Britannia Square Residents' Association

Newsletter

AUTUMN 2026

Christmas Gifts for the Homeless

There is a long-standing tradition of local support for the homeless. Liz Prosser & Nicky Neville-Lee tell us more about how to help



Image: www.maggsdaycentre.co.uk

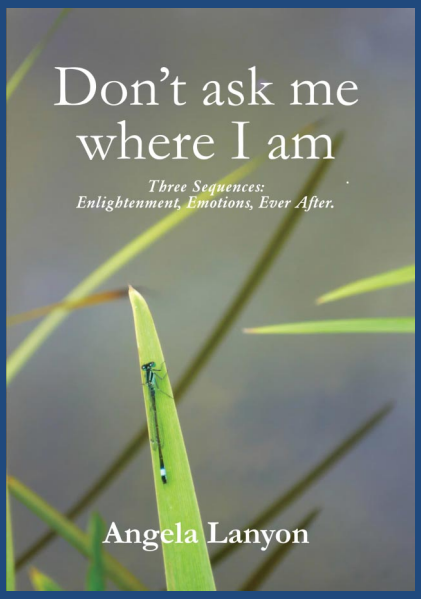
For many years, to support Maggs, our local homeless charity, we provided gifts packed into shoeboxes but more recently we have been asked to pack items into nylon bags instead of boxes, which we will do again this year. The bags are also useful to the recipients after Christmas. There will be a large box for your donations on the doorstep of 32 Albany Terrace. Please put items in this with a note of your name and address, so that we can thank the right people.

Continues on page 2.

Continued.

If you would find it easier to leave money, please put it in an envelope in the white post-box, at 32 Albany Terrace or through the door at 30 Albany Terrace. Items are needed **no later than TUESDAY 8th DECEMBER** please. Donation ideas: Thick socks & gloves, woolly hats & scarves, shower gel, wet wipes, pot noodles, cup-a-soups, biscuits, cereal bars, cakes. (N.B. Any edible items must be within sell by date).

Many thanks, ***Liz & Nicky***
For queries, please contact Liz on 01905 20387 or 07572 979295 or Nicky on 01905 23569 or 07584 662246. This is an initiative supported by the BSRA Committee and The United Reformed Church.



Angela Lanyon Book Launch

A new book of poetry by Angela Lanyon is being launched at an event in November. The collection, *Don't ask me where I am*, published by Black Pear, will be launched on November 22, 4:00pm, at Boston Tea Party, Worcester. The event is free to attend, and the doors will open at 3:30pm to admit audience members. Angela will be joined by guest poets on the day, to feature readings, laughs, and sentiment aplenty, ahead of a Q+A and book sales, where attendees will be able to purchase a copy of this special and insightful collection. More details here. Angela, a resident of Albany Terrace, has for many years delighted us with readings at community events.

Are you a paid-up member?

Of the current 118 occupied households in Britannia Square, Albany Terrace and Stephenson Terrace, 70 (59%) are currently paid-up members; of which 65 are lifetime members (55%) and 5 are annual members (4%). 42 households (36%) are non-members, with 6 "lapsed" annual members (5%). Lifetime membership is £30 per household and annual membership is £5 per household.

Payment of membership automatically includes your household as a member of our Neighbourhood Watch Scheme, which may enable you to claim a discount on your household insurance. Joining the Association helps us to protect our local environment, to develop initiatives to improve our area and helps us to access local authority assistance and resources on your behalf. ***Also, priority booking for Wine Club tickets!***

For those residents (non-members) who still wish to support the efforts of the Association without wish or need to actively participate – we encourage you to become a member. Please contact me in the first instance. Thank you.

***Miss Ella Blankstone**, Membership Secretary*
ellablankstone@talktalk.net. 07951 460070

Forthcoming Events

BSRA Annual General Meeting followed by guest speaker



Thursday 26th November 2026 at the United Reformed Church in Albany Terrace

Everyone living in Britannia Square, Albany Terrace and Stephenson Terrace is welcome to attend our Annual General Meeting which will be held on **Thursday 26th November**. The meeting will be at the United Reformed Church, Albany Terrace. Drinks (for a **cash** donation) will be served **from 7.30pm** so that we can start the meeting promptly **at 8.00pm**. Agenda and reports will be available on our website nearer the date, along with features about all our projects and initiatives in the 'Residents' Area' and 'BSRA Initiatives' sections at www.britanniasquare.org

Following the formal meeting, we will be joined by our guest speaker, Michael Thomas, General Manager of Worcester racecourse. Michael, who took up the post in 2020, will give a short talk covering his role at the racecourse, upgrades to facilities, the challenges of the past few years and future plans for the course.

This is your Residents' Association and a great way to get together to socialise and exchange views. You will also be able to engage with our local City councillors, Cllr Lynn Denham, (also leader of Worcester City Council) and Cllr Adam Scott, who are both hoping to attend.

New neighbours are especially welcome. If you are not already a member, you can join on the evening but please bring cash to pay your subscription (per household - Life £30 or Annual £5).

We look forward to seeing you there.

BSRA Committee

Christmas Carols

Thursday 17th December 2026 at the United Reformed Church in Albany Terrace

This year, we will again be holding a joint event with York Place Residents' Association.

Carol-singing, accompanied by the Worcester Concert Brass, will take place on the forecourt of the URC in Albany Terrace on Thursday 17th December from 7.30pm.

Further details will follow here nearer the date.

BSRA Committee



Environmental News



Photograph: FoWR



Photograph by Claire Dallaway

Supporting Worcester's Riverside

Friends of Worcester Riverside (FoWR) was formed about a year ago by one of our City Councillors, Adam Scott, as a non-political body to bring together organisations connected with the river Severn in Worcester such as the Canoe Club, Canal & River Trust, the Cathedral ferry, Diglis Fish pass, Swan Food project and local residents with a general interest in the riverside.

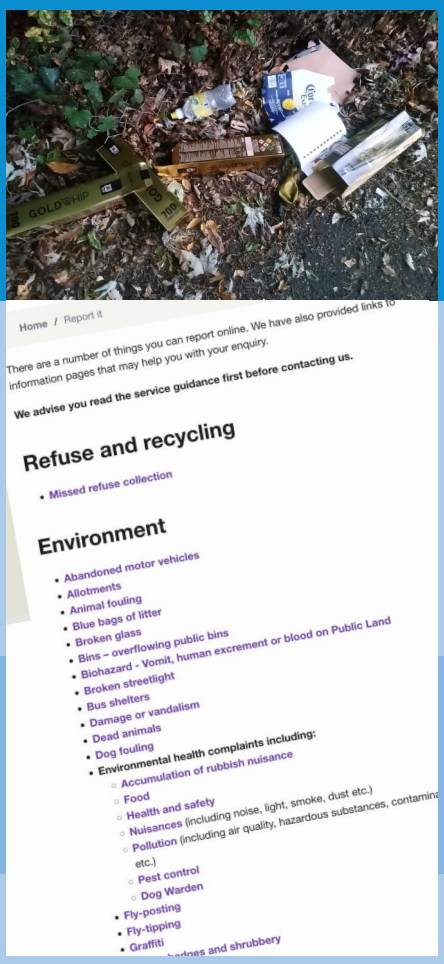
FoWR's objective is to support the riverside area within the city of Worcester, bringing in supporters keen to see it preserved, enhanced, maintained and promoted. They acknowledge that there are existing groups and projects in the area and do not intend to divert or supplant them, rather to join up the dots, help their network, and add value.

Key activities of the group include walks to identify issues along the riverside which need to be reported and campaigning on issues such as safety and water quality. They also plan to meet quarterly at different locations around the city. The next meeting will be at the Diglis House Hotel, Severn Street, Worcester on Wednesday 18th November, starting at 7pm.

Membership of the Group is open to anyone who registers with the secretary and supplies their contact details. Details of activities can be found on the FoWR Facebook page or by contacting their Secretary, Adam Scott on 07810 157845 or email: achscott@hotmail.com

Report It!

Often, the odds of getting an issue resolved can improve if as many residents as possible take the time to report it.
Have an issue to report? Here are a few useful links:



Antisocial behaviour

Generally, there are three ways to report antisocial behaviour:

- if you or someone else is in immediate danger, call 999 and ask for the police;
- report a non-emergency incident to the police by calling 101: or
- report online Report antisocial behaviour | West Mercia Police

Environmental

Overflowing public bins, fly-tipping, dog fouling and other environmental issues should be reported online to Report it! - Worcester City Council

Noise nuisance

Noise nuisance can be reported online to Worcestershire Regulatory Services www.worcsregservices.gov.uk/all-services/nuisance/noise/

The Contact Form is accessed via Step 2 (Request WRS Assistance).

Alternatively, to complain about any noise coming from Pitchcroft, residents can call 01905 822799 select Option 6 or email enquiries@worcsregservices.gov.uk

Parking problems

It is the responsibility of the City Council's parking enforcement team to police residents' parking schemes. The Civil Enforcement Officers regularly patrol our area, both on foot and in their enforcement vehicle. They have instant access to the database that shows all current permits so can quickly check the registration number of a vehicle to establish whether it has a valid permit.

If you suspect that a vehicle parking in our area may not be in possession of a valid permit, you can either speak to an officer, if you see one on patrol, or email the team on ParkingOffice@worcester.gov.uk

You can also use the Team's email address to report any other parking concerns or problems e.g. vehicles parked in the cycle lane in the one-way system or vehicles parked dangerously on double-yellow lines near junctions.

Pot holes

These should be reported online to the County Council.
Report a pothole | Worcestershire County Council

BSRA Committee

Trusted Tradespeople

There are frequent requests for recommendations for tradespeople on the residents' WhatsApp group, 'B-SquOSH'. There is also a page on our website, featuring a list of tradespeople recommended by individual residents. The list includes Tilers, Electricians and Builders and can be found here: **Residents Recommend**

If you have enjoyed particularly good service from a tradesperson, please let us know so that we can share their details. **Email Robin Dallaway**

Planning Applications *(changes since last Newsletter)*

Date of application	Address	Proposal	Status
2026			
January	52 Britannia Square	Replacement single-storey rear kitchen extension (renewal of application previously approved in January 2022)	Approved
July	34 Britannia Square	Minor internal alterations	Approved
August	17 Britannia Square	Various works including paving, replacement windows and doors. Addition of railings and pergola	Consultation open until 10 Nov. 2026
October	32 Albany Terrace	Conversion of rear outbuildings to create one dwelling	Consultation open until 24 Nov. 2026
October	22 Britannia Square	Installation of Electric Vehicle charging point	Consultation open until 25 Nov. 2026

BSRA tries to comment on all applications, when consulted. However, residents should comment directly on the City Council's planning website, if they would like to raise concerns or support any application. **www.worcester.gov.uk/planning/planning-application-search**

BSRA Committee – Current Members

John Ball *(Wine Club Chairman)*	johnball1@btinternet.com	50 Britannia Square
Ella Blankstone *(Membership Sec.)*	ellablankstone@talktalk.net	The Old Coach House
Ann Cowper	annferrier@gmail.com	20 Britannia Square
Robin Dallaway *(Website & Newsletter)*	robindallaway@gmail.com	7 Albany Terrace
Carol Inman	csinman4@gmail.com	4 Stephenson Terrace
(Secretary, Neighbourhood Watch & Highways)		
Nicky Neville-Lee	nnevillelee@hotmail.com	30 Albany Terrace
Tracy Scott *(Treasurer)*	scott.tracy59@yahoo.co.uk	52 Britannia Square
Emily Walsh	emilywalsh24@icloud.com	3 Albany Terrace

Will your home insurance cover cold weather problems?

Some helpful thoughts from our sponsor, HOWDEN



As the colder months approach, many homeowners turn their attention to keeping their homes warm, dry and comfortable.

But autumn isn't just a good time to check your boiler, clear your gutters and look out for signs of damp. It's also an opportunity to review your home insurance and make sure you understand what cover you have in place should the unexpected happen.

Don't let damp settle in

The UK climate makes damp a challenge for many homeowners, particularly in older properties.

Whether it's peeling wallpaper, mould around windows or damp patches creeping up a wall, the big question is often the same: **will your home insurance cover it?**

Many assume that if damp causes damage, their insurance will automatically pay for repairs. Unfortunately, that's not always the case. In most situations, home insurance is designed to cover **sudden and unexpected events**, rather than issues that develop gradually over time.

> ***"Preparing your home for winter doesn't need to involve major expense"***

That means if a burst pipe causes water damage, your insurer may help cover the repairs. But if damp has been building up slowly because of poor ventilation, ageing brickwork or a failed damp-proof course, the costs of fixing the underlying problem are unlikely to be covered.

The distinction can be an important one. While insurance may help with some of the damage caused by damp, it often won't pay to repair the actual source.

Give your boiler a health check

Nothing reminds you how important your boiler is **quite like a breakdown on a cold winter morning.**

Continues overleaf.

Continued.

Before temperatures really begin to fall, it's worth making sure your heating system is ready for the months ahead. An annual service can help identify potential issues before they become expensive emergencies, while also helping your boiler run more efficiently.

When it comes to insurance, **boilers often catch homeowners out.**

Many people assume a boiler is automatically covered under their home insurance policy. However, **typical home insurance policies don't provide protection against everyday boiler breakdowns** caused by age, wear and tear or lack of maintenance.

That's where home emergency cover can be especially helpful. It's usually something you can add onto your home insurance, to help with emergencies that need fixing ASAP.

Look up: your roof could be your first line of defence



Autumn/winter weather can be unforgiving. Heavy rain, strong winds and occasional snow all put extra pressure on your home's first line of defence: the roof.

A small issue that goes unnoticed in November could become a significant leak by December. And from an insurance perspective, **roof leaks are one of the areas that can cause confusion.**

Many insurance policies will help with **damage caused by sudden events such as storms.** However, problems caused by gradual deterioration or poor maintenance are less likely to be covered, making regular checks particularly important.

That's why it's a good time to check for slipped or damaged tiles, inspect flashing around chimneys, and make sure gutters and downpipes are free of leaves and debris. Blocked gutters can cause water to back up and find its way into places it shouldn't.

It's also worth taking a look in the loft. Damp insulation, water staining or daylight showing through the roof can all be signs that something needs attention.

Small checks now can save bigger problems later

Preparing your home for winter **doesn't need to involve major expense.** A few hours of preparation today could save considerable stress, disruption and expense later in the season.

That's why it's also worth reviewing your home insurance, to understand exactly what is and isn't covered by your policy.

Continues overleaf.

For some, **home emergency cover** can provide extra peace of mind. Typically an add-on to your home insurance, it can help with urgent issues that need immediate attention, such as plumbing and drainage problems, loss of heating or hot water, electrical failures, roof damage, pest infestations, or lost keys and broken locks.

Home emergency cover can even include access to a 24/7 emergency helpline, emergency call-outs and labour costs, helping you get problems resolved quickly when you need support most.

Howden are your helpful insurance people

At Howden, we believe insurance works best when it's personal.

That's why **we take the time to listen, understand what matters to you and help you find the right cover** for your home, business or your future. No bots. No jargon. Just straight-forward advice from friendly, local experts.

We're proud to support people and businesses from our local, high street branches. Because good insurance isn't just about getting a policy. It's about knowing someone has your back when it matters most.



Speak to the
Howden Worcester team in branch at **2 Foregate Street,** call **01905 612 961**
or visit **www.howdeninsurance.co.uk/worcester**