

The Merchant Taylors' Boone's Charity

More information on Almshouses

Vacancies

We have vacant dwellings and are interested in hearing from you, if you are:

- a peaceful, considerate person committed to getting on well with your neighbours
- in need of high quality housing in Lewisham
- aged at least 57
- capable of independent living
- and can't afford to buy.

Who we are

We are The Merchant Taylors' Boone's Charity. We are a Registered Provider of Social Housing, and also a Registered Charity.

We own a small number of apartments within One Housing Group's luxurious Christopher Boone's development in the Belmont Park area of Lewisham/Blackheath borders.

Our criteria in more detail

Our apartments are for people aged at least 57, who are capable of independent living and can't afford to buy due to financial hardship.

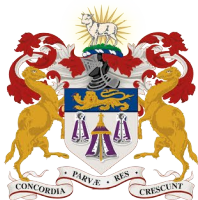
Our apartments are built to the same high quality specification as the other apartments in the Christopher Boone's development, which are for sale by One Housing Group on long leases to private tenants aged at least 57. The only difference is that our apartments have one bedroom, while the private apartments have two.

The apartments are suitable for single people or couples but not families. You and any partner must meet our criteria as set out above.

Our apartments are for people who can't afford to buy, due to financial hardship. You are unlikely to satisfy this criterion if you were to have more than £30,000 after selling your existing home and paying off debts. You also won't satisfy this criterion if you have income which would enable you to rent an appropriate apartment in the private sector in Lewisham (eg, a generous occupational pension).

You must be capable of independent living for the foreseeable future. We are not a care home. There is no warden. We do not provide any care, meals, help with the activities of daily living, help with managing finances or shopping, or key worker support or advocacy. We just provide a dwelling.

Please complete our independent living self-assessment questionnaire at the end of this document, to assess yourself.



Status of our accommodation

If you live in our accommodation, you won't own your apartment and you will not be a tenant with security of tenure. Your legal status will be occupation under an almshouse beneficiary licence. This is a special type of status arising in charity law. It is a similar status to being a lodger, except that you have the entire apartment with its own front door, not just a room.

However, rest assured that this status is eligible in principle for Housing Benefit or Universal Credit help with accommodation costs, just as if you were a tenant.

Our accommodation charges

Our accommodation charges are within the Affordable Housing range for Lewisham. However, it is important that you check what the exact impact would be on your own financial situation if you were living in our accommodation. Please see our charges information sheet at the end of this document for more information. It includes a breakdown showing which parts of our charges cannot be covered by Housing Benefit or Universal Credit.

We recommend strongly that you use the information in the sheet to help you complete an online personal benefits calculation of what benefits you would be entitled to if you were living in our accommodation. Please complete the calculation as if you were already living in our accommodation, using the accommodation address in the information sheet.

You can find an online benefits calculator via www.gov.uk in the 'Benefits' section.

Privacy policy

Please see the Privacy Policy link at the bottom of the Merchant Taylors' Company webpage. On that page, please scroll to the bottom where you will see a Privacy Policy relating to the almshouses.

Find out more

Please start by sending your enquiry to our Housing Manager (Almshouses), Vanessa Humphrey between 9.30 am to 2.30 pm, Monday to Friday:

e:vhumphrey@merchant-taylors.co.uk t: 07788 438104

Please include your daytime phone number and your email address.

The Housing Manager (Almshouses) or another member of staff will then contact you to ask you some preliminary questions about your circumstances.

Please be aware that when we have many enquiries, we aim to help the people who not only meet all of our criteria but are also in most financial need. Accordingly, it may not be possible to consider your enquiry any further than the preliminary questions.

However, if we are able to consider your enquiry further, we will then send you a formal application pack to complete and return, together with information about how that application will be assessed and the likely timescale.

The Merchant Taylors' Boone's Charity is a registered charity in England and Wales (no.214262) and a Registered Provider of Social Housing (no. A2246). Registered address: 30 Threadneedle Street, London EC2R 8JB.



THE MERCHANT TAYLORS' BOONE'S CHARITY

Registered Provider of Social Housing No. A2246

Statement of Charges

Your name:

Your address: Christopher Boone's Court, Blessington Road, London SE13 5FW

Your move-in date: March 2019

Period covered by this statement: Your move-in date to 31 August 2019 inclusive

Your accommodation charges during the period covered by this statement, in the form of Weekly Maintenance Contribution, will be £997.88 per calendar month, which is equivalent to £230.28 per week.

For the purposes of applying online for Universal Credit or Housing Benefit, the WMC of

£230.28 per week breaks down like this:

	<u>Per week: breakdown of WMC</u>
Basic 'Rent' Amount	£204.08
Eligible Service Charge Amount	0
Ineligible Service Charge Amount	<u>£26.20</u>
Total	£230.28 per week

The Basic 'Rent' Amount relates purely to provision of the physical flat to live in, excluding any services. If you are eligible to claim Housing Benefit or Universal Credit, the relevant benefit will cover some or all of this, depending on your income. In this document we use the term Basic 'Rent' Amount purely because that is the wording used by the online benefits claim form. In fact, you occupy your dwelling as a licensee with almshouse beneficiary status, not a tenancy.

The 'Ineligible Service Charge Amount' is that part of WMC which Housing Benefit or Universal Credit will not cover. It is comprised as follows:



Per week: Ineligible Services Charge
Amount

Emergency Alarm Service	£5.20
Heating and hot water for your dwelling	£18.84
<u>Water rates for your dwelling</u>	<u>2.16</u>
Total	£26.20 per week

Giles Hutchinson

Head of

Philanthropy

The Merchant Taylors' Boone's

Charity March 2019

Registered charity no. 214262 in England and Wales, registered office Merchant Taylors' Hall,
30 Threadneedle Street, London EC2R 8JB, tel. 020 7450 4440, charities@merchant-taylors.co.uk



Independent Living: Self-Assessment Questionnaire

Independent living: The Merchant Taylors' Boone's Charity (MTBC)

MTBC only provides accommodation. It does not provide any personal care, help with the activities of daily living, advocacy, or meals. It does not provide any nursing care. Each resident lives on their own in their own dwelling. There is no warden.

MTBC only provides accommodation for people who are capable of independent living. To be capable of independent living, a person must exhibit **all** of the following behaviours and circumstances. Please consider whether you exhibit **all** of them:

1. The person can and does organise all of their own shopping (eg online shopping, or by instructions to a carer, or by physically going to the shops).
2. The person can and does organise all of their own laundry (either in person or by instructions to a carer)
3. The person can and does conduct all of their financial affairs for him or herself.
4. The person does not need any sort of 'key worker' or 'support worker' or 'advocate', by whatever job title. (This rules out anyone who needs professional support to manage historic or current substance abuse problems, whether from illegal drugs, legal highs, or alcohol or other substance related. It does not rule out people who have been sober for at least three years and rely solely on Alcoholics Anonymous to stay sober.)
5. The person is capable of and actually will operate any Community Alarm Service pendant or bracelet for him or herself in case of emergency, in order to communicate with ambulance/fire/police services.
6. The person does not display any signs of hoarding, or self-neglect.

If the person requires any care

1. The care is arranged entirely by Social Services and/or a private carer.
2. In relation to any private carer, the person is capable of and takes responsibility for:
 - managing the contractual relationship with the care agency, including paying all fees, and arranging for hours of care to be increased or decreased as necessary
 - admitting the carer to their dwelling
 - arranging any care needed unexpectedly at short notice because the regular care arrangement has fallen through (e.g., regular carer is ill)
3. The person does not in any way make care arrangements which rely expressly or implicitly on MTBC staff being on hand at any particular time, or which assume that MTBC staff may be able to assist carers or step in for a carer in an emergency (eg, regular carer taken ill.)
4. The person does not deny the need for care or play down the extent to which they



need care, for any motive whatsoever (e.g., fear of being judged no longer capable of independent living)

5. If the person suffers an episode of incontinence, they are capable of getting to the bathroom, cleaning themselves and putting on clean clothing to replace the soiled clothing, without the assistance of another person. I.e., they do not need to wait until the next time the carer arrives.

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It is accidental if there are grey areas or things not covered by this definition of 'independent living'. If in doubt, the reader should assume the highest level of independence is required.

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Last updated: July 2019