



EXETER HOMES TRUST BULLETIN

MARCH 2023

Compassion, Companionship and Community



Exeter Homes Trust is a member of the Almshouse Association, which is a support charity representing over 1,600 independent Almshouse Charities across the UK

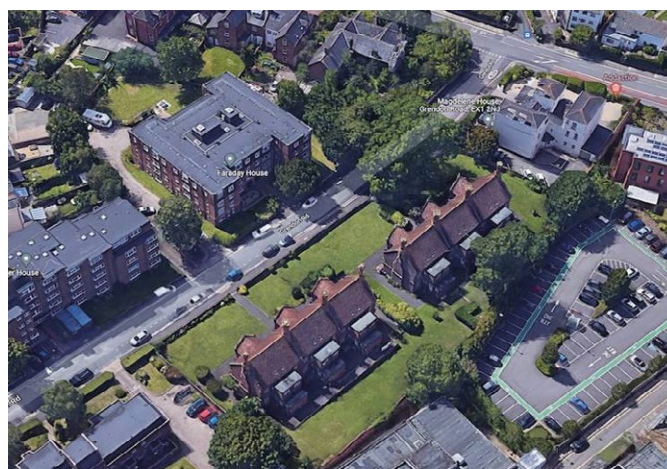
www.almshouses.org

Of those 1,600 Almshouse Charities, Exeter Homes Trust is the 20th largest with 143 Almshouses on eight estates in the city of Exeter. Exeter Homes Trust became a Registered Provider (A1921) in 1976, a Housing Association and is double regulated by the Charity Commission, Homes England and the Regulator for Social Housing.

Almshouses are a charitable form of self sufficient, low cost community housing that is held in trust for local people in housing need. They are managed and run by almshouse charities made up of local volunteers.

Today, 36,000 people are living full and independent lives in almshouses, finding friendships, wellbeing, safety and security inside their walls and within their communities. Through representation, fundraising, and your donations and legacies, The Almshouse Association is working hard with almshouses charities, local authorities and the Government to make it possible for many more to be built.

Exeter Homes Trust's governing Charity Commission Scheme (201530) defines Almshouse beneficiaries as poor (the Charity Commission's word) persons of not less than 55 years of age who are living or have lived in the area of benefit which means the area falling within a ten mile radius from the Guildhall, High



Grendon Road Almshouses, 4th Remodelling Project to be undertaken by Exeter Homes Trust

Street, Exeter and capable of independent living. The Trustee reviews the maximum income annually and from the 1st July 2022 that income cap is set at per calendar week, as follows:

- £370 for a single person
- £455 for a couple
- 3% universally applied to property, equity, savings and investments.

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

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

Exeter Homes Trust holds an original Scheme ordered by the Lord Chancellor, dated 4th February 1837 in the matter of the Exeter Charities.

Exeter Homes Trust is constantly evolving, any organisation that stagnates is otiose, and is an aggregate of numerous charities, the earliest being the Deed of Gift from Rebecca Borough dated 1st October 1649 in the reign of King Charles 1. They are, but not limited to:

- Charity of Rebecca Borough
- Elizabeth Buckenham
- Exeter Relief Society
- Charity of Thomas Floud
- Charity of Thomas Potter
- Charity of St Thomas Fire Fund
- Charity of Joan Tuckfield
- Exeter Blanket Society Fund
- Exeter Coal Society Fund
- Charity of Robert Phipps
- Pengelly's Eleemosynary Charity
- Blundell and Whites Charity
- Charity of John Martyn
- Joan Tuckfield's Educational Foundation
- Jews Burial Ground
- Dissenters Burial Ground

Charities Currently Administered:

- Exeter Homes Trust – Charity Number 201530
- Exeter Relief in Need – Charity Number 1002152
- Exeter Advancement in Life – Charity Number 1002151

Below: Community room at Atwill Palmer



PLANNING SUCCESSFULLY APPROVED FOR FIFTH REDEVELOPMENT PROJECT

Exeter Homes Trust has been successful in having its planning application approved to redevelop the Fairpark Almshouses on Fairpark Road.

The Trust, is triple regulated by the Charity Commission, Homes England and the Regulator for Social Housing. A Housing Association since 1976, it owns and manages 143 Almshouses across eight estates in the city.

We are continually re-evaluating buildings to identify improvements that could be made to future proof the accommodation, making it as sustainable and comfortable as possible for our residents.

In the last eight years we have brought 43% of our housing stock up to a contemporary standard, and have planning and listed building consent to remodel Grendon Road Almshouses, taking the improved dwellings to nearly 60%.

The redevelopment of these almshouses relates to the three 2-storey residential blocks, built in 1928. The proposal is for the demolition of the almshouses and the erection of 31 affordable homes.

The site provides an opportunity to help meet local housing needs by utilising a previously developed site, not making the most efficient use of land. In total, an extra 19 affordable homes will be provided.

There are many planning and public merits of the proposed scheme.

“ In total, an extra 19 affordable homes will be provided.”

Exeter Homes Trust

Currently the buildings consist of 12 apartments well below the national space standards and local authority requirements. The 31 new larger homes will meet modern building regulations and will be considerably more energy efficient and low carbon.

The appearance of the proposed development, although contemporary, is influenced by the traditional characteristics of the conservation areas.

The scheme has also been carefully designed to be of a similar height and scale to the surrounding development.

Provision will be made for defined, proper and usable amenity space for residents, which is currently unavailable. Residents will benefit from private balconies and semi-private landscaped communal gardens.



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 Almshouses 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 Almhouse Association congratulates Exeter Homes Trust on what has been achieved."

MP PRAISES IMPROVEMENTS

Exeter Municipal Charity trustees were joined by local MP Ben Bradshaw at the city's historic Magdalen Cottages to see the ongoing improvement works started at the beginning of the year.

Chairman, Alan Williamson and general manager, Steven Stitch accompanied the MP on a tour of the 150 year old Grade II listed buildings, during which he met residents and examined the work already completed.

The project to build new ground floor extensions and modernise the properties is funded in part by the Homes and Communities Agency and will provide 13 one and two bedroom apartments, featuring secondary glazing, soundproofing, gas central heating, modern wet rooms and contemporary kitchens.



The Lord Mayor preformed 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.



George Henry Palmer (9th November 1958 to 22nd September 2022), Board member, far left in the group, has sadly passed away.

A HISTORIC CHARITY WITH A MISSION TO HELP LOCAL PEOPLE

Exeter Homes Trust, formerly known as The Exeter Municipal Charity, is one of the largest and oldest Almhouse 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 provides 143 homes for people living in challenging financial circumstances, aged over 55, capable of independent living and showing a connection to Exeter.

The charity is governed by a board of 9 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.

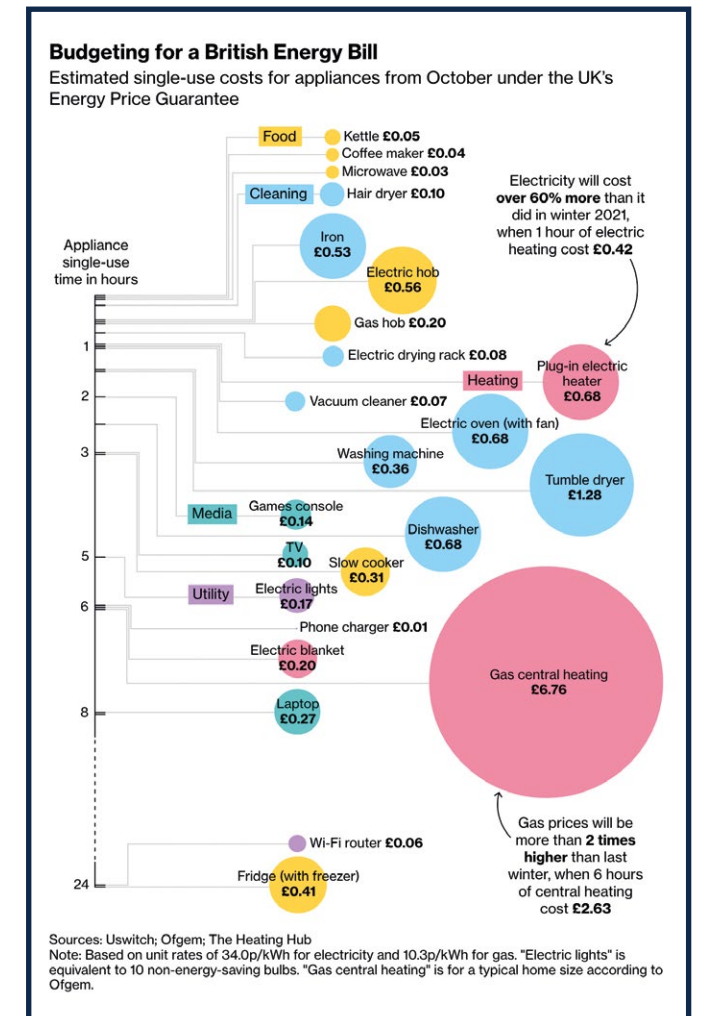
One of the charity's key objectives is to create communities for residents, in each Almhouse location, in order to ensure residents do not feel isolated or lonely but, instead, have the opportunity to get to know their neighbours. This sense of community is fostered by providing residents with well maintained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

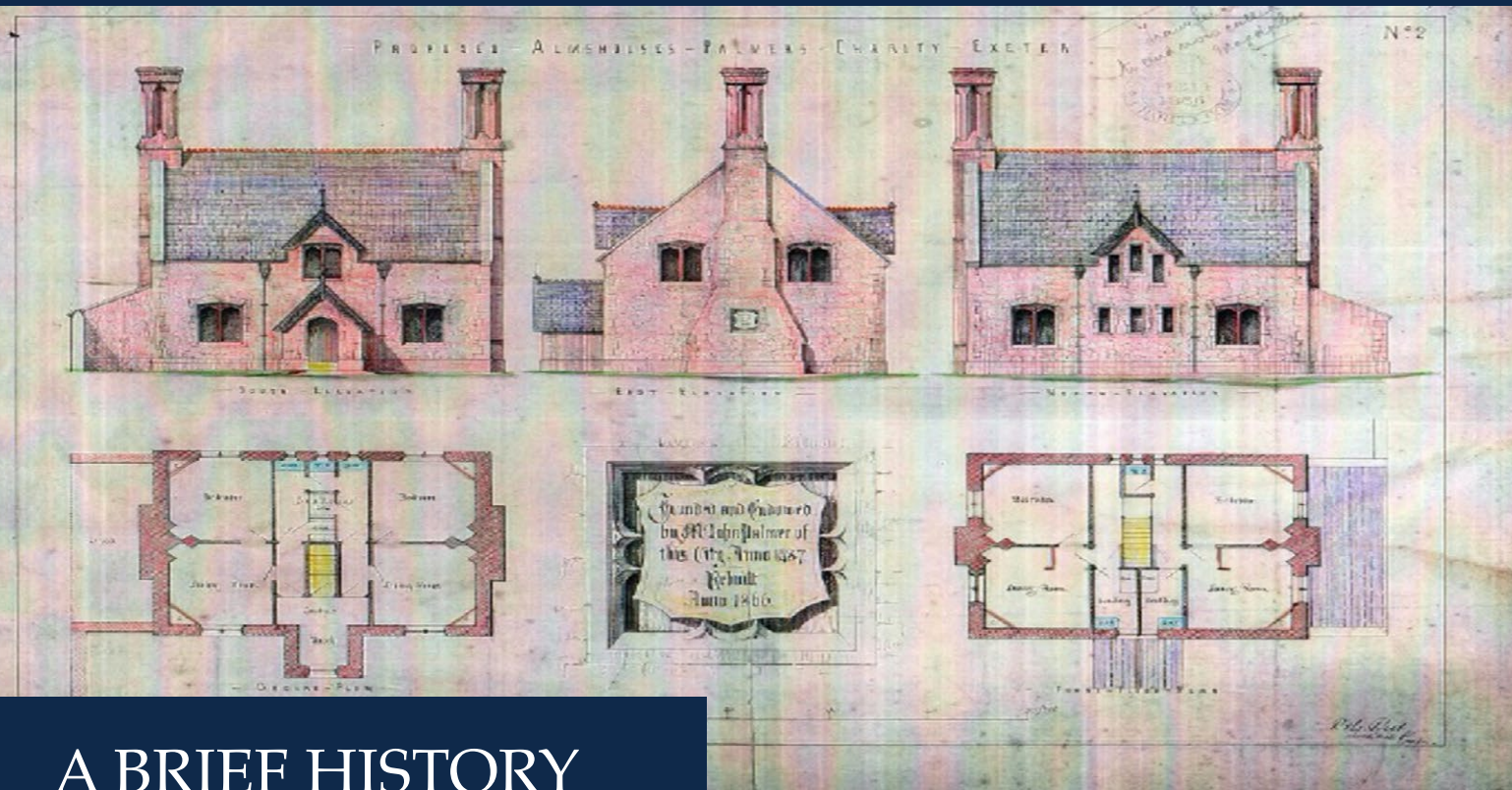
"A friend told me about Almshouses, and that it was possible to apply from the age of fifty five years. I met the criteria and moved into this lovely, sunny little flat. I have been here two years now, and it is wonderful to be free of worry about living arrangements."

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. May 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 can provide the foundation for a decent life."

Exeter Homes Trust Almshouse resident





A BRIEF HISTORY OF ALMSHOUSES

Almshouses date from medieval times, embracing the giving of help to those in need. Benefactors built and bequeathed almshouses (sometimes known as hospitals or a place of hospitality). The benefactors also provided food, water, clothing and fuel to burn.

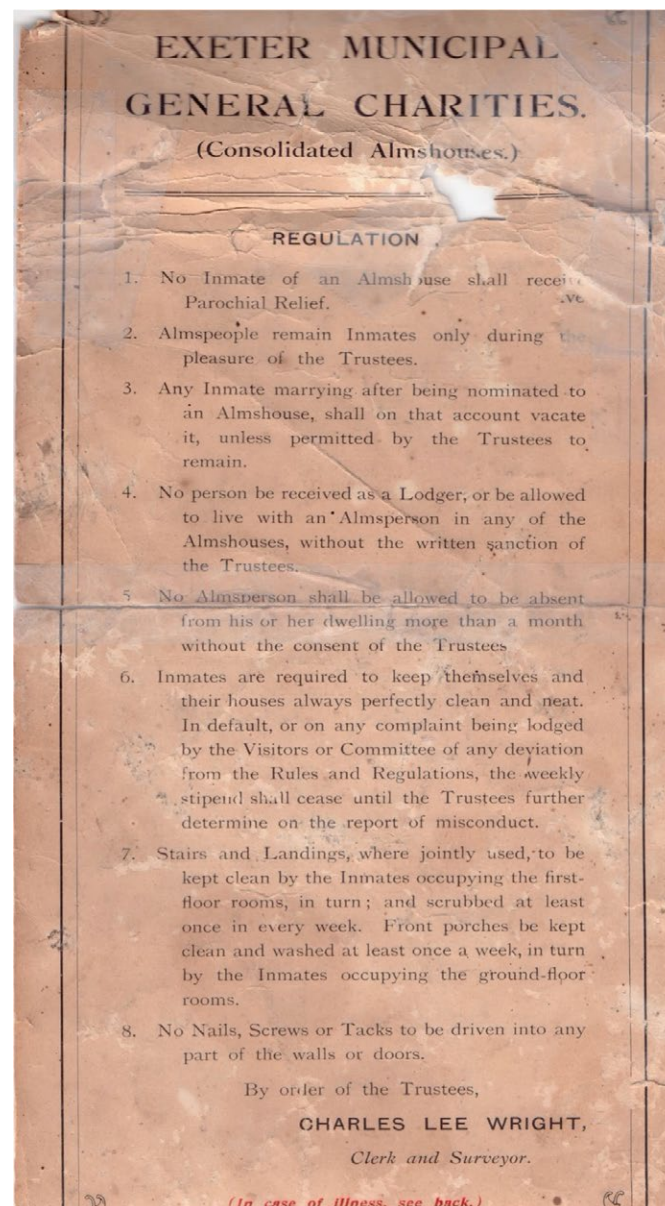
The Victorian era saw the advent of workhouses, where 'poor law guardians' were obligated to provide accommodation for paupers. The rudimentary accommodation was free but demanded a stint of manual labour, in return for very basic food and shelter. The alternative was sleeping rough.

In 1897, the social reformer Lord Rowton, founded his first Rowton House at Vauxhall in London. This establishment provided c.380 beds in dormitories which were let at 6d per night. In the first year, there were over 140,000 'lets', making the establishment a commercially profitable enterprise.

Currently, there are 36,000 almshouses spread across 1,600 Almshouse charities in the UK. These almshouses are a step-up from the Victorian workhouses because they are individual homes.

Above: Plan for Magdalen Cottages submitted to Charity Commission showing communal earth closet, sculleries, coal stores and no running water, dated February 14th 1866.

Right: Inmate Regulations prevailing from 1897 throughout the majority of the 20th Century.



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.

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

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.



IVOR HAYES, THREE DECADES EXETER HOMES TRUST'S GARDENER

Ivor Hayes joined Exeter Homes Trust (Exeter Municipal Charities) in August 1991 and has completed 31 years of sterling service. Ivor tends to all of our eight estates in all seasons.

The communal gardens afford a complimentary setting for the 143 Almshouses and residents and visitors often remark on how well kept the lawns, shrubs, flowers and trees are. We respect and appreciate Ivor's hard work and commitment to keeping these gardens up to a professional standard, including encouraging plants & wildlife to thrive in these city gardens.



Exeter Homes Trust's contribution to the Queen's Canopy The Platinum Jubilee 2022



EXETER HOMES TRUST LOCATIONS

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



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|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p>1 Culverland Road EX4 6JJ
(24 x contemporary apartments)</p> | <p>6 North Park Almshouses, Magdalen Road EX2 4SU
(20th cent. buildings with 12 apartments)</p> |
| <p>2 Livery Dole Flats, Magdalen Road EX2 5DT
(15 x 1980s flats)</p> | <p>7 Fairpark Almshouses, Fairpark Road EX2 4HL
(12 x 20th cent. apartments)</p> |
| <p>3 Livery Dole Cottages, Magdalen Road EX2 5DT
(11 apartments in a 19th cent. building)</p> | <p>8 Hurst Trumps Almshouses, Fairpark Road EX2 4HL
(8 x 20th cent. apartments)</p> |
| <p>4 Grendon Road EX1 2NJ
(19th cent. building with 24 apartments)</p> | <p>9 Atwill Palmer, New North Road EX4 4JT
(24 apartments in 19th cent. buildings)</p> |
| <p>5 Magdalen Cottages, Magdalen Road EX2 4SX
(19th cent. buildings with 13 apartments)</p> | <p>10 Exeter Homes Trust Office
6 Southernhay West Exeter, EX1 1JG</p> |