

RESIDENTS COMMITTEE

September 2026

Bulletin

OUR PURPOSE

The Residents Committee exists to make sure residents' voices are at the heart of what Beverley Housing Charity does — connecting our sites, sharing ideas and helping shape homes and services for the future.

YOUR COMMITTEE

Meet your Residents Committee

Jennifer Chair • Leconfield Close	Bill Committee member • Woodlands
Pam Vice Chair • Herdwick Close	Sheila Committee member • New Walkergate
Dave Committee member • Rice Close	Trish Committee member • Maisons de Dieu
Peter Committee member • Ladygate	Diana Committee member • Citadel Court
Viv Committee member • Keldgate Bar	Maggie Committee member • Keldgate Bar

This is the first Residents Committee Bulletin. It brings together the main points discussed at the latest meeting and gives every resident a chance to suggest questions or agenda items for future meetings.

The committee is now chaired by residents, with Jennifer as Chair and Pam as Vice Chair. BHC team members presented the agenda items at Morton House, and committee members were able to ask questions and discuss the issues raised.

HAVE A QUESTION OR IDEA?

Contact Claire on 01482 881052 or clairescott@beverleyhousingcharity.org. For a confidential question, place it in a sealed envelope addressed to the Residents Committee or a specific committee member, c/o Morton House. These envelopes will only be opened by committee members.

COMMITTEE HIGHLIGHTS

What residents talked about

Proud of our gardens The committee discussed how much residents and the charity can be proud of the gardens across our sites — and how they help create attractive, welcoming places to live.	A possible Gardeners' World feature The committee discussed creating a short video showcasing a selection of our gardens and submitting it to Gardeners' World. Residents who enjoy filming are invited to get involved.
Socialudo research Fiona from Socialudo has been meeting residents, staff, contractors and community groups to understand what works well, what makes BHC different, and where it can improve.	Sharing what works The research is also exploring how BHC's approach could become a useful model for other housing charities and associations. An evaluation report is expected back in November 2026.

A JUST BEVERLEY FEATURE

Gardens are about more than gardening

A recent Just Beverley feature on BHC's gardens described them as places where friendships grow, conversations happen and residents can share pride in their surroundings. It also highlighted the role of Steve and the wider team in helping residents shape how garden spaces look and feel.

That reflects an important part of the committee discussion: residents who do not garden themselves can still have a say, while those who want to get involved can do so with support. Several BHC sites have also received recognition through Beverley in Bloom awards.

WANT TO HELP WITH THE GARDEN VIDEO?

If you are confident with video recording and would like to take part, please contact Claire at the office. If no residents come forward, BHC may approach East Riding College to see whether media students would like to get involved.

FIGURES SHARED AT THE MEETING

Housing context

- 1.3 million people were reported as being on local authority waiting lists.
- 300,000 people were reported as living in temporary accommodation.
- Rents were reported as having increased by around 8–10%.
- 40% of social housing tenants were reported as being aged 55 and over.
- In Beverley, the meeting noted fourteen two-bedroom properties available to rent, with an average rent of £817 per month; four one-bedroom properties, averaging £663 per month; and no bungalows available at that time.

These figures were presented to the committee as part of the meeting's discussion about the wider housing situation.

WHAT IS HAPPENING ACROSS BHC

Development & Investment

IN PROGRESS

Railway Street refurbishment

The refurbishment being carried out by JC Services is well underway, with completion planned for December 2026. The finished scheme will provide six almshouses: three ground-floor apartments — including two accessible apartments and one fully adapted wheelchair-accessible apartment — plus three first-floor apartments.

POTENTIAL TOWN-CENTRE DEVELOPMENT

Lord Roberts Road

The Board has agreed to bid for land beside East Riding Theatre on Lord Roberts Road as a potential site for town-centre almshouses. Andy will work with residents and community groups to build support for the bid.

PLANNING STAGE

Queensgate allotment proposal

A proposal to develop land next to the Queensgate allotments for almshouses has been submitted for pre-planning. The proposal includes moving part of the allotments to create vehicle access. Consultation has taken place with current allotment holders and advice has been sought from East Riding of Yorkshire Council planners.

Once consultation is complete, the BHC Board will decide whether to take the proposal forward to the next stage of planning.

WHY THE ALLOTMENTS MATTER

BHC's gardens and allotments are part of the wider community story. Just Beverley recently highlighted Queensgate Allotments as one of the charity's long-standing local assets, alongside the value residents place on growing, gardening and shared outdoor spaces.

COMMUNITY ROOM USE

Morton House is busy

The meeting rooms at Morton House continue to be well used, with around 300 people a month benefiting from community use. Room hire is free for other charities, while a small fee is charged to business users.

- Groups currently benefiting include M.A.S.H., all three W.I.s, U3A groups, Wellbeing for Us, Matthew's Hub and Fitmums.
- For information about room bookings, please contact Claire in the office.

RESIDENT-FOCUSED UPDATES

Support, feedback & the team

A SIGNIFICANT LOCAL IMPACT

Age UK HEY support

Since Age UK HEY began working from Morton House, providing benefit checks and helping with Attendance Allowance forms for BHC residents and the wider community, £856,415 has been successfully claimed by people eligible for support.

IF YOU THINK YOU MAY BE MISSING OUT

The committee welcomed the practical support available through partners. If you would like more information about benefit checks or support with forms, please contact the office and the team can explain what help is currently available.

THANK YOU FOR TAKING PART

Resident survey results

54% of residents returned a completed survey. The committee and BHC team thank everyone who took the time to respond, recognising that direct resident feedback is one of the best ways to improve services.

100% satisfied or fairly satisfied with the charity	100% felt their home was safe
99% felt they were treated fairly and with respect	98% felt repairs were completed in a timely manner

BHC also recognises that there are areas where it can continue to improve. Further information will be shared in the next BHC newsletter.

WHAT'S HAPPENING NEXT

Events, activities & looking ahead

A WARM WELCOME

New team members

Kevin Marling — Surveyor

Kevin joins BHC directly after a longstanding relationship as the charity's surveyor. He will work from Morton House on Mondays, Tuesdays and Wednesdays, working closely with Angela on property-related matters.

Martin Craven — Gardening capacity

Martin will join the team one day a week from partner charity Holderness House, supporting Steve with additional gardening capacity and experience from October 2026.

RECENT ACTIVITIES

Thank you for supporting local causes

The book and cake sale raised £213.85 for Age UK HEY — thank you to everyone who donated, bought something or came along. The recent York Chocolate Story trip also received great feedback.

COMING UP

Autumn events

Wreath making

An autumn creative activity for residents.

Learn to Play Whist

A chance to learn, practise and enjoy a traditional card game.

Games events

Social sessions with opportunities to meet and spend time with neighbours.

Socialudo evaluation

The evaluation report is anticipated to be presented back in November 2026.

WEDNESDAY 9 DECEMBER 2026

Christmas celebration

The BHC Christmas celebration will be held at the Memorial Hall on 9 December 2026.

COULD YOU BE A "MEET AND GREET" VOLUNTEER?

Jennifer and Pam suggested recruiting resident volunteers to welcome people at the Christmas event — particularly new residents or anyone attending alone. Volunteers could greet guests, help them find a table and introduce them to others. If you would like to help, please contact Claire in the office.

GET INVOLVED

Your voice matters

The Residents Committee is intended to be a direct link between residents and BHC. If there is an issue you would like discussed, an idea you would like explored, or a question you would like raised, please contact Claire or a committee member.

NEXT RESIDENTS COMMITTEE MEETING

19 November 2026. All residents will receive details of the content discussed after the meeting.

USEFUL CONTACTS

Keeping in touch

Claire — Resident Engagement 01482 881052 clairescott@beverleyhousingcharity.org	Beverley Housing Charity Morton House Morton Lane Beverley HU17 9DD
General enquiries 01482 881052 charity@beverleyhousingcharity.org	Website beverleyhousingcharity.org

OUR SHARED COMMUNITY

A little more about BHC

Beverley Housing Charity is an almshouse charity providing independent living accommodation for people who meet its eligibility criteria. Its current website describes a focus on quality, affordable homes and helping residents to “live, not exist” in later life.

Recent Just Beverley coverage has also highlighted the charity’s gardens, community partnerships and wider contribution to Beverley. These stories complement the Residents Committee’s focus on community, wellbeing and resident voice.