



**North & East
Housing Association**
Building & Supporting Communities



Summer is almost upon us, and it has been a busy few months in North and East Housing Association

Since our last newsletter we relocated office, participated in awards season and have undergone staffing changes. In this edition we are running another competition, with top prizes, photos from tenant centred and organised easter events, an annual rent review update, money saving tips, information on Street Feast 2026 and much more.

Team News



NEHA has a new staff member, Stephen Miller, who joins us as Senior Development Officer in our Development team. Laura returned to her role as Tenant Engagement Lead meaning Ivan has returned to his Housing Officer role and Joanne restores her position on the Tenant Support Desk. In March 2026, our CEO, Vincent Keenan stepped down from his post after 11 years with NEHA, to pursue other interests. For more information on this news, please click the link below.

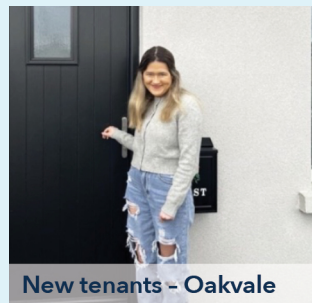
<https://www.northandeast.ie/news/neha-statement-on-resignation-of-ceo>

NEHA has Moved Offices! Important Update from North and East Housing Association

We are pleased to announce NEHA has successfully relocated, with our team settled into our new office providing us with a fantastic new base to provide our services from. Our contact details for telephone and/or email enquires remain the same.

You can find us here: First Floor,
Cobalt House Blanchardstown Corporate Park 1,
Blanchardstown, Dublin 15, D15 EDT4.

New Homes



New tenants - Oakvale



New tenants - Tandy's Lane

Number of Homes	Address	Local Authority	
19	Oakvale, Stradbally	Laois	
12	Market Point, Mullingar	Westmeath	
Total New Homes 31			

AWARDS SEASON

The Business Post National Property Awards

Social Housing Development of the Year

Bayview Gardens, Drogheda, Co. Louth

The Business Post National Property Awards, celebrate and champion both individuals and organisations from across the entire property industry and recognise those who have excelled in all aspects of the industry. We are delighted to announce a housing development in Drogheda; Bayview Gardens won the Social Housing Development of the Year award. This award-winning project involved a collaborative approach in transforming a derelict and long-neglected site, into 58 sustainable, forever homes for our tenants. A huge congratulations to all involved.



John Martyn NEHA CFO, Vince Harney NEHA Chairperson, Tracy Tuffin, Head of Property Professionals Prepay Power and Dominik Bartell NEHA COO



Coach House and Apartments Bayview Gardens



Bayview House

Chartered Institute of Housing Awards



Joanne, Michael, Fiona and Hazel at the All-Ireland CIH Awards



Tenants at the CIH Awards supported on the night, by NEHA representatives and associates

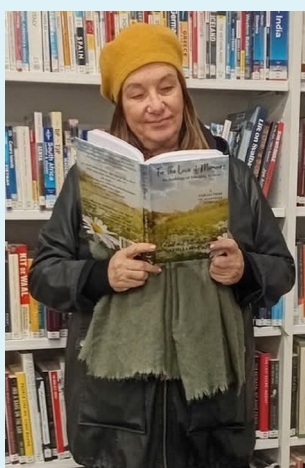


It was a great honour for us, to be shortlisted for four awards at the CIH Awards in Belfast, with two of our nominations being for tenant led initiatives. Tenants from Loreto Hall, Michael and Irena were finalists in the Housing Hero category and tenants from Court View, Hazel and Martin, were finalists in the Community Champions category. We were also shortlisted in two property categories, and although we did not win any of them it was a significant achievement for NEHA to be shortlisted. As Michael noted, 'it was a wonderful day and night', with Hazel confirming 'it was a great weekend'. We were delighted to facilitate the tenants to attend the award night and see their invaluable contributions to their communities and being acknowledged for this on a national level.



Our Lives, Our Stories

We are delighted to share our tenants' stories, and one tenant based in Kells has recently become a published author. In an interview with the TEL, tenant Carrie discussed her journey to become an author, information on her recent publication and what the future holds.



Hello Carrie, how are you today?

I'm fine thanks.

Can you tell our readers a little bit about yourself, including your journey to becoming a NEHA tenant and a published author?

I became a NEHA tenant when I had been on the brink of homelessness. My landlord had decided to sell, and I had nowhere to go. As a person who has suffered from anxiety and depression, I found writing in journals, helped me to express my emotions.

Your contribution to the book, *For the Love of Memoirs: An Anthology of Emerging Authors*, is this your first foray into publishing and have you been working towards this for some time?

I began to write poetry, and short stories from life experiences. Then I wrote a memoir essay, which led to me starting to write my memoir. I won a spot in a book called *For the Love of Memoirs: An Anthology of Emerging Authors*. Three pages from a chapter in my own memoir in progress is included.

Without giving too much away, can you give me a brief overview of your chapter?

The few pages include a scene, one of many from my memoir about how I survived toxic and abusive situations in my life. I'm still working on the memoir, which is written, however it still needs editing. Hopefully, it will be completed ready for publication in a year or two.

Can you let the readers know where the, *For the Love of Memoirs: An Anthology of Emerging Authors* is available for purchase please?

The anthology is available on [amazon.ie](https://www.amazon.ie).

Film Makers in Residency Project



This partnership project will make films focusing on everyday life in NEHA homes across Cavan and Monaghan, including homes created by bringing old buildings back into use, such as former fire stations, banks and commercial spaces. This project gives tenants the chance to share their experiences and see them reflected on screen. The aim is to tell real stories about home, identity and community. North and East Housing Association (NEHA), working with Clones Film Festival and the Arts Offices of Cavan and Monaghan CC have engaged two filmmakers who will work with NEHA tenants in both counties from early to mid-2026. The films created during the residency will be shown for the first time at the 25th Clones Film Festival.

If you are a NEHA resident and living in Counties Cavan or Monaghan and would like to be involved, email us at voice@neha.ie

TENANT ENGAGEMENT

It has been a busy few months for North and East Housing Association and tenants, with a significant increase in our tenant events.

Both tenant and community events were hosted across a lot of NEHA housing developments, with options available to facilitate both in person and online attendance. Since the last newsletter events were held in Drogheda, Kiltarnan, Kells, Belturbet, Adamstown, Dundalk and Stradbally. In addition to these events, tenants in Glenamuck, Gernon Place, Sli Na Coille, An Chearnog, Bayview Gardens, Tandy's Lane and Oakvale Way, met with NEHA staff to advise us on our service provision. NEHA listened and responded to these voices and worked with the tenants to ensure their ideas happened. Easter events were held in Bayview Gardens, Darcystown, Blackthorn Grove and Glenamuck, with the Glenamuck event being run and hosted by the newly founded Residents Association.



RAMPART GREEN - Play Area Launch

We are delighted to announce the new play area in Rampart Green in Drogheda was installed in April 2026. The area includes playground equipment, football pitch, new seating and new trees. This project would not have been achieved without funding from the Housing Finance Agency and the hard work and dedication of the staff in NEHA and Tuath Housing. It was a success, not only because it was done in partnership with Tuath, but also because it was a tenant consulted project. NEHA and Tuath, both look forward to the new play area bringing years of enjoyment for all the families on the estate and in the local community.



Rampart Green, HFA funded play area, joint launch hosted by NEHA and Tuath Housing



Glenamuck



Bayview Gardens



Darcystown



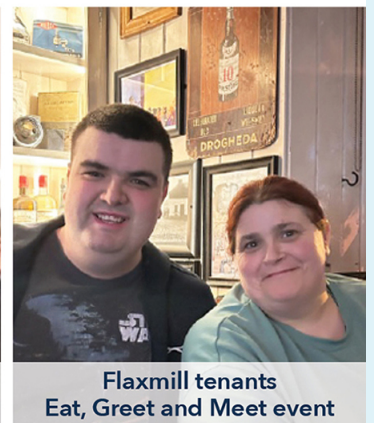
Blackthorn Grove



Belturbet tenants community development meeting



An Chearnog tenants discuss tenant events and community development



Flaxmill tenants Eat, Greet and Meet event

SO, WHAT IS NEXT?

We are happy to support all tenants to experience, organise and/or participate in events. We can provide you with advice, equipment, funding and staff for you to realise your ideas. Please contact Laura at voice@neha.ie if you would like to host an event over the next few months.

TENANT NEWS AND UPDATES



Seniors Alert Scheme

Over the past few months, NEHA Housing Officer, Alan Frazier has been working on a project focusing on providing personal alarm systems for tenants over 65 years old. This initiative was piloted in an estate in Navan and aimed to support older residents in maintaining their independence while enhancing their sense of security.

Through the **Senior Alert Scheme**, a grant which supports the provision of personal alarms, NEHA facilitated the installation of the units, the initial financial outlay and are committed to funding this scheme on an annual basis.

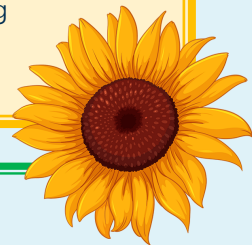
NEHA places a strong emphasis on supporting independent, long-term living, and this project reflects that commitment. Following the installation of the devices, Alan met with participating tenants to gather feedback, which was overwhelmingly positive. The alarms not only provide reassurance and peace of mind for the tenants themselves, but also for their families, knowing that support is readily available if needed.

For further information please check out the information video <https://www.youtube.com/watch?v=5adGtgkQSCc&t=6s>

If any tenants are interested in availing of this service, please contact Laura at voice@neha.ie who will work with Alan to ensure access to the scheme.

NEHA Tenant Advisory Panel (TAP)

We are overjoyed to share the news; NEHA Tenant Advisory Panel has held its first meeting. While we engaged with tenants in early 2026 for a specific piece of work in terms of "tenant-proofing" our 2026 Tenant Engagement Strategy, our first official TAP meeting was held in April 2026. Working with NEHA staff the new TAP members reviewed and approved the terms of reference for the group and agreed to the development of a tenant led workplan. The meetings are held on Zoom in the evenings and will be no longer than 1 hour. If you would like to work with our current members to influence the service NEHA delivers, have your voice heard and responded to and work in partnership to develop tenant led events please get in touch. If you are unsure if TAP is for you, we would still encourage you to reach out, training and information updates are available for all TAP members. Please contact Laura for more information by emailing voice@neha.ie



Cyclical Maintenance Update - April 2026

Our Property Services team will be undertaking cyclical maintenance works across our estates to help keep homes safe, comfortable, and running efficiently all year round. These essential checks and services help reduce the likelihood of unexpected issues, particularly during colder months. You will be notified in advance with full details of any cyclical works affecting their homes. When required, we kindly ask our tenants to allow access so our contractors can complete these works safely and efficiently. If you require any support or assistance in facilitating our team to complete these works, please reach out to us, we will be happy to help you.



TENANT NEWS AND UPDATES

ANNUAL RENT REVIEW 2026



In Ireland, the regulation of Annual Rent Reviews for Approved Housing Bodies (AHBs) is overseen by the Approved Housing Bodies Regulatory Authority (AHBRA). The rent for NEHA tenancies is set under the terms of assistance provided by your local authority to the AHB via a Differential Rent Policy. If you have received a request to complete your rent review via Keyholder please do not ignore it. If you require support to complete, we are happy to do so, just ask. Alternatively, if you require the review to be complete in paper format we can facilitate this too.

Please note: It is a breach of your tenancy agreement not to complete the ARR and refusal to do so can place your home at risk.

If you have any questions on this, please check in with your Housing Officer who will be happy to help you.

ENERGY SAVING TIPS

With on-going increases in the Irish cost of living showing no signs of slowing down, here are some helpful tips for you to consider, it may help in reducing running costs for your home.



1. Lower your thermostat

SEAI studies have shown that lowering your thermostat by even one degree can cut energy costs by a significant ten percent per bill.

2. Use timers

Timers are a great way to ensure your home is warm when you are home, but not when your home is empty. This can also apply to hot water, only heat what you need, should this be applicable to your home.

3. Unplug it or switch it off

Turning off appliances at night and when you are not at home, can save you money, same goes for lighting, use energy efficient bulbs and turn off lights as you leave rooms.

4. High energy consuming appliances

By running these appliances at a lower temperature setting, you will save on your energy costs.

5. Dual savings energy and water

A shower typically uses 20% of the energy compared to a full bath, fix dripping taps too.

6. Heating system service

Ensure your boiler or heat pump is serviced once a year making it more reliable, safer and efficient. Remember NEHA have an annual service to cover this for your home, so if you are overdue an appointment, or have missed your appointment, contact the Tenant Support Desk on **01 8200002** or supportdesk@neha.ie



GET INVOLVED - Tenant Engagement Opportunities

COMPETITION TIME



HOME SWEET HOME: CREATIVE ENTRIES WANTED! PHOTOS & DRAWINGS

It is time to get creative, with an **all-ages Summer Competition**, the **Home Sweet Home Competition**. Send us a photo or drawing, highlighting what makes your home, community or scheme special. As always there are fantastic prizes to be won, winners will be contacted to choose the exact voucher they want. The winning photos or drawings will be included in the Autumn edition of the newsletter. Please submit your entries to voice@neha.ie, no later than 30th of June 2026.

SPRING WINNERS



The Song of Spring - By Rosaleen O'Rourke

The song of spring
Is full of fairy rings
Seeds sprouting
People beginning to go on outings

The parks grow fuller
The days sweet like sugar
The animals come out of hibernation
Like the entire nation

The birds begin nesting
People stop stressing
The flowers bloom
And the days less of a gloom

There is the wild arrival
Of the wildlife revival
The sense of community grows stronger
And anger runs away like water.

A big thanks to all who participated in our Spring Competition, with our 1st prize winner Rosaleen in Dundalk, who received a €100.00 One4All voucher, with the runners up receiving vouchers of €50.00.

STREET FEAST



Street Feast 2026

is a community building initiative promoted by the <https://neighbourhoodnetwork.ie/>, who believe building connections between neighbours/communities increases the strength of the community overall and leads to more inclusive, healthier and happier neighbourhoods.

This year's event happens on **May 23rd and 24th 2026** and provides an excellent way to meet new neighbours, or to reconnect with existing ones.

If you want to sign up, find out more, and get your street feast pack, please click on the link <https://streetfeast.ie/>

NEHA will be delighted to offer both financial and practical supports to any of our tenants who would like to participate in this event. Please contact Laura on voice@neha.ie for more information.



Remember

Always quote your **ACCOUNT NUMBER** when making rent payments to ensure it goes against your account and avoid your account going into **ARREARS!**



PLEASE RECYCLE ME WISELY