 214 Limestone Road and the adjoining property (No. 208 - 212), currently owned by the NIHE.

We are pleased to confirm this project has now been submitted for initial planning discussions, which is another step towards us achieving our

long-term ambition to regenerate this part of the Limestone Road.

The development works will entail the delivery of more much needed accommodation for the area, via construction of 12 new homes.

Rehabilitation Package 3 - We are delighted to report that our appointed Contractor is now onsite, and works are progressing well on all eight properties. We estimate handover on a phased basis, with all the properties fully rehabilitated and ready for letting by the end of the year.

These homes will add more properties to our current portfolio and more importantly, much needed homes to North Belfast in general.

CAVEHILL ROAD

WATER WORKS

LIMESTONE ROAD

CLIFTONVILLE ROAD

NEW LODGE REDEVELOPMENT

ANTRIM ROAD

Alterations and Home Improvements

As a Newington Housing tenant, you can make reasonable improvements to your home. Before starting any work, you must first ask and receive the consent of the Association.

Some examples of alterations include but are not exclusive to:

- **External decorations, erecting sheds, patios or conservatories**
- **Installing new windows, kitchens or heating systems**
- **Erecting aerials and satellite receivers**

Alterations which are unsafe or would reduce the value of the property will not be approved.

The Association will not unreasonably withhold consent for alterations to take place but may require certain conditions met such as:

- **Competent and fully insured contractors are used to carry out the work.**
- **The Association may ask for inspections at certain stages of the work.**

All statutory approvals are received before work commences (Building Control and Planning Permission).

When a tenant replaces items or carries out alterations, they will become responsible for all future maintenance of the items.

Please refer to your Newington Tenant Handbook's, Section 5.8, Page 21 or speak with a member of our team, who will talk you through what is needed before you start any work.



Newington's Home Adaptations Service

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.



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.





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.**