

Welch Almshouse Charity

Lamyatt

Information for those enquiring

The Almshouses were built in 1916 using funds set aside by Christopher Welch and ever since then have housed people with a local connection needing accommodation. The Aims of the Trust have changed over time and Trustees are mindful of the objectives to ensure the upkeep of the properties to provide a local service. Originally intended for male agricultural workers who were leaving tied accommodation, we are now able to consider applicants on the basis of:

- Their having a housing need
- With a local connection, now or previously, to Lamyatt or nearby

The 1 bedroom accommodation is suitable for people who can live independently and is not suitable for those needing care. The Trustees are able to use their discretion in allocating the accommodation. Whilst in the past residents have mainly been elderly, of retirement age, they can now consider applicants of any age.

The accommodation comprises:

- Hallway & stairs
- Downstairs lounge – unfurnished – at front with bay window
- Kitchen & pantry (with fitted white goods & kitchen cabinets) at back
- Upstairs bedroom with wardrobe – at front
- Upstairs bathroom with shower over – at back
- Side door & back door
- Oil central heating in No2 (& No1 due)
- Backyard storage shed & outside wc
- Outside garden area

Residents are housed as beneficiaries under the terms of the Charity and as such pay a monthly maintenance contribution which is currently £350 per calendar month, plus utility bills and council tax. We do not usually allow pets but can do so, with written permission.

Trustees

There are 5 Trustees. One of the Trustees is also the Secretary:

Paul Chadwick – 07761 967075 helenpaulsols@btinternet.com

Policies

The Trust has adopted a number of Policies based on the advice & guidance provided by the national Almshouse Association. The Policies include:

- Conflicts of Interest

- Antisocial Behaviour
- Data Protection
- Health & Safety
- Equality & Diversity

We will review and update these policies when necessary to try and make sure we follow good practice.

Accommodation charges

We will also need to review the accommodation charges from time to time (usually annually) to ensure we are charging an appropriate amount to help cover the costs of ongoing maintenance & repairs & improvements.

We also try and follow the guidance of the Almshouse Association to ensure we carry out:

- a) a **Quinquennial Review every 5 years** - this is a detailed survey of the property to guide us on the works we need to carry out every 5 years. We conducted the Review in 2022 and are now working through the recommendations.
- b) An **Annual property inspection** to pick up on any works that might need scheduling and budgeting for, in the following year. The next one will be carried out prior to letting No 2.

We will always try to carry out any very significant modifications in between one resident leaving the Almshouse and a new resident coming into the properties but sometimes this just isn't possible e.g. if there is a potential health & safety issue. We are also obliged to ensure that we conform with the law in respect of making sure that the properties are fit and that for example, the Certification of the Electrical Installations is carried out every 5 years. The next one will be conducted in 2026.

Applying to be considered for the accommodation

We keep on file any enquiries made for the accommodation. When we have an imminent vacancy we will contact anyone who has expressed an interest. We also advertise locally so that it is an open process.

Any potential applicant will then be invited to visit the vacant property before completing the detailed application form where we ask for references etc.

The Trustees then meet to decide who to offer the accommodation to.

If there is anything else you feel you would like to know about the Almshouses then please feel free to contact me.

Paul Chadwick

Secretary, Welch Almshouse Trust

07761 967075

January 2023