

Laslett's Charities

Laslett's Almshouse Charity RCN: 233695 Laslett's Hinton Charity RCN: 233696

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General Note for Almshouse Applicants

Laslett's Almshouses are situated in the historic Worcester city centre in Union Street which runs between Friar Street and City Walls Road. They are administered by a Board of Trustees supported by their Agent, Clerk and Warden. The residents together make up an informal community of independent people each of whom have met the necessary criteria for accommodation at Laslett's.

Prior to completing the application form you may wish to check their exact location of the almshouses and surroundings. There are sixteen one-bedroom flats split into four blocks of four each with two flats upstairs and two downstairs. The flats all have an outlook onto the communal gardens. There is also a community room with small kitchen, laundry room and hobbies room which are available for everyone to share. Residents are encouraged to take part in services which take place in the Chapel and attached to which is the Chaplain's House with its own private garden which is occupied by another resident.

Some support will be provided to the residents by the Warden primarily to ensure that the flats and communal facilities and utility services provided are working satisfactorily and to assist with any social events that may be organised. Her role does not extend to providing health care, personal care or social work and neither does it extend to lending assistance with general household matters or in assisting with the conduct of a resident's personal affairs. It is important that applicants appreciate that the almshouse residents are themselves independent. The trustees do NOT provide care as part of the accommodation. The Warden is not "on call" but there is a 'call alarm' system available.

The Trustees have recently carried out a programme of refurbishment of the almshouses. The weekly licence fee for all the flats at Laslett's Almshouses is currently £120 (as from 1st July 2024) plus £30 towards fuel costs and water rates which are administered by the Trustees' Agent. Residents are responsible for their own Council Tax (currently Band A), telephone land line charges and contents insurance.

Applicants should note that on account of being almshouse accommodation, no legal tenancy is created. Instead residents and the trustees are bound by a licence arrangement incorporating terms and conditions which respect the rights of each other to be accommodated in a manner very much akin to those that are found in either a private or social housing tenancy.

As part of the application process, once we have received your completed application form, we will give you an acknowledgment and your name will be placed on the waiting list. As and when a vacancy arises we will be in contact to arrange a suitable and convenient time for our Warden accompanied by two of our Trustees to visit you at home. This is important since it enables you to ask any further questions you might have about the almshouses and check whether or not you are entitled to housing benefit or if you are already in receipt of such benefit how it may be transferred to the new accommodation.

Following that visit we will then advise you as to whether or not you have been accepted onto the waiting list.

Please note that to be eligible to make an application to us you should:

- Be aged 60 or over and retired
- Be capable of independent living
- Be a local resident or have strong connections with Worcester
- Be in housing need or have a genuine reason for wishing to move from your existing accommodation
- Be of modest financial means which may be demonstrated by being in receipt of Housing Benefit or other evidence of low capital or income
- Be an individual willing to engage and join with others in a small and supportive community atmosphere

We ask applicants to note that in practice with only 16 flats available at Laslett's Almshouses, vacancies arise very infrequently – often only one per year. Although you may therefore be accepted onto the list it is important that you do not count on being offered any accommodation. It follows that if you do require more urgent accommodation, you continue to seek out other housing providers within the City of Worcester if need be with advice from the City Council and/or Citizens Advice or other agency.

Finally if after you have lodged your application any of your circumstances should change and in particular details relating to your address, phone number or email address please let us know so we can update our records.

July 2024
Clerk/SI