

Old Rope Walk

November 2024 Quarterly

Welcome Morning with the Trustees 13th November at 11am Residents Lounge

The Trustees of the Municipal and Carter Owen Almshouse Charity would very much like an opportunity to meet Residents and put names to faces for an informal coffee morning. Come along and meet us and ask any questions



2024: What Have we Done?

Our focus this year has been on understanding how all our properties are maintained and ensuring we are up to date with all relevant legislation.

Maintenance Survey was completed in March 2024 for all properties. This was a visual inspection completed by our clerk Bree Norton-Smith to determine what condition properties are in and determine a schedule of works. This will now be completed annually and will begin again in February 2025. Our maintenance person has been hard at work implementing any urgent works and many of our properties have received total refurbishment.

WINTER FUEL PAYMENTS

If any residents have concerns about the upcoming changes to winter fuel payments or are worried about keeping their home heated this winter. Get in touch with Pat, Bree or Christine.

Welcome New Residents

2024 has seen us welcome many new residents. A warm welcome to Mrs. Joyce, Mrs Howells, Mr. Weatherdon and Mr & Mrs. Morley. We hope you will be very happy in our community at the Old Rope Walk



Chair
Carol Evans



Rev. Lucy Holt



Gill Dipple



Peter Cooper



Julie Mills



Julie Bagwell



Aaron Calver



Graham Chandler



Christine Savill



Brian Hitchcock



Clerk
Bree Norton-Smith

Financial Assessment The Charity Commission oversees that as Trustees we are fulfilling our legal obligation as laid out in our charter. As advised by the Almshouse Association part of this includes requesting financial information from our residents from time to time. We appreciate your understanding and assistance in this matter and thank you for your co-operation.

Asbestos Survey As part of our focus on understanding the condition of our properties and the ongoing safety management of residents and staff we instructed an Asbestos Survey and will now implement an Asbestos Management Plan.

Policies All our policies are in the process of being updated or rewritten. Many have been completed. If at any point as a resident you would like to view these please contact our Clerk Bree on clerkorw@gmail.com or request a copy from Pat during office hours.

Fire Safety New Fire Doors have been installed in communal areas following recommendations from our Fire Health and Safety Assessment. Our warden Pat and clerk Bree Norton-Smith also attended a Fire Warden Training course.

An Electrical Installation Report was completed for all properties this year. Whilst this is only a legal requirement in the private rental sector, as Trustees we consider the safety of our residents paramount and so we have opted to carry out these works and all necessary recommended remedials voluntarily. All properties are receiving new electrical consumer units.

DATES FOR YOUR DIARY

13th November - Trustee Coffee Morning

DAMP PROOFING TIPS FOR THE WINTER



As we come into the winter months again where the damp can really affect our properties please adhere to these tips. If you are struggling to manage any damp or mould issues in your property please contact Pat or email clerkorw@gmail.com

- If you must dry clothes indoor, open windows but close the door to that room.
- Keep furniture 4 inches away from walls to allow air to circulate.
- Do not overfill wardrobes - keep them aired.
- Keep vents open and clear of obstruction.
- Open windows to allow moist air out
- Keep trickle vents open.
- Use extractor fans and close doors in bathrooms and kitchen when there is steam.
- Wipe any excess condensation on windows and sills.
- Wipe mould as soon as it appears using white vinegar to kill the spores.
- Keep curtains open to allow sunlight in day.
- Maintain room temperature at 18 degrees - if it increases and decreases frequently this will create more condensation and humidity.
- Put reflective foil behind radiators to reflect heat back into the room.
- Use disposable dehumidifiers in corners of the room and wardrobes where required.
- Electrical dehumidifiers are also useful