

The Davenport Homes
(Bentley Heath Cottages)

Trust Regulations

1. Residents are not allowed to take paid employment whilst in occupation of an almshouse.
2. The trustees undertake to carry out all repairs, including internal and external decoration. Residents are not allowed to make any structural alteration to the dwellings, nor to alter any plumbing or electrical installation without prior consent of the trustees.
3. The residents should permit reasonable access for inspection of the almshouse and for repairs and redecoration to be carried out.
4. The use of portable gas heaters or paraffin oil heaters is strictly prohibited.
5. The residents should not vacate their dwellings for more than a total of twenty-eight days in any one year without the prior consent of the trustees and should inform the trustees if they will be away for more than a week at a time. The residents' liaison officer should be advised if you are away overnight.
6. The name and address of the next-of-kin should be supplied to the trustees together with any changes which may occur; also any information as to whether a will has been made and, if so, where it is deposited.
7. Your admission to an almshouse is based on need and if your financial circumstances change the trustees must be told. This would include the receipt of a substantial legacy, a considerable win on Premium Bonds or the Lottery.
8. Residents are asked to occupy the property quietly and with thought for the other residents.
9. Neither the resident nor any relation or guest of his/hers will be a tenant of the charity or have any legal interest in his/her almshouse.
10. The trustees may take such steps as they think proper in the administration of the trust and for the residents' welfare, and any alteration to the regulations will be notified in writing to each resident.
11. Residents may expect to continue in occupation for as long as they can look after themselves. If health deteriorates they must be willing to accept advice and guidance from time to time, either from their own doctor or a medical

consultant appointed by the trustees. The trustees will also consult with the next-of-kin, social services, etc. to make the most suitable arrangements.

12. The trustees regret that pets cannot be kept e.g. cats, dogs, cage birds etc.
13. Visitors are not permitted to stay in an almshouse overnight. Visitors from a distance can usually be put up in the guest room by arrangement with the residents' liaison officer. A small charge is levied but guests may not occupy the guest room for more than a total of three weeks in any calendar year. It is not desirable for the guest room to be booked for three consecutive weeks as this may result in depriving other residents' guests of short stay visits.
14. The trustees reserve the right to ask a resident to vacate their dwelling and move, either temporarily or permanently, to another almshouse belonging to the trust.
15. The trustees retain the power to set aside a resident's appointment for good cause e.g. if the resident:
 - (a) persistently or without reasonable excuse either disregards the regulations for the residents or disturbs the quiet occupation of the almshouse or otherwise behaves vexatiously or offensively; or
 - (b) no longer has the required qualifications; or
 - (c) has been appointed without the required qualifications; or
 - (d) is suffering from mental or other disease or infirmity.

April 2012