

**Penge Churches Housing Association (PCHA) is a small community-based housing association. PCHA was established by local churches in 1969 in response to a growing awareness of the housing problem in and around Penge. In the wake of "Cathy Come Home" the churches identified a need for good-quality affordable housing in the local area and worked together with the community to respond to that need. After 50 years based in Bromley borough, PCHA has recently taken a transfer of engagements from Bexley Community HA, resulting in us owning 400 homes across Bromley and Bexley..**

Our main purpose is to provide good-quality homes and housing services in the local community. Our properties and services aim to meet a range of needs in our community, including working with people with mental health problems and learning disabilities.

Our aim is to make a difference every day and have a positive impact on both the lives of our tenants and the communities in which we work. We are committed to working in partnership with our tenants to ensure that their tenancies and our communities are sustainable.



# Our Vision & Values

## Our Vision

We are an ambitious local housing association that strives to deliver homes and services we can be proud of. We aim to make a positive impact and work collaboratively with our residents and communities to support them to thrive.

## Our Values

### Acting with Integrity

- We communicate in an open, honest and transparent way
- We do what we say we will and keep our promises
- We are accountable for our decisions and take responsibility for our mistakes

### Being Ambitious

- We seek to deliver a broader range of services to meet the needs of more people in our community
- We are prepared to take appropriate risks to drive improvement and growth
- We are creative, forward thinking and open to new ideas
- We embrace change and respond positively to new opportunities

### Striving for Excellence

- We will work inclusively and innovatively to continuously improve
- We are people focused and aim to tailor our approach to the needs of individuals
- We support residents in a holistic way, supporting them to thrive
- We strive to be proactive, solution orientated and go the extra mile
- We continually challenge ourselves to improve our performance
- We seek to make sound business decisions and be well governed and managed

### Working in Partnership

- We build strong and positive relationships based on trust and mutual respect
- We strive to create a culture of collaboration and shared accountability

### Behaving with Respect

- We behave in a fair-minded and non-judgemental way
- We value the individuality and diversity of our residents, staff and communities
- We are inclusive and respectful in the way we work

### Being Kind

- We treat each other with compassion and kindness.
- We encourage open conversations about mental health and wellbeing.

## We own and manage 404 homes:

4	5-bedroom homes
23	4-bedroom homes
79	3-bedroom homes
119	2-bedroom homes
138	1-bedroom homes
28	Studios/bedsits
13	Supported housing units



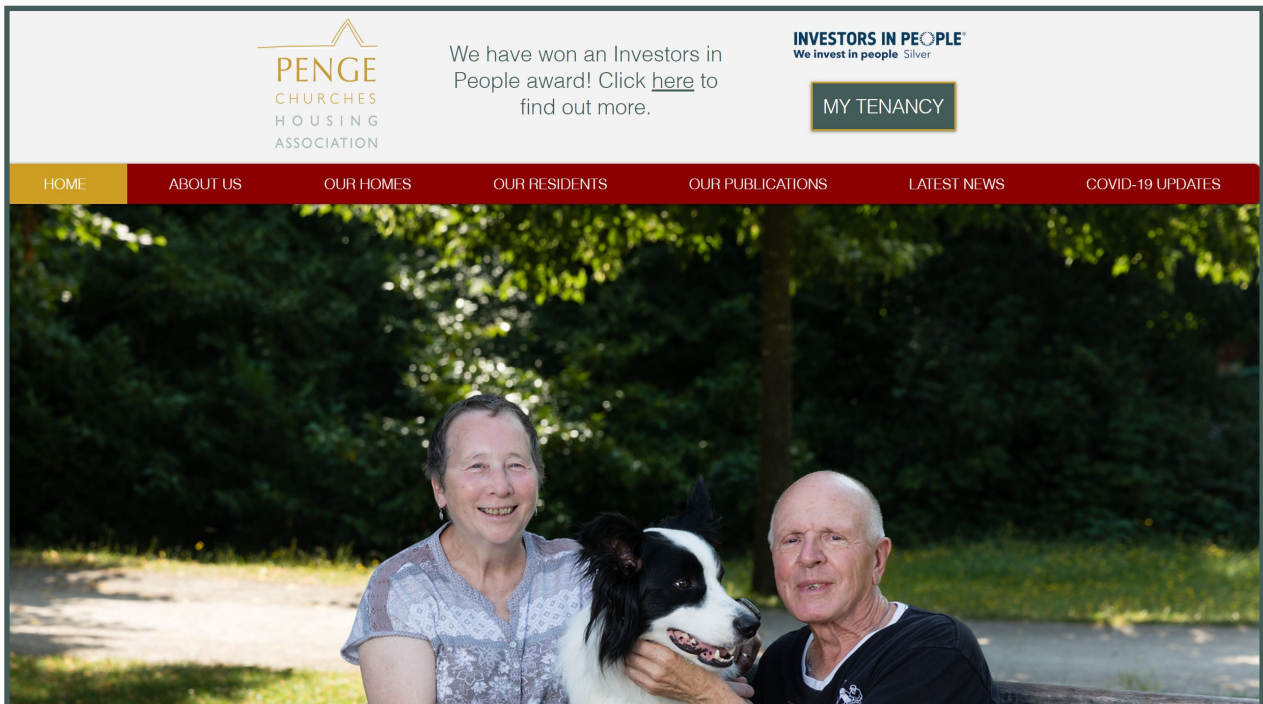
## Stafford House

Stafford House is a scheme of 13 flats for people with mental health support needs.



**Our homes are located within the neighbouring boroughs of Bromley and Bexley.**

Check out our website at [www.pcha.co.uk](http://www.pcha.co.uk).



**Contact us:**

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