



EXETER HOMES TRUST BULLETIN

JUNE 2022

Prohibited Spaces, Unauthorised Depositing of Waste & Rubbish

As residents are aware there are spaces, rooms and areas which are not locked or lockable, within Exeter Homes Trust's stock of 143 Almshouses on eight estates. For the avoidance of doubt these areas are strictly off-limits, not to be tampered with or interfered with by residents or their representatives. To breach this prohibition will automatically cause a potential breach of health, safety and welfare legislation and guidance.

Please do not accumulate rubbish and deposit randomly around the estates, it encourages vermin and represents a fire hazard. Anyone discovered breaching these prohibitions will place their licence to occupy in jeopardy.



Civil Engineering Works at Bull Meadow, Temple Road, Exeter

South West Water Ltd are undertaking essential maintenance to their sewer network running under Bull Meadow.

The work is being undertaken by R&M Utilities Ltd and is planned to last from 30/05/2022 to 05/09/2022.

These civil engineering works are close to four of Exeter Homes Trust's estates at Fairpark Almshouses, Hurst Trumps Almshouses, North Park Almshouses and Magdalen Cottages Almshouses.

You can phone R&M Utilities on 01395 239188 or email on jwoodman@rmutility.co.uk



Annual Residents Meeting

The Annual Residents Meeting is planned to be held at the Guildhall, 203 High Street, Exeter EX4 3EB on **Thursday 22nd September 2022 at 14:00 hours**, sharp, with a duration of 1.50 hours (we have to clear the premises by 16:00 without fail).

Attendance will be limited to 40 attendees. Please email on info@exeterhomestrust.com or phone **01392 421162** to reserve your place.

Exeter Homes Trust's Investing in Almshouses for Future Almspeople

Exeter Homes Trust (Registered Provider A1921 since 1976) manages 143 Almshouses on eight estates, as follows:

Culverland Road, Exeter EX4 6JJ (Contemporary)	24
Livery Dole Flats, Magdalen Road, Exeter EX2 5DT (1980s)	15
Livery Dole Cottages, Magdalen Road, Exeter EX2 5DT (19th C.)	11
Grendon Road, Exeter EX1 2NJ (19th C.)	24
Magdalen Cottages, Magdalen Road, Exeter EX2 4SX (19th C.)	13
North Park Almshouses, Magdalen Road, Exeter EX2 4SU (20th C.)	12
Fair Park Almshouses, Fairpark Road, Exeter EX2 4HL (20th C.)	12
Hurst Trumps Almshouses, Fairpark Road, Exeter EX2 4HL (20th C.)	8
Atwill Palmer, New North Road, Exeter EX4 4JT (19th C.)	24

It is imperative that the Almshouses are kept up to a contemporary standards by investing for the benefit of future generations of Almspeople. EHT is well-placed having remodelled or developed 61No. (42.6% - Culverland Road, Magdalen Cottages, Atwill Palmer) of its stock of 143No. Almshouses and is poised to commence 22No. (reduced from 24No.) Almshouses at Grendon Road. The effect of some 400,000 homeless people in the country automatically reverberates to the West Country which has the effect of locating decant voids more challenging. But it is doable.

Planning consent for creating 31No. (an extra 19No.) new Almshouses at Fairpark Road was achieved in 2021.



Architects Perspective of Grendon Road



Above: Trees planted at Atwill Palmer

Left: Queen's Jubilee Celebration at Atwill Palmer Community Room

Defibrillators

A resident has helpfully suggested Exeter Homes Trust place defibrillators on each of the eight estates. Enquiries have been made of the South West Ambulance Service, the considerations are:

- 50% of our dwellings are Victorian Grade 2 listed, so installing defibrillators may be a planning matter.
- We would also need to provide power from the landlords supply.
- There is the cost of 9No. defibrillators and requisite consumables.
- No-one here has the technical knowledge to undertake periodic inspections, hence we would need to pay our electrician (or other suitably qualified operative) to service the defibrillators (nothing could be worse than expecting to use a defibrillator and discover it is dysfunctional).
- Our estates are in bounded gardens, hence members of the public do not generally pass through – residents jealously guard their privacy).
- The capital and revenue cost of installing and maintaining eight defibrillators over 5 years would exceed an estimated £20,000.
- It is a fact that since 1st January 2014 only two Residents have passed away whilst living with Exeter Homes Trust.

In the event of a medical emergency, phone 999 immediately.