



EXETER HOMES TRUST BULLETIN DECEMBER 2023

Compassion, Companionship and Community

Dear Resident

Increase in Weekly Maintenance Charges (WMCs) for the year from 01/04/2024 to 31/03/2025 - Formal Notification of 7.7% 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 has commenced 22No. (reduced from 24No.) Almshouses at Grendon Road. The effect of some ~300,000 homeless people in England (Source: Various) 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 02/11/2023, the Board of Exeter Homes Trust Ltd unanimously resolved to increase WMCs by 7.7% as permitted by Homes England, calculated as Consumer Price Index, plus 1%.

This Bulletin should be read in conjunction with the individual letters you will be receiving. But you should be budgeting for a 7.7% increase in your WMCs payable with effect from 01/04/2024.

Exeter Homes Trust

1st December 2023



WISHING YOU A MERRY CHRISTMAS 2023 AND A HAPPY NEW YEAR 2024

Exeter Homes Trust offices will be closed for Christmas 2023 to New Year 2024 from 13:00 hours on Thursday 21st December 2023 to 09:00 hours on Tuesday 2nd January 2024.

The Out of Hours number 01392 421162 has operated for a decade now and will get a response from KS Engineering Ltd, who in turn contact an EHT Colleague, if appropriate.

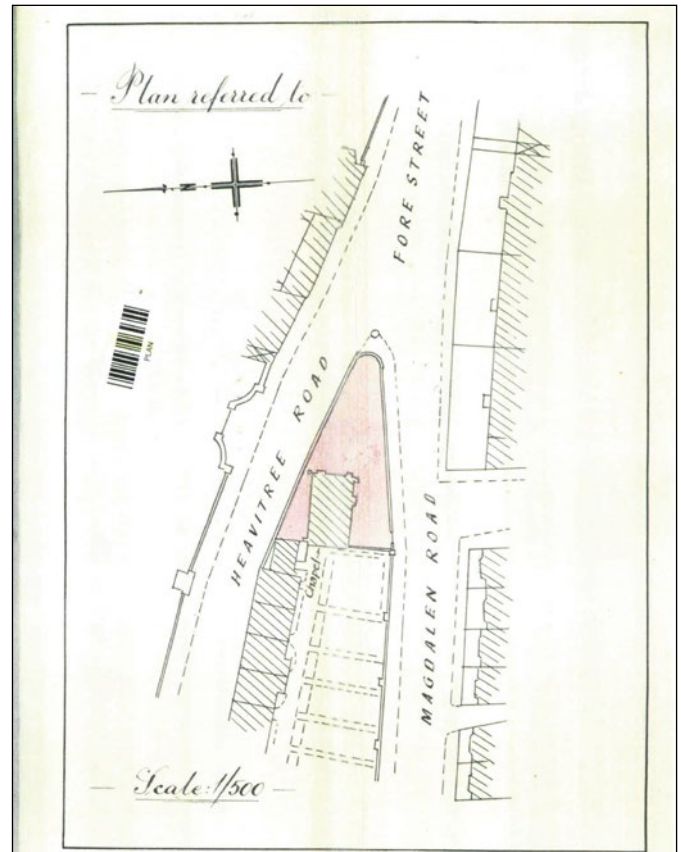
Exeter Homes Trust manages 143 Almshouses on eight estates in the city of Exeter. Of these 143 Almshouses, Magdalen Cottages (13No.), Livery Dole Cottages (11No.), Atwill Palmer (24No.) and Grendon Road (24No. to be remodelled to 22No.), 72No. are Grade 2 listed built in the Victorian era, hence about half of Exeter Homes Trust's stock.

Built from stone under pitched roofs these 72No. Victorian Almshouses are generally in good repair but, as with most similar buildings of that era, they function in a different manner to modern buildings. At the time of construction, (on average ~150 years ago) they would have been heated by open fires which would have drawn the air through the building and up through the chimneys resulting in many air changes per hour. Today buildings are much more sealed and so moisture generated in use has to be dealt with in a different way. The chimneys are no longer in use for open fires and the buildings heated with central heating or night storage heaters. Moisture is generated on a much greater scale by the use of showers and cooking.

Fairpark Almshouses (12No.), Hurst Trump Almshouses (8No.) and North Park Almshouses (12No.), totalling 32No. were built in the mid-war era and were heated by open fires served by chimneys and the buildings are now heated with central heating or night storage heaters. These Almshouses, too, would have drawn the air through the building and up through the chimneys resulting in many air changes per hour.

Exeter Homes Trust urges you to please ensure you comply with the Bulletin on obviating condensation (which is being redistributed).

The 11No. Almshouses at Livery Dole Cottages abut a main road from the east serving the centre of Exeter. When Livery Dole Cottages were built in Victorian times, the traffic along that thoroughfare would have been horse-drawn. Internal combustion has superseded horse-power, but we may yet be entering the net-zero era.



IMPORTANT NOTE

As a Resident of Exeter Homes Trust, if you encounter an emergency situation or what you perceive to be an unlawful incident in or around your home or Almshouse estate, please phone 999 in the first instance.

The Exeter Homes Trust phone number 01392 421162 is switched through automatically to KS Engineering Ltd (EHT's mechanical & electrical services contractor) between 17:00 hours and 09:00 hours and weekends and bank holidays. This arrangement has been in place since Autumn 2014. This service was available throughout the COVID-19 Emergency and is a valuable resource for residents.

Exeter Homes Trust does not provide support or extra care services.



Registered Charity No.201530



You will appreciate the amount of adverse weather Exeter has experienced recently. Please take care in your everyday lives.



Please remember to take your Almshouse keys with you. A callout for the locksmith is costly.

CONDENSATION, MOISTURE AND MOULD

What is condensation?

Condensation happens when moisture in warm air comes into contact with a cold surface and turns into water droplets.

This happens more in rooms where there is a lot of moisture, such as in bathrooms and kitchens, or in rooms where there are a lot of people.

Condensation also forms in cold rooms when there is little movement of air. Condensation can form behind furniture, in corners of rooms or in wardrobes.

What does condensation do to your home?

Condensation can cause mould to form on walls, furniture and soft furnishings (for example, curtains). It can even damage plasterwork and rot wooden window frames.

Damp conditions can also increase the number of house mites.

If anyone in your home has a breathing condition such as asthma or bronchitis, it is important that you control condensation because mould and house mites may make these conditions worse.

What causes condensation?

Condensation can be caused by the following:

- Too much moisture in the air, often created by steam from cooking and washing.
- There not being enough ventilation.
- Extremes of temperature (for example, a kitchen being very warm and a bedroom very cold).
- Drying clothes inside the home, especially over radiators.
- Moisture produced by everyday activities.

The moisture being produced in your home...

Two people active for one day  = 3 PINTS

Cooking and boiling a kettle  = 6 PINTS

Having a bath or shower  = 2 PINTS

Washing clothes  = 1 PINT

Drying clothes  = 9 PINTS

Using a paraffin or bottled-gas heater  = 3 PINTS

Total amount of moisture produced in your home in one day = 24 PINTS

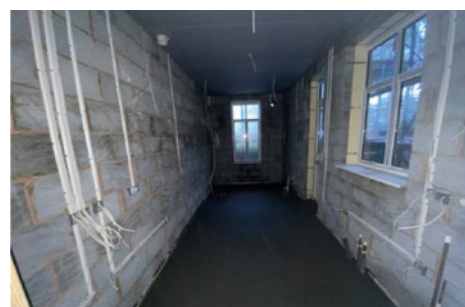
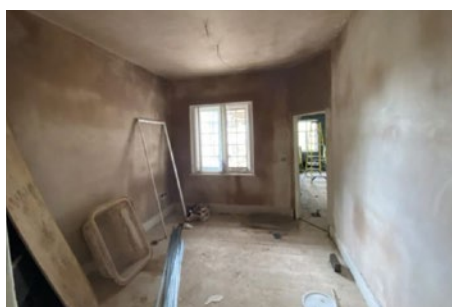
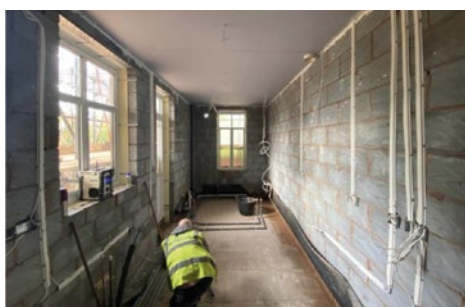
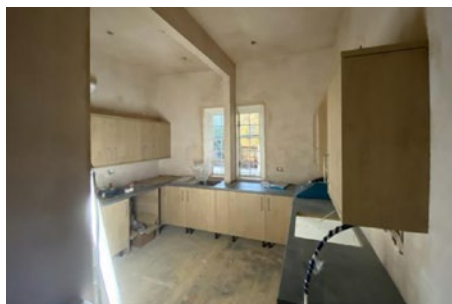
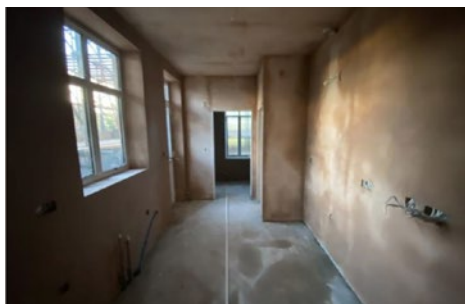
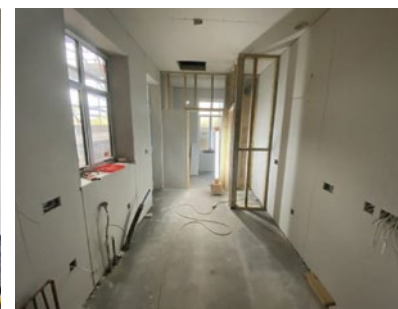
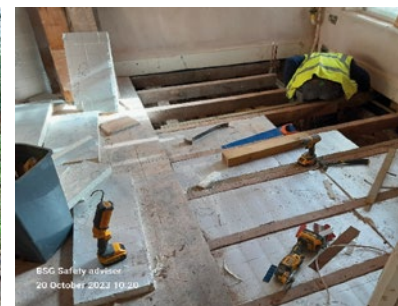
Important things to remember to control condensation...

- Improve ventilation by opening windows and vents
- Produce less moisture by putting lids on pans while cooking.
- Don't dry clothes in front of a fire or over radiators, dry them outside where possible or use the bathroom with the door shut and the room well ventilated.
- Vent your tumble dryer to the outside.
- When running a bath, put cold water in first as this reduces the amount of steam.



GRENDON ROAD REMODELLING

Progress Photographs taken 15th November 2023. Agreed Target Completion Date 23rd February 2024, to be handed to Exeter Homes Trust, including the Communal Room, which includes a Plaque to commemorate the late Mary Tarr who has made a generous bequest to Exeter Homes Trust.



The Board of Exeter Homes Trust Ltd adopted an Unacceptable Behaviour Policy on 14th September 2023, modelled on Exeter City Council's policy and in line with other organisations who protect their employees from unacceptable behaviour in the course of serving others.

Unacceptable behaviour means acting in a way that is unreasonable, regardless of the level of someone's stress, frustration, or anger. It may involve acts, words or physical gestures that could cause another person distress or discomfort. HMG publishes Guidance and can be found online at www.gov.uk