

THE PEARN ALMHOUSES

A MODERN HOUSING ASSOCIATION FOR THE ELDERLY

Pearn Almshouse Trust, a Registered Charity, is a legacy of the local benefactor, Edwin Alonzo Pearn. It operates as a not for profit organisation which provides (at a charge) houses and flats to elderly people who are either on a low income or have other particular needs such as diminished mobility or unsuitable living accommodation.

Traditionally "Almshouses" has meant "accommodation for the poor in need of charity". This is an impression which could be misleading these days.

The trustees take a compassionate view of those, who by virtue of their age, physical needs, or financial circumstances, require assistance with accommodation for their day-to-day living. Owning one's home, for example, would not necessarily render one ineligible provided the intention was to sell it.

Housing Benefit may be available for those who qualify by reason of their financial circumstances.

Our accommodation is modern, well-maintained, and located in the very pleasant Higher Compton and Mannamead area of Plymouth.

We welcome enquiries from both prospective residents and their families to find out more about what the Pearn Almshouse Trust has to offer in terms of its amenities, living community, and social opportunities.

THE ORGANISATION

Edwin Alonzo Pearn (1822 – 1893) was born and educated in Devonport before being apprenticed to a wholesale draper in Plymouth. He later became a partner in a company of drapers and woollen warehousemen in Exeter before finally retiring in 1873

The Pearn Almshouse Trust is part of the legacy by which he bequeathed his accumulated wealth to assist in the general health and social well-being of the citizens of Plymouth.

Following a deed of gift dated 12 July 1892, The Trust was set up and the Pearn Almshouses at Higher Compton Road were designed and built as self-contained apartments in 1928.

The first scheme as required by the Charities Commission was sealed on 7 July 1961. The current fully comprehensive scheme was sealed on 13th October 1978 with a supplementary additional clause dated 8th June 2001, authorising the financial arrangements for the building of the Cottages.

OBJECTS

The objects of the charity are to provide accommodation for persons of not less than sixty years of age who, except in special cases to be approved by the commissioners, are inhabitants of the City of Plymouth.

ACCOMMODATION

Pearn Almshouses provides accommodation in two nearby locations in Higher Compton, Plymouth with parking facilities for residents and visitors in the grounds

79 - 83 HIGHER COMPTON ROAD



The accommodation at Higher Compton Road comprises three detached properties, the first two of which were built in 1928 and the third being completed in 1978.

Each property provides four self-contained, one-bedroomed, centrally-heated apartments with a common entrance hall and staircase to the first floor.

Each apartment, offering approximately 42 square meters of living space, has been well-maintained and modernized to a high standard over the years with lounge, kitchen/diner, shower/toilet, and storage facilities

THE COTTAGES



In 1999, three blocks of bungalows, each comprising three apartments were built in the grounds of Pearn Convalescent Home on Egguckland Road, Plymouth.

Each modern apartment, offering approximately 47 square meters of living space, provides self-contained, one-bedroomed, centrally-heated accommodation with a separate entrance, lounge, kitchen/diner, shower/toilet, and storage facilities.

Occupancy

ELIGIBILITY

To be eligible for accommodation at the almshouses, prospective residents must be not less than 60 years of age, inhabitants of the City of Plymouth, capable of living independently, and meet specified financial criteria.

TERMS

As beneficiaries of the charity, residents are appointed to the occupied accommodation by written agreement.

The agreement may be terminated if a resident ceases to be eligible as a beneficiary of the charity

COST

Under the agreement, the cost of the accommodation is recovered from residents through the **Weekly Maintenance Contribution**.

The Weekly Maintenance Contribution is payable monthly in advance by standing order and is based on the costs borne by the charity in providing the accommodation and the services detailed below.

RESPONSIBILITIES

PEARN ALMSHOUSES

The charity is responsible for:

- Internal and external maintenance and decoration
- Buildings insurance
- Cleaning of communal areas
- Telephone installation, line rental and maintenance costs
- Central heating and hot water
- Electricity, water, and gas
- Emergency call system
- Concessionary TV licence for residents up 75 years of age (conditions may apply)

In addition, improvements/repairs proposed by residents will be entertained by the charity provided any alterations are structurally-sound, do not reduce amenities, or increase maintenance costs. If approved, the cost may be paid for by the charity.

Beneficiaries

Beneficiaries, i.e. residents, are responsible for:

- The Weekly Maintenance Contribution
- Insurance of the contents of the accommodation and own personal effects
- Cleaning the accommodation (assistance with obtaining paid-help is available, if necessary)
- Telephone calls
- Council tax
- TV licence in some circumstances

ENQUIRIES

Enquiries are welcomed from both prospective residents and their families to find out more about what Pearn Almshouses has to offer in terms of its amenities, living community, and social opportunities as well as an opportunity to view the accommodation.

You can do this either by completing and submitting an Enquiry Form from the web site (www.pearnalmshouses.org) or by contacting the office as follows:

By Post: Pearn Almshouses Trust
81D Higher Compton Road
Plymouth
PL3 5JD

By Telephone: 01752 793941

By Email: admin@pearnalmshouses.org