

The Municipal & Owen Carter Almshouse Charity
Registered Charity no. 232200

Frequently Asked Questions

What is the Municipal and Owen Carter Almshouse Charity?

The Charity dates back to the 15th Century, as do the buildings at St. Georges Buildings, Church Street. The Charity is run in accordance with a Scheme prepared by the Charity Commission sealed on the 3rd October 1960, as amended by an Order dated 27th November 1997.

It runs a Complex of 38 Units of Almshouses at the Old Rope Walk, Blandford Road, Hamworthy, Poole, Dorset, and 4 Units at St. Georges Buildings, Church Street, Poole, Dorset.

The Charity is administered by a Body of Trustees who give their service voluntarily. Day to day administration is carried out by the Warden in co-operation with the Clerk, his Assistant, the Treasurer and Chairman of the Trustees individually or in consultation.

Am I Eligible?

- Residents must be of state retirement age and who therefore derive the most benefit from warden assisted accommodation. However Residents must be independent and not so infirm or ill as to be unable to care for themselves.
- It is a condition of appointment that Residents are able to be independent and care for themselves. Whilst support packages from regulated care agencies are accepted for residents who have already begun their appointments with us, Residents must be very clear that once this support package is deemed a full package (four visits a day by a care agency) they will no longer be eligible and their appointment will be set aside so they can move to more appropriate supported care facilities or with family/friends. The charity will work closely with residents and their families and where required regularly assess the residents appointment in line with our eligibility policy.
- Applicants who are residents of Poole and have been so for a substantial period of time or who have connections to the local Carter Tile/Pottery Industries.
- Residents must not own any property and must be of limited financial means (i.e basic state pension/housing benefit/etc)
- Priority is given to those Applicants in the most need.

To meet the criteria of the Scheme, we will need to know more about the finances of each Applicant.

Where would I live?

The Complex at the Old Rope Walk, Blandford road, Hamworthy, is made up of 38 Almshouse Units, 10 of which are studio units with their own kitchen and bathroom, the others being one bedroomed Units with their own lounge, kitchen and bathroom. Cookers are electric. There are five garages at the Complex available for rent but if they are not available, then there is off road parking.

The Complex at St. Georges Buildings, Church Street, Poole, is made up of 4 slightly smaller one bedroomed Units with their own lounge, kitchen and bathroom, more suitable for single people.

As a Resident, am I restricted?

When you are accepted as a Resident, your home may be within the Complex but you have the freedom to do what you want - subject to a few sensible Regulations - and remains entirely in your own hands.

Residents, it is hoped, will render to each other assistance as they can and help the Warden so far as it is within their power.

Residents can be removed if, in the opinion of the Trustees, they are guilty of insubordination, breach of Regulations, immoral or improper conduct or insobriety (drunkenness) and can also be removed if suffering from mental health problems or other health concerns or infirmities which render them unfit to remain as a Resident.

What Occupation Charge would I pay?

Almspeople occupy their Unit on Licence with the permission of the Trustees. The present charge for occupation plus a contribution towards water rates per Unit is as follows:-

The Old Rope Walk

Unit Nos.	Occupation charges
01-10	£475 PCM
11-40	£475 PCM

St. Georges Buildings

01-4	£370pcm
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Charges are re-assessed regularly and are recovered up to the maximum permitted by the Charity Commission which in no case exceeds the equivalent sum which the Rent Officer certifies could be charged as a fair rent were the property to be under the provisions of the Rent Act.

Can I bring my pet?

You can bring your pet, if the Trustees agree. They must be supervised at all times and kept under control. Dogs must be kept on a lead on site and all mess must be picked up. Permission can be withdrawn if the animal causes a nuisance.

If your pet passes away, it is not possible to get another.

Is there a Warden?

Miss Pat Anderson is the warden for the Old Rope Walk complex.

The Wardens' main duties are to act as a good neighbour to each of the Residents and to look after the buildings, reporting work required.

Suppose my family and friends want to visit me?

Guests are welcome to come and visit however overnight stays must be pre-agreed with the warden. There is a Guest room within the main Complex which can be used for a small fee.

What happens if I become ill?

If you are ill or in difficulties, the Warden will make every effort to get in touch with relatives, friends, the Doctor, Ambulance or Social Services on your behalf. To make it possible to act quickly, the Warden keeps a note of the names and addresses of nearest relatives or friends or your Doctor.

It is the policy of the trustee's that if you become so unwell for a prolonged period of time that you are unable to then care for yourself, your appointment as a resident will be set aside so that you can move to more appropriate accommodation such as a care home.

Residents must be able to remain independent in their home, once this is no longer possible we will work with you and your family to find more suitable accommodation.

I want to be a Resident - What do I do next?

If you feel you qualify, then you should write for an Application Form to:-

Ms. Bree Norton-Smith
Secretary to the Trustees of the Municipal & Owen Carter Almshouses

The Old Rope Walk,
Blandford Road
Hamworthy
POOLE
Dorset
BH15 4AU

Or email; clerkorw@gmail.com