

The Newbury Church and Almshouse Charity

Registered Charity No. 213803

INFORMATION FOR APPLICANTS OF AN ALMSHOUSE

1. Who can apply?

- A. Applicants should have lived in Newbury (RG14 area) for at least the immediate past five years. Our applicants are mostly 60 years of age or over, although applicants of any age are welcome.

2. What accommodation is available?

- A. There are two different sites:
- 54-82 Newtown Road comprises 14 x 1-bedroom almshouses and
- 1 x 2-bedroom almshouse (all bedrooms are on the first floor).
- 1-6 and 7-12 Harvest Green comprises two blocks with six 1-bedroom flats in each (3 on ground floor and 3 on first floor in each block)

3. How much do the residents pay?

- A. Residents are not tenants and therefore do not pay 'rent', although they are asked to pay a weekly maintenance charge to contribute towards general repairs and upkeep. This is £72 per week from 1 January 2021, and is reviewed on an annual basis. A supplementary charge applies to couples who are appointed to the same property.

4. What other charges are there?

All residents pay their own Council Tax. Properties at both sites are currently Band B (£1505 annual charge for 2020/21). Water Rates are paid for at both sites by the charity. Harvest Green pay for heating and lighting costs directly to the energy supplier – electricity only at this site.

Newtown Road residents contribute £15 per week towards heating and hot water costs, and there is a supplementary charge for two residents in the same property. The charity also pays for concessionary TV licences for both sites (applicable for residents aged over 60 years old and not working more than 15 hrs per week). The charity also provides free access to an emergency call system (with pendant) for those who wish to have this installed.

5. Is there room to park my vehicle?

- A. Yes, there are parking spaces available on both sites. Parking is very restricted at Newtown Road and visitors are advised to park off site. Residents are permitted only one vehicle per property, unless exceptional circumstances are agreed in writing with trustees.

6. Am I allowed to keep a pet in an almshouse?

- A. If you already have one before you move in and it is a small pet, then this is allowed. No pets should be allowed to be a nuisance to the neighbours or the rest of the community.

7. Am I allowed to have someone come and stay with me?

- A. Yes, but only for two weeks at a time.

The Newbury Church and Almshouse Charity

Registered Charity No. 213803

8. *How long am I able to be away from my almshouse?*

A. The general rule is for a maximum number of 28 days in total each year. The almshouse should be your main place of residence.

9. *Is it possible to look after some of the garden borders if I wish?*

A. Yes, usually the bed nearest to your own almshouse. A gardener is employed to cut the grass and prune the shrubs and trees.

10. *Who is responsible for the decorating of the flat?*

A. The Charity is responsible for all external redecorating and general maintenance. Residents are responsible for their own redecoration internally. All almshouses are redecorated prior to a new person taking up occupancy.

11. *Who is responsible for cleaning the windows?*

A. The Charity employs a window cleaner for outside windows and this is done every six weeks. Residents are responsible for cleaning the inside of their windows.

For more information, please contact:

Chris Roberts, Administration and Operations Manager, t: 07538 880428 or via email at chris@newburyalmshouses.com

Last updated: 15 January 2021