



The Methodist Ministers' Housing Society ('MMHS')

Summary of our Strategic Plan for 2017-2022

To begin with, we would like to share what we aspire to, *our vision*: what we do, *our mission*: and the principles that guide us, *our core values*.

Our vision

There was not a single person in need among them.

Acts 4:34

Our mission

To meet the housing and housing related needs of retired Methodist ministers of limited means, and their spouses, and their widows and widowers, and to offer support for their wellbeing in the key areas of mobility and independence.

Our core values

We have a Christian distinctiveness of which we are proud and it underpins who we are and what we do. Our concern is to show high standards of care in all we do and to be professional both as individuals and as an organisation.

Our strategic objectives

We have an ambitious plan. From *September 2017 to August 2022*, we will be focusing on achieving *five main strategic objectives* that will enable us to deliver our vision and mission.

- ❖ We wish to meet the housing and housing related needs of 50% of retiring ministers and will do so incrementally over the five years of our plan. How will we do that? We will continue to provide houses and permit equity interests in them but we will add to our mission by taking equity shares ourselves in houses owned by ministers. It may be we will also offer loans in due course. That is a decision we will make in 2020.
- ❖ We also plan to offer more wellbeing support so that the ministers we serve can keep their mobility and independence for as long as possible. Physical ageing presents considerable challenges and we aspire to be the 'go to' place for advice and recommendations as well as provide well thought through assistance.
- ❖ Recognising that we cannot do everything ourselves, we will establish collaborative relationships with other agencies, charities and groups we know will help us achieve our objectives. Any collaborations will have to be a good 'fit' with our vision, mission and core values.
- ❖ We know that if we are to succeed, we must have the right mix of experience, skills and knowledge. To that end, we will invest in and develop our Board and staff team so that they are fully equipped to deliver what is required of them.

- ❖ We also know that we must continue to be good stewards of our considerable assets and to that end, we will also ensure that we have a number of well-managed sources of income and that our capital assets, in particular our housing stock, are equally well managed.

The first year of our plan, September 2017 to August 2018

Here is an outline of what we are planning for our first year, *September 2017 to August 2018*.

- ❖ As in all previous years, we will ensure that we meet the housing and related needs of all those who are eligible for and seek our assistance.
- ❖ We will have a fund set aside specifically for the equity interests that MMHS will take in houses owned by ministers. The eligibility criteria for access to this fund will match our basic eligibility criteria for access to housing.
- ❖ We will also have a fund for the development of our wellbeing programme. We will be undertaking further research before embarking on our programme and a key part of that research will be consultations with our ministerial residents. We already offer considerable pastoral support where we can and we will continue to do this, as best we can, as an expression of our values.
- ❖ We know our communications need to be excellent so that people fully understand what we can offer. We have already established good communication channels within the Methodist Church and we will use them well during the year. We will also communicate directly with all our stakeholders in creative and interesting ways. Our newsletter, Roof 'n' Roots will continue to occupy an important role in our overall communications. We will be celebrating a landmark anniversary – our 70th birthday.
- ❖ We plan to share ideas and good practices both inside and outside the Methodist Church. There is every possibility that this will lead to interesting collaborations.
- ❖ We will continue to manage risk well, a key component of good planning. We know that it is important that we take advantage of our strengths and embrace our opportunities whilst at the same time address our weaknesses and deal with our threats. We will address all four.
- ❖ This year will see an updating of our asset management strategy. We will ensure the continued provision of quality houses as well as the generation of market rental income from those houses not required by ministers. We will seek to balance costs, risks, opportunities and benefits and of course, this strategy will fit with our overall strategy.

Please visit our website (www.mmhs.org.uk) for updates on how our year progresses and if you would like to receive a copy of our newsletter Roof 'n' Roots, please email admin@mmhs.org.uk.

Mairi Johnstone, CEO

Debbie Faulkner MBE, Chair