**Chandos & Dent’s Almshouses**

Registered charity No 1168158

Chandos & Dent’s Almshouses provide accommodation for people of limited means and good character who live in the Area of Benefit, with preference being given to those who live in the Parish of Winchcombe.

Almshouses fall outside the provisions of the Housing Act 1996. If you live in an Almshouse, you are known as a resident, or a beneficiary. You sign a Letter of Appointment, not a Tenancy Agreement. Instead of paying rent, residents pay a Monthly Maintenance Contribution. Residents are expected to live as part of the Almshouses community, respecting the needs of their neighbours.

A resident who ceases to qualify to live in an Almshouse is asked to leave. This rarely happens, but could occur, for example if they receive a large inheritance, seriously breach their Letter of Appointment or if they need a level of care which cannot be met in their home.

**Who qualifies to live in the Almshouses**

Residents should be people who in the opinion of the Trustees

* live in the **Area of Benefit** at the time of their appointment, with a preference being given to people who are residents within the parish of Winchcombe. **Area of Benefit** means the Borough of Tewkesbury including the town of Winchcombe and the parishes (or former parishes) of Alderton, Brockhampton, Didbrook, Hawling, Prescott, Stanley Pontlarge, Stanway, Sudeley Manor, Cowley, Coberley, Up Hatherley, Leckhampton, Prestbury, Swindon, Cutsdean, Temple Guiting, Toddington, Guiting Power and Sevenhampton, all in the County of Gloucestershire.
* have limited financial resources and not more than £20,000 in cash and other assets.
* are able to live independently.
* are of good character.
* are in sufficient need, hardship or distress and requiring urgent support as assessed by the Trustees.
* are able to coexist amicably with, and contribute appropriately to, the existing Almshouse community.

For Dent’s Terrace only

* are members of the Church of England, or other mainstream denominations making up Churches Together in England.

**Chandos Flats**

Founded in 1573. Located in central Winchcombe, in Mill Lane off Queens Square

(opposite St Peter’s Church). Refurbished in 2017. The accommodation consists of ten studio apartments with separate bedroom area, shower room, living area with alcove kitchen. There is one larger one-bedroom flat with a separate kitchen and large living room. All have gas-fired central heating. Two communal laundries are available for the use of residents. Allotments are available for residents who wish to cultivate them. There are attractive views from the front.

*There is no parking. Dogs are not allowed.*

**Dent’s Terrace**

Built in 1865. Located in central Winchcombe in Abbey Terrace next to the Plaisterers Arms. Refurbished in 2014-16. The accommodation consists of ten two bedroom cottages with living room, kitchen and wet room. All have gas-fired central heating.

There are attractive gardens to the front and allotments are available at the rear.

*There is no parking. Dogs are not allowed.*

**There is no warden at the Almshouses. The Trust does not provide care.**

**Charges for 2019-20**

Residents pay a monthly maintenance contribution (MMC), which is payable in advance on the first day of each month by standing order. The amount paid is a contribution towards the cost of running the charity. Items covered by the MMC include:

* Building alterations, repairs and maintenance and buildings insurance.
* Servicing and repair of water, gas and electrical installations.
* External maintenance and decoration costs.

The MMC for 2019/20 are:

* Chandos studio flats £341.82 (monthly)**\***
* Chandos one-bedroom flat £507.73 (monthly)**\***
* Dent’s Terrace £487.00 (monthly)

The **MMC** includes **water charges** for **all** properties. **\***At **Chandos Flats** it also includes shared costs for **communal heating and hot water.**

All residents are responsible for paying their own council tax and electricity.

Council tax bands are:

* Chandos Flats Band A
* Chandos one-bedroom flat Band B
* Dent’s Terrace Band D

**Residents on low income may be entitled to Universal Credit, Pension Credit or other benefits relating to income from employment or disability.**

**Details of Universal Credit can be obtained from the Universal Credit Helpline - 0800 3289344.**

**Citizens Advice Bureau can also give advice - 01452 527202**

**Details on Council Tax Benefit can be obtained from Tewkesbury Borough Council helpline -**

**01684 272035 or email** benefits@tewkesbury.gov.uk

**Chandos and Dent’s Almshouses**

Reg Charity No 1168158

**Data Protection Statement:** it is part of the Trustees’ responsibilities to ensure that applicants for almshouses are suitably qualified under the terms of the charity’s governing document. Trustees therefore need to investigate the personal circumstances of applicants. The personal data supplied on this form and other information relating to an almshouse appointment or your care management will be held on file. **Some details may be checked with relevant organisations since the charity reserves the right to investigate and verify what you write on this form,** but no details will be disclosed for any inappropriate purpose. You may have access to your personal information on request.

**Residents should have limited financial resources and not more than £20,000 in cash and other assets, be of good character and must able to live independently.**

**Enquiry Form**

Full name ………………………………………………………………….

Address ……………………………………………………………………

………………………………………………………………………………

……………………………………………… Post Code …………………

Telephone No ……………………………… Mobile ……………………

email ………………………………………………………………………

Length of time at this address ………………. Council Tax Band……….

Date of Birth ………………….. Age ………………………..

Marital status …………………. Religion …………………..

Occupation ……………………

Do you own a vehicle ……….. Do you own any pets ………..

Names and addresses of any relations who live in the Winchcombe area

………………………………………………………………………………..

………………………………………………………………………………..

………………………………………………………………………………..

Do you own or rent your present accommodation ………………………….

If rented please state current rent per month £……………

Council Tax per month £…………………

Name of landlord …………………………………………………………….

Address of landlord ………………………………………………………….

…………………………………………………. Post Code ………………..

Telephone No …………………. email …………………………………….

**Your Income**

Employment Gross per month £………………… Net per month £……………

Pension per month £ ………………………

Social Security Benefits per month £ ……………………………...

Your Assets e.g. Savings, Shares. £………………………………

Please state any special reasons for your interest in the Almshouses.

………………………………………………………………………………………………

………………………………………………………………………………………………

………………………………………………………………………………………………

**The Almshouses do not provide care. The properties may be unsuitable for some people.**

Are you able to take care of yourself on a daily basis? ……………………………….

Please tick which property/properties you are interested in:

* Dent’s Terrace only …………..

* Chandos Flats only …………..
* Chandos (Large one-bedroomed flat) only ………..
* Dent’s Terrace and Chandos Flats …………..

I declare that the information given on this form is correct and complete to the best of my knowledge and belief.

Signature ……………………………… Date ……………………….

Name ………………………………………………………………………..

(PLEASE PRINT NAME IN CAPITALS)

Where did you hear about the Almshouses …………………………………………………

Please return completed form to: Appointments, Chandos and Dent’s Almshouses, First Floor Office Chandos Flats, Winchcombe GL54 5LS

 OR email it to

 trustees@winchcombealms.org

**Completing this form is not a guarantee of being considered for an Almshouse. Enquiries will be considered when a vacancy arises.**

**For office use only:**