



ABOUT EXETER HOMES TRUST

A HISTORIC CHARITY WITH A MISSION TO HELP LOCAL PEOPLE



One of the charity's key objectives is to create communities for residents, in each Almshouse location, in order to ensure residents do not feel isolated or lonely but, instead, have the opportunity to get to know their neighbours. This sense of community is fostered by providing residents with well-maintained communal gardens or recreational spaces to meet and socialise. An Exeter Homes Trust resident describes her experience of living in an Almshouse:

“Exeter Homes Trust can provide the foundation for a decent life.”

Exeter Homes Trust
Almshouse resident

“A friend told me about Almshouses, and that it was possible to apply from the age of fifty-five years. I met the criteria and moved into this lovely, sunny little flat... I have been here two years now, and it is wonderful to be free of worry about living arrangements.”

She continues: “I know the common perception is that people of my generation have all made a fortune with their houses and final salary pensions. Many have, and I wish them well, but there are others like me who, perhaps through ill-timed decisions on the property market, through broken relationships and/or a caring role within the family, find themselves in their fifties with few or no assets, unable to generate a living income from work, and years away from a pension. For them, Exeter Homes Trust can provide the foundation for a decent life.”

Exeter Homes Trust, formerly known as The Exeter Municipal Charity, is one of the largest and oldest Almshouse charities in the UK. The original purpose of the historic charity, unchanged today, was to provide accommodation for people living in reduced circumstances.

The charity is governed by a board of 13 directors and is triple regulated by the Charity Commission, Homes England and the Regulator for Social Housing. Grant funding, amounting to approximately £13,500 per year, is provided by the 'Relief in Need' and 'Advancement in Life' affiliated charities to those in need in Exeter.

The charity provides 143 homes for people living in challenging financial circumstances, aged over 55, capable of independent living and showing a connection to Exeter.

EXETER HOMES TRUST LOCATIONS



Exeter Homes Trust owns 143 apartments, across nine sites in Exeter, and buildings range from Victorian and Edwardian to mid-war, post-war and contemporary.



“ I would like to feel that others who find themselves in the situation I was in could have the benefit of a secure and settled future as a Trust beneficiary.

John Campbell,
Exeter Homes Trust resident

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| <p>1 Culverland Road
(24 x contemporary apartments)</p> | <p>6 North Park Almshouses, Magdalen Road
(20th cent buildings with 12 apartments)</p> |
| <p>2 Livery Dole Flats, Magdalen Road
(15 x 1980s flats)</p> | <p>7 Fairpark Almshouses, Fairpark Road
(12 x 20th cent. apartments)</p> |
| <p>3 Livery Dole Cottages, Magdalen Road
(11 apartments in a 19th cent. building)</p> | <p>8 Hurst Trumps Almshouses, Fairpark Road
(8 x 20th cent. apartments)</p> |
| <p>4 Grendon Road
(19th cent. building with 24 apartments)</p> | <p>9 Atwill Palmer, New North Road
(24 apartments in 19th cent. buildings)</p> |
| <p>5 Magdalen Cottages, Magdalen Road
(19th cent. buildings with 13 apartments)</p> | |



FUTURE PROOFING OUR HOMES

Exeter Homes Trust's objective is to future proof our accommodation, to make it as sustainable and comfortable as possible.

In the last few years, the charity has brought 27% of its housing stock up to a contemporary 21st century standard, enabling residents to enjoy a more energy efficient, modern and comfortable standard of accommodation.

The target is to increase this figure to 57% by 2021, with the modernisation of the 19th century Atwill Palmer Almshouses and the redevelopment of the 90-year old Fairpark Road Almshouses. The projects will be part grant funded by Homes England.

Contemporary Almshouses at Culverland Road were completed in October 2013, replacing 12 mid-war Almshouses. The 24 two-bedroom apartments, built with grant funding from the Homes & Communities Agency, are more spacious than the previous Almshouses and include modern kitchens, wet-rooms and energy saving features such as underfloor heating and air-source heat pumps.

In 2016 the 150-year old Grade II listed Magdalen Cottages were sensitively refurbished, providing 13 remodelled apartments, across two floors.





MAGDALEN COTTAGES CASE STUDY

The 150-year old Grade II listed Magdalen Cottages, situated in the St Leonard's area of the city, underwent an 18-month programme of work, in 2016, to provide residents with 13 remodelled apartments, across two floors. The accommodation was in need of updating, to make it more comfortable, energy efficient and user friendly.



At the launch, Exeter Homes Trust Chairman, Alan Williamson, welcomed guests, including Exeter MP, Ben Bradshaw, before Anthony De Ritter, Director of the Almshouse Association, explained why the Almshouses continue to be so important to the communities they serve. He said:

“Magdalen Cottages provide a fine example of ensuring the highest standards internally, whilst preserving the historic tradition for the benefit of all to enjoy, and the Almshouse Association congratulates Exeter Homes Trust on what has been achieved.”

The Lord Mayor performed the official opening, by cutting the ribbon across the new plaque. The Bishop of Exeter, The Right Revd Robert Atwell, completed the ceremony, by explaining the historical significance of the Almshouses and offering a blessing.

The Magdalen Cottages work, delivered by Exeter contractor Fifields Construction, was part funded by the Homes and Communities Agency. The project included demolishing the 1960s additions at the rear and replacing them with new, more energy efficient extensions. The apartments now benefit from secondary glazing, sound-proofing, gas central heating and wet rooms.



To find out more about Exeter Homes Trust, please visit: www.exeterhomestrust.com