

Radius NEWS

HOUSING

Spring 2017



A new name in housing - Radius

The Boards of Fold and Helm Housing Associations are delighted to confirm completion of the successful merger of both organisations. A new association, with a new name, identity and vision has been created supporting 33,000 households.

Following an extensive consultation process involving the customers, the boards and 1,000 employees, Radius Housing was chosen as the new name.

It is envisaged that Radius Housing will have the critical mass in communities to offer new and expanded support services for tenants, helping them to deal with the impact of welfare reforms. There will be greater scope for investment in new technologies leading to more efficient working and enhanced customer access. With increased financial capacity and scale Radius Housing has intentions to build significantly more new social and affordable homes whilst delivering value for money for its tenant base.

Radius Housing seeks to be a values driven business with a commercial ethos. The new association intends to continue developing quality new homes in partnership with communities. However in the interests of sustainability they recognise the need for community facilities, employment assistance and measures to promote healthy wellbeing. They have plans to increase their offering in partnership with communities, government agencies and the third sector.

Diana Fitzsimons, chair of Radius, said: "Helm and Fold are progressing into an exciting new era, moving into uncharted waters. We are committed to delivering a bright



new chapter in both organisations' stories. In these challenging times our role is to help and support people in our communities who need it most. We are an enthusiastic, passionate, professional and dynamic team determined to make positive and lasting change.

"Radius has a combined vision for the future which will see us continuing to enable people of all ages to live in the community through a range of traditional, innovative and technological housing solutions. Demand for our services is growing and we are confident that our merger will place us in a strong position."

In its first five years Radius is forecast to grow its assets to £1.25bn and its turnover to £110m, whilst investing around £325m in the local construction industry. The new association will have a significant social housing presence in all 11 council areas, serviced by a regional office network spanning Belfast, Holywood, Ballymena, Newry and Derry-Londonderry.

"Together we are well-placed to deliver on the ambitious targets set for our future, which will see quality homes provided for our tenants, including people with disabilities, homeless families and vulnerable people. Our staff chose Radius's strapline 'everyone has a place' and drawing on over 80 years of combined experience from Fold and Helm we are confident we can make a positive impact on housing and communities across Northern Ireland's into the future."



Radius HOUSING

radiushousing.org

Everyone has a place

£83,000 for the causes that matter to us

There has been no let-up in the number of coffee mornings, abseils, bake offs, tea parties, walks and runs organised by tenants, residents, staff, friends and business partners that has contributed to the £75,000 raised for Alzheimer's Society over the past 2 years.

The funds will be used by Alzheimer's to support people to live well with dementia today and funding research to find a cure for tomorrow. An additional £8,500 has been raised for a number of charities throughout the past year. These include Headway, St John Ambulance, Macmillan, Marie Curie, Fed

& Warm, Welcome Organisation, Noah & Gracie, NI Children's Hospice and the Children's Heartbeat Trust.

A huge thank you to everyone who has supported our fundraising efforts. We look forward to supporting NI Hospice who have been nominated Radius' Corporate Charity Partner for 2017 - 19.

Meeting the Need

We completed a number of key handovers for new tenants in Bangor, Belfast, Cookstown, Dungannon, Derry-Londonderry and Lisburn.

Properties were developed in consultation with communities and are finished with high levels of thermal performance. This past year has seen new ways of how we work and continue to make new homes available to those most in need:

Our development at Rathgill in Bangor marks our first mixed tenure development where by 20 houses will be for private ownership; Skeoge was the first design and build scheme by a NI housing association; and at Jasmine Way in Twinbrook, we worked with local businesses to secure a building site to meet housing need and provide new retail and office space.



Mill Pond, Belfast



Jasmine Way, Belfast (housing, office and retail space)



Skeoge, Greyabbey, Derry-L'derry (design and build)



Cantrell, Ravenhill, Belfast



Global Crescent, Ravenhill, Belfast



Rathgill Phase 1, 2 & 3A, Bangor



Mourneview, Belfast



Torrens Avenue, Belfast



Burnvale, Cookstown



Torrens Crescent, Belfast



Brian's Well Grove, Belfast



Longstone Street, Lisburn



Sloan St, Dungannon



Warren Gardens, Lisburn



Park Avenue, Belfast



Upper Newtownards Road, Belfast



Croft Road, Holywood

Trainees reach Journey2Jobs destination at Radius

A training and employment initiative in partnership with Bryson FutureSkills helped us welcome six new trainees to the team at our Head Office in Belfast.

The programme provided support to young people and those in long-term unemployment commencing with 13 weeks of training workshops. The six new trainees then embarked on 10 week placement with us to complete the final phase of the programme.

The trainees worked across a range of disciplines including administration, construction, IT and maintenance. Two of the six candidates went on to achieve full-time permanent jobs with Radius.

Bernard Moran, who completed his placement in the Corporate Assurance Department and now has a permanent job in the Housing Management Department, said: "I left college at the beginning of the recession and had trouble finding work as most of the jobs I was interested in wanted applicants with at least two years experience. Little by little Bryson helped me to gain the desirable skills to meet job criteria, whilst I gained the required experience in the work place. I now have a full-time permanent job in Radius Housing and could not be more delighted."

Sheila Taylor, Area Housing Manager, "We know how difficult it can be for those who have been out of work for some time to access the relevant training to help them gain employment again, and Journey2Jobs is designed to provide these opportunities. Not only does it give participants better employment prospects and hands-on experience, hopefully it also helps improve their well-being. And in return, we got six new trainees with newly-acquired skills and enthusiasm to learn more."



£1.5m Housing Scheme for Vulnerable Young People

We officially opened a new accommodation complex in Lisburn which provides nine self-contained flats for vulnerable young people who are leaving care services or presenting as homeless to the Northern Ireland Housing Executive.

The property on Longstone Street in the city centre was opened by the Minister for Communities, Paul Givan MLA and Mayor of Lisburn & Castlereagh City Council, Cllr Brian Bloomfield MBE.

The development was built at a cost of £1.5million with £800,000 secured through the Department for Communities and £700,000 from the Association. Further funding for associated support services is also provided by the South Eastern Health and Social Care Trust and the Northern Ireland Housing Executive through its Supporting People programme.

The accommodation will be jointly managed by MACs, an organisation which was set up to work with and support young people aged 11-25. MACs will also have an office unit within the building.



199 New Homes at Rathgill include First Affordable Homes for Radius

Construction is well underway at the second phase of our new scheme at Rathgill Parade in Bangor.

The development will provide 179 new social homes when complete and is funded with £10.9million from the Department for Communities through the NI Housing Executive and £9.3million secured by us through private finance.

Phase One at Rathgill Parade is due to be completed in mid-2017 and will provide 102 new homes with this latest phase providing a further 77 by Spring 2018. Twenty homes will be specifically designed to meet the requirement of designated complex need applicants.

The second phase also includes a further 20 affordable homes, a play park and retail unit which will help serve the local

community and will also feature green open spaces and have pedestrian access into the Balloo Wetlands nature reserve.

The affordable homes located at Fort Green are a first for Radius Housing. These attractive three bedroom semi-detached homes represent a fusion of heritage style and contemporary design that delivers a sophisticated home, perfect for the first time buyer or downsizer alike. Phase 1 of these 20 units has been released onto the open market by selling agents, Simon Brien Residential, with prices starting at £135,000.

Radius Development Manager, Lynsay Magill said, "We are delighted

to announce the launch of our first affordable housing development at Fort Green. We believe that home ownership should be an option available to all and the development of these new high quality turnkey homes will be the first of many affordable homes projects that Radius will develop."

The 199 new homes split over two phases at Rathgill Parade represents an investment of over £20million in the local area. The development of this new neighbourhood is also underpinned by quality design and the determination to create a highly desirable, safe and inclusive place to live.





The Sky's the Limit – Introducing CareClip

Our long-standing track record in supporting independence for older people, sees the launch of a new service which means help is at hand inside *and outside* the home at the press of a button.

Over 23,000 people are already supported at home 24/7 through our TeleCare service – a service designed to be used in the home. The introduction of CareClip service offers the same reassurance and support to clients and their families, not only at home, but also when the client is out and about. Our new CareClip service offers 24/7 support for users, by harnessing the latest GPS (Global Positioning System) technology whenever and wherever it's needed.

The CareClip, designed and manufactured in Ireland, is a wearable mobile device which ensures the user can easily access help when away from home. The CareClip is clipped discreetly onto an item of clothing or worn on a lanyard around the neck. It works in a similar way to in-home TeleCare service; clients simply press a panic button on the device and are put through to our TeleCare Response centre where the call advisor is able to provide whatever reassurance and support is required; including calling nominated contacts to respond if needed.

It uses real-time GPS location monitoring which updates every three minutes to enable the user to be easily found should they need assistance. CareClip is for anyone who would like reassurance that help is on its way should they need it when they are out and about, and peace of mind to carers, friends and family who are worried about someone's safety.

It means that the person can be located immediately and is perfect for someone with dementia, learning disabilities or a mental health condition. Geo-fence boundaries can also be set and used to create a safe area, generating an alert if the user goes outside this area and may therefore be at risk. As well as alerting our Response Centre, family members or carers can also be alerted via a dedicated consumer app on their smartphone.

For further information visit www.foldtelecare.com

IT Donation Supports West Belfast Employment Project

We recently donated IT equipment to the Falls Residents' Association in West Belfast to support their Job Assist project.

Job Assist is a collaborative partnership between leading community development organisations in West Belfast which strives to challenge the exceptionally high levels of unemployment, economic inactivity and poverty in the area. They provide mentoring and support to those furthest from the labour market to remove barriers to employment and help them gain and sustain meaningful employment.

Karen Montgomery, Community Coordinator, Radius Housing, said "We aim to create thriving and empowered communities. Having identified an employment need for our tenants in the area, we are delighted to donate IT equipment to support the Job Assist programme in the local community."



It was another busy year for both Fold and Helm as we celebrated 40th anniversaries, engaged with our tenants and got the process to merge underway to become Radius Housing.



Asda Digital Champion providing digital support for tenants in Edenderry Fold, Portadown.



Staff and contractors raise £3,000 for the Welcome Organisation and Fed & Warm



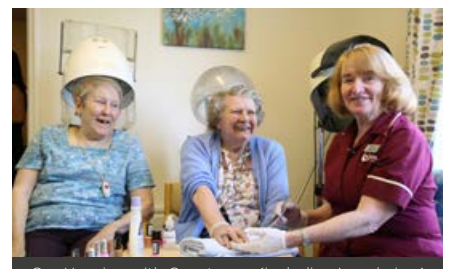
Mayor Thomas Hogg called into the 40th celebration at Ardrigh Fold, Glengormely.



Karen Montgomery was Highly Commended in the CIH Housing Hero Category.



Chief Executive John McLean with Shauna McRandal, Hollywood Primary School at the Fold 40th Celebration at Cultra.



Our Housing with Care teams (including Loughview) took part in Care home Open Day, welcoming the community in to help dispel myths.



South West College students with Diana Fitzsimons at Burnvale Crescent celebration in Cookstown.



Service Users and Staff met up at our joint scheme with MACS.



Challenging fuel poverty we installed solar panels in Rathcoole .



Pinetree Manor tenants and staff hosted a garden party to raise funds for NI Cancer Fund for Children.



Members of the Social Development Committee met our Board and Senior Management Team.



Secretary of State, James Brokenshire MP visited our Hollywood office on his induction tour of NI.



150 tenants from Tullaghmurry, Rathain, Toberonday, Kilrea, Gortgole, Portcaman and Kathleen L Thompson Folds celebrated our 40th together.



Mr Bryan Gibson with P7 pupils from St Patricks's Primary School, Holywood who performed at our 40th celebration at Cultra Manor.



Our Afternoon Tea Dance got Culture Night off on the right note with tenants, staff and friends in the community.



Communities Minister Paul Givan MLA visited our Croft Road development in Holywood.



Our Green Zone for kids opens in North Howard Street.



We had a great turn out for the ever popular Scheme Awards in Templepatrick, Armagh and Coleraine.



Hemsworth Court's 'Social Sofa' relocated to City Hall as part of Dementia Awareness Week.



Duke Special called into Deans Crook Fold for a homely performance during the East Side Arts Festival.

New offices in North West and Newry

We recently completed a significant expansion of our office space in Newry city centre and relocated our team to a new office in Derry-Londonderry following a period of major growth.

In Newry, Armagh and South Down, we provide 875 units with sheltered accommodation for independent older people in Newry, Crossmaglen, Newtownhamilton, Rathfriland and Armagh. Accommodation for families and singles is available in Newry, Armagh, Crossmaglen, Forkhill, Clough and Ardglass. A further 78 new homes planned for Newry, Armagh and Ardglass will bring total stock managed from this office to approximately 950 and offer much needed social housing, including apartments, houses and bungalows for families with complex needs, in an area of high demand.

In Derry-Londonderry staff levels have increased from three to sixteen, and stock levels reached new highs during the

last ten years. The acquisition and work completed on the office to date is part of a long term strategy which will benefit the North West.

The office at Racecourse Road will be responsible for the design and build schemes, housing management and maintenance in the areas well as building on services already available to tenants such as our Floating Support Service for older people delivering a valuable service directly to our clients in their own home. The move demonstrates a long term investment in the area and provides us with an enhanced presence at the heart of the local community. Our team is now within a close catchment area of our large general family housing schemes at Skeoge Road and Rossnagalliagh.



Handover in Rathcoole supported by local community

The local community in Rathcoole came along to welcome new residents at the handover of our general needs housing development at Deerfin Park recently.

Children and staff from Rathcoole Primary and Nursery School joined us in planting out a small landscaped area. While helping with the finishing touches, we presented a donation for the Schools Development Fund, jointly with Donaghmore Construction Ltd, contractor for the development.

Sean Madden, Senior Development Officer at Radius said, "We're delighted to welcome tenants to Donardview Close and Derrycoole Way in the heart of Rathcoole. These homes have been finished to the highest quality and we have no doubt that tenants will be made welcome to their new community.

"We're delighted to make a donation, along with Donaghmore Construction, to Rathcoole Primary School. It is important that we make a positive impact to the whole community and we know the school are planning improvements to the school environment to which these funds will contribute."



£6m Investment in Cookstown Scheme

We have invested over £6m in the construction and land acquisition process for a significant development comprising 58 new homes on the site of the old Dainty-Fit factory in Cookstown.

The houses and apartments have been designed to Lifetime Standards providing future proof solutions which meet the existing and changing needs of families. At Burnvale, as with all our new homes, the emphasis is on quality, design and energy efficiency - ensuring we deliver sustainable homes which integrate into the existing communities.

The development is designated to become one of ten social housing "shared neighbourhoods" under the First and Deputy First Minister's Together: Building a United Community (TBUC) strategy.

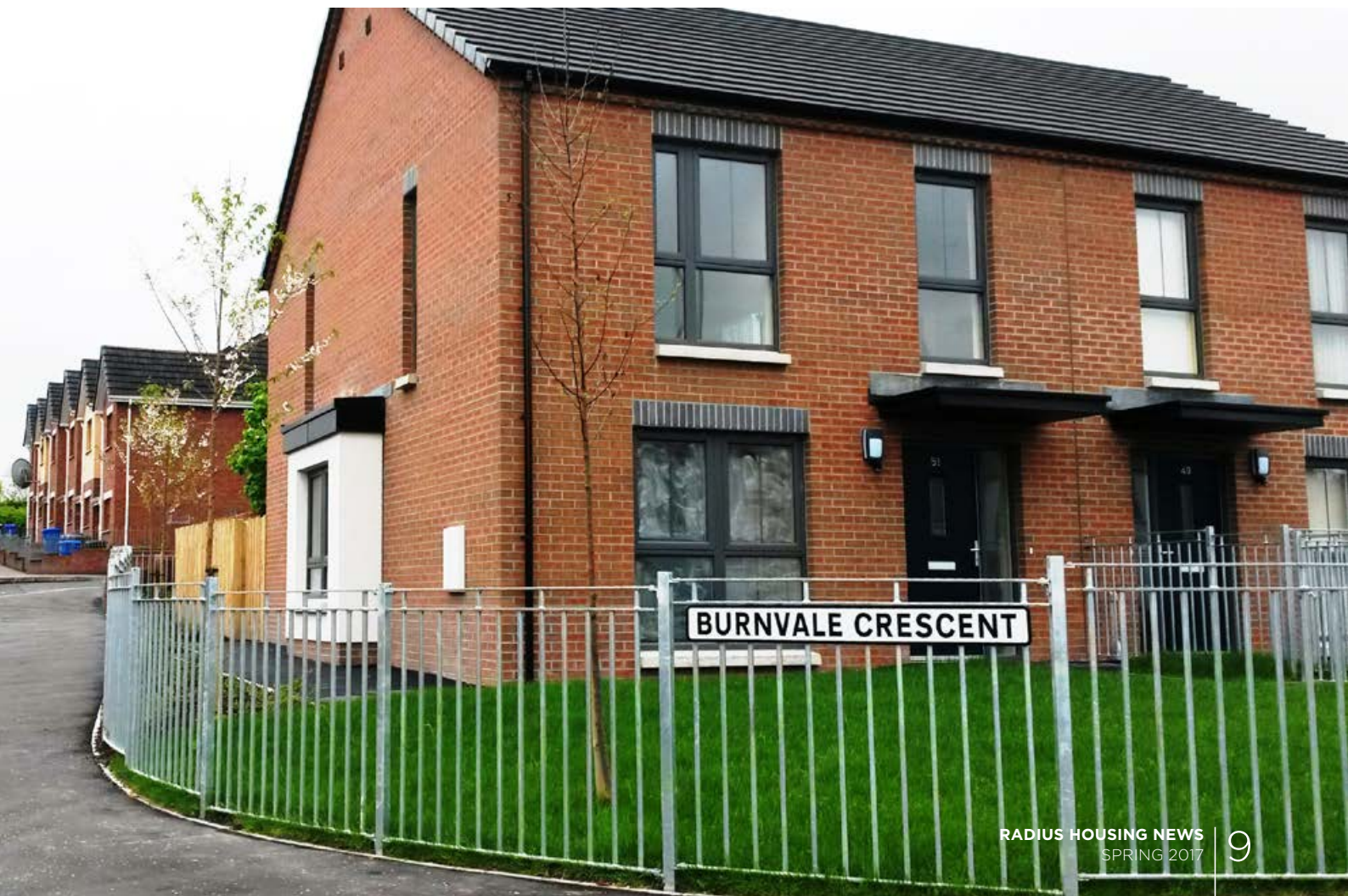
Tenants and guests from the local community enjoyed an evening of entertainment on the theme of 'home' to mark the handover of completed high quality homes at Burnvale Crescent at the Burnavon Theatre recently.

Students from South West College performed a specially commissioned production Broken Windows by Brian McMahon which covered a diverse range of personal and social issues which affect young people and adults within our society today. Primary school pupils from the Mid Ulster Traditional Music in Schools project got the evening off to a foot-tapping start with a performance of traditional, Scottish and world folk music.



Diana Fitzsimons, Chair, Radius said, "Building work on Burnvale Crescent began in 2014 and we are pleased to be able to deliver 58 high quality homes in Cookstown. It was particularly important to our organisation that we maximised the opportunities for job creation in the construction sector through the build process.

"Through our wider community investment programme, we included social clauses in all supplier contracts for the construction of these new homes which provided employment for unemployed people, placements for students and apprentice opportunities. At the height of the work Donaghmore Construction, a Dungannon based firm and the main contractor on the project, had over 70 tradesmen on site."



First Minister visits Donovan Fold

Tenants at our Donovan scheme in East Belfast got a big surprise when First Minister, Arlene Foster popped in to help us celebrate our 40th Anniversary.

Other guests included Speaker of the NI Assembly, Robin Newton MLA and Sammy Douglas MLA and Diana Fitzsimons, Chair. Eileen Patterson, Director of Housing said, "We were thrilled to welcome the First Minister to Donovan Fold. The celebration was one of many being held across Northern Ireland to recognise our 40th anniversary.

She added, "Donovan Fold, which opened 24 years ago, has 44 tenants in the main building and 12 tenants in the bungalows at Donovan Court. Scheme Coordinator, Karen Lyons, has worked at the scheme for the past 17 years. As you can imagine it is a very sociable scheme. We are delighted that so many tenants, family and friends and Chair, Diana Fitzsimons, could join in today's celebration."

The First Minister enjoyed a cup of tea and some cake with the tenants, taking time to speak to them all including Mr Henry Simpson, the oldest tenant and Mr Roy Robinson the longest tenant at Donovan. The First Minister was presented a bouquet of flowers by tenant, Anne Dowds, The First Minister commended the work of the Association over the past 40 years.



Challenging Fuel Poverty

We've agreed a deal with SALIIS and BVP Solar Finance which will provide renewable energy to 1,000 homes across Northern Ireland, with potential savings to tenants of £3m within five years of installation.

SALIIS will financially support the initial installation of the scheme and oversee the maintenance of the solar panels for 20 years. The general needs properties will be fitted with solar photovoltaic (PV) panels which will bring solar energy to 1,000 of our properties in a scheme which will reduce energy bills for residents and will benefit the housing association and the wider community through the reduction of our carbon footprint.

We take the issue of fuel poverty seriously and we are working with our tenants to provide effective and sustainable solutions. Over the last 10 years, Fold has invested in a number of energy efficiency systems in an effort to reduce fuel and energy costs for tenants, including last year when we made one of the most significant investments in PV technology seen to date in Northern Ireland by awarding a contract worth over £1m for the supply and installation of PV solar panels.





Increasing the Circle of Dementia Friends



Our Charity Partner relationship with Alzheimer's Society provided the impetus for us to roll out some of the specialist knowledge we have about dementia across the organisation by committing to become a Dementia Friendly Community (DFC).

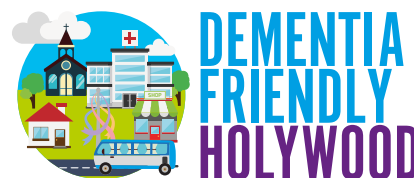
Over 40 staff including Board and Senior Management team have undertaken DFC Training and are proud to be 'Dementia Friends'. Our TeleCare Advisors, who provide the help and support for our personal alarm service, have received specialist training as part of DFC which gives them additional skills to better deal with clients over the telephone who may have dementia or are in the early stages. We are now rolling out a programme of Dementia Friendly Community training for staff, tenants, families and friends in

our schemes and are taking the lead with a number of community organisations on a new project to make the whole town of Hollywood Dementia Friendly.

This follows on from our work in the Lower Shankill area of Belfast where we have been working with community organisations and local businesses to make the area Dementia Friendly to support our tenants in Hemsworth Court and the wider community.

Connect with us:

-  DementiaFriendlyHolywood
-  @Dementia_Hwood



Award Winning Performance and People

The 2017 CIH Awards recognised our staff, teams and developments.

Housing Officer Ciaran McLaughlin scooped the Young Professional Award and goes forward to UK Housing Hero Awards in Manchester later this year. Community Coordinator, Karen Montgomery was Highly Commended in the Housing Hero Category (see page 6). Our Rathgill development in Bangor, was Highly Commended in the Sustainable Development category.

In addition, we have also been nominated for our work around diversity in the inaugural Legal-Island Equality and Diversity Award 2017, winners will be announced shortly and our Rathgill development has been selected as a finalist in the prestigious RICS Awards Residential Category. Winners will be announced at the Awards to be held on 24 May.



Radius Factfile

Radius Housing provides apartments and houses for singles, couples and families. We provide supported housing with 24 hour care for frail and elderly people, people with dementia and those with learning difficulties.

- Providing housing, care and support to 33,000 homes
- Managing 12,000 apartments and houses
- Located in 80 towns across Northern Ireland
- TeleCare supports 23,000 customers
- 400,000 Telemonitored days through TeleHealth
- 14,000 Day Care placements
- 450 Staying Put projects completed each year
- 1,000 staff employed in housing, care and support
- Spending £50m per annum on development and maintenance.

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