



EXETER HOMES TRUST BULLETIN DECEMBER 2022

12th December 2022

Dear Resident

Increase in Weekly Maintenance Charges (WMCs) for the year from 01/01/2023 to 31/12/2023 - Formal Notification of 7% Increase.

As you will be aware Exeter Homes Trust froze WMCs for the year 2021.

Exeter Homes Trust is Charity 201530 and has been Registered Provider A1921 since 1976. EHT is well-placed having remodelled or developed 61No. (42.6%) of its stock of 143No. Almshouses and is poised to commence 22No. (reduced from 24No.) Almshouses at Grendon Road. The effect of some ~300,000 homeless people in England (Source: Crisis) automatically reverberates to the West Country. There are reportedly ~4,000 applicants for housing in the locality.

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

Investing in the future of Almshouses providing communities with compassion is essential to meet Exeter Homes Trust's public benefit and charitable purpose.

On 03/11/2022, the Board of Exeter Homes Trust Ltd unanimously resolved to increase WMCs by 11.1% as permitted by Homes England, calculated as Consumer Price Index, plus 1%. It was also resolved to abate this increase by limiting the increase to 75% of that allowable. This reduced the figure to 8.325%

As has been publicised, His Majesty's Government has capped Rents by 7% effective from 01/04/2023 <https://www.insidehousing.co.uk/news/news/chancellor-confirms-7-rent-cap-for-social-landlords-79142> but nothing official has been published, which has stopped Exeter Homes Trust giving customary month's notice of WMC increases.

It is proposed to increase WMCs by 7.6364% with effect from 01/02/2023, which will take account of HMG's late official notification of the 7% cap and will allow Beneficiaries the month of January 2023 to prepare, hence deferring payment of the WMC increase. By 31/12/2023 your WMCs will have increased by 7% for the calendar year in line with the Government policy.

This Bulletin should be read in conjunction with the individual letters you will be receiving as soon as they can be processed. But you should be budgeting for a 7.6364% increase in your WMCs payable with effect from 01/02/2023.

Exeter Homes Trust

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EMOLLIENT REMINDER...

Warning of fire risk when using emollient products

An emollient product may be a moisturising cream applied to the surface of the skin that softens dry skin, keeps it supple and prevents further moisture loss.

Emollient products come in two forms; those that contain liquid paraffin or soft white paraffin as key ingredients. And products containing non-paraffin-based materials.

Cosmetic or medicinal liquid paraffin should not be confused with the liquid paraffin used as a fuel, (also called kerosene). There are a range of medical emollient products on the UK market, some prescribed by the NHS.

However, new fire safety advice, based on scientific evidence, confirms that non-paraffin emollients pose the same fire risk as those containing paraffin.

People who use emollient skin products must be extra careful when near naked flames or other potential ignition sources, (such as when lighting a cigarette or near halogen heaters).

Previous advice had been to wash clothes at suitably high temperatures, however new scientific research has shown that washing does not remove the risk.

Why are emollient creams a fire risk?

- People who smoke and use emollient creams are at greater risk of setting themselves on fire, as the flammable residue from the cream soaks into clothing, bedding, or dressings.
- Following a number of fatal fires in the UK, Anglia Ruskin University, De Montfort University and the National Fire Chiefs Council (NFCC) Emollient Group confirmed that emollient creams that contain both paraffin and non-paraffin ingredients can be absorbed into clothing and react to an exposed naked flame or heat source, causing the clothing to ignite.
- At De Montfort University Analytical Forensic Chemistry labs, flammability tests have shown that fabrics contaminated with both paraffin and non-paraffin emollients ignite much **quicker** than uncontaminated fabrics.
- The time to ignition can be just a few seconds, which means if someone accidentally sets themselves on fire, their chances of extinguishing the fire or escaping are greatly reduced.
- So please be aware and extra careful when using emollient creams/products.

Electrical based fire hazards

Please ensure that you do not leave your electrical appliances unattended if you go out. Tumble dryer lint can ignite. Please also check that your USB charger cable is not frayed, as this can be another potential fire hazard.



The Team at Exeter Homes Trust
would like to wish you all
a warm, safe and very happy Christmas
and New Year!