



# Almshouse Accommodation



[richmondcharities.org.uk](https://richmondcharities.org.uk)

Registered Charity No. 200431



*The Richmond Charities provides a vibrant, friendly and caring community where older people are encouraged to live full and active lives within the setting of high quality housing, support, comfort and security.*



Benn's Walk



Bishop Duppa's Almshouses



Candler Almshouses



Church Estate Almshouses



Christchurch Road Almshouses



Hickey's Almshouses



Houblon's Almshouses



Juxon's Almshouses



Manning Place



Michel's Almshouses



Queen Elizabeth's Almshouses



Wright's Almshouses

The Richmond Charities owns and manages 145 almshouses on 12 estates in Richmond, Twickenham and Mortlake. The smallest estate has just three almshouses and the largest over fifty. Each almshouse estate is part of the larger community of The Richmond Charities. The Richmond Charities has been providing almshouse accommodation in the borough for over 400 years. The Richmond Charities is building two new almshouse developments in 2024/2025 – Twining's Almshouses and Doughty's Almshouses. When these developments are completed, there will be 162 almshouses in total.



Twining's Almshouses



Doughty's Almshouses

# Independent living within a supportive environment

Almshouse accommodation is available to people resident in the London Borough of Richmond upon Thames who are over the age of 65, who are able to live independently and who have a clear financial or social need for the extensive range of support which we offer. We provide self-contained almshouses which are refurbished to a high standard before new residents move in.

The Richmond Charities values and ethos make it clear that the charity has a broader vision than simply the provision of housing. Trustees, staff and residents commit to demonstrating the following values in our working and living together:

- That we have a preference for those who might be disadvantaged or in housing need.
- That we have respect for the whole person: their physical, emotional, social, mental and spiritual well-being.
- That we have a commitment to living in communities.





# Strengthening and sustaining communities

Alongside our primary aim to provide high quality accommodation for older people who are able to live independently, we aim to foster a spirit of community by providing central activities and encouraging residents to set up and run their own groups and events.

All our almshouse residents are supported by our team of Scheme Managers whose aim is to assist residents to live independently. Through regular visits and calls they monitor and maintain resident well-being. They also encourage and help residents to participate within the almshouse community.

Scheme Managers regularly liaise with medical and social services to ensure that residents obtain the help and support that they need. Careline is fitted in every home, which provides both emergency call facilities and 24 hour fire and smoke detection.

The Chaplain works alongside the Scheme Managers and other staff to support residents and build up the community. He is a Church of England priest and takes regular services in the chapel. Our Chaplain is available to all residents who might like some emotional support or an opportunity to build a little space for reflection into their lives.

Regular opportunities for deepening our spiritual lives in the form of courses or special services are attended by residents of all faiths and none. The Chaplain can offer a confidential listening ear when it is required.



“ I can't think of anywhere better to spend my later years and consider myself extremely lucky to be here.”

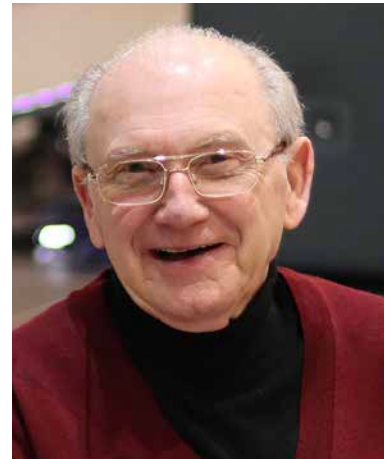




# Enabling and maintaining independent, enriched lives

The Chapel of St Francis of Assisi at Hickey's Almshouses provides a beautiful, light, airy space with comfortable seating and is not only used for worship. As the largest communal space in our community it is also used for exercise classes, yoga, Zumba, meditation groups, bingo, film club, quiz nights and other parties and social events.

We also have three other communal spaces – The Green Room at Hickey's, The Garden Room at Church Estate and The Terrace Room at Wright's, which provide a more intimate atmosphere for groups such as arts and crafts, ukulele, bridge club, chess club, coffee mornings, IT drop-in sessions and history group.







We also use our beautiful gardens for outside activities such as croquet, Nordic walking, pet therapy and summer parties.

Each month we publish our Almshouse Magazine, an important focus for information and news from across the almshouse community. Articles are written by staff, trustees and residents and we are always pleased to receive new ideas for informative or entertaining pieces. A monthly digest of dates and times for activities helps everyone keep up to date with what is going on and we hope every resident will find something that appeals to them.

In addition to the Scheme Managers and Chaplain, we have a Caretaker and Health, Safety & Security Officer to help residents live securely and safely. The Chief Executive, along with the trustee board, is responsible for the overall running of the charity and is supported at our Head Office by the charity's administrative, finance and property staff. All of our staff and trustees consider themselves to be part of the almshouse community and are regularly involved in resident events.





# Eligibility criteria

- Applicants must be over 65 years of age
- Applicants can be single people or a couple
- Applicants must be currently living in rented accommodation and preference is given to applicants living in private rented property
- Applicants must be in need of housing
- Applicants must have limited income and savings and be unable to provide for themselves by other means
- Applicants must have permanent resident status in the UK and a National Insurance number
- Applicants must be living within the London Borough of Richmond upon Thames and have lived there for at least the last two years. (There is limited provision to appoint residents from outside the Borough, at the discretion of the Trustees, if applicants have a strong connection with the borough e.g. a close family member living here, but at times, when the charity has reached the limit of the numbers of applicants it is permitted to house from outside the borough, no further applications can be accepted from applicants from outside the borough. Please speak to our Administrator for more information.)
- Applicants must be capable of living independently with the assistance of family and carers if necessary







“My home here at Church Estate means so much to me. It is a community, and kindness and friendship are here aplenty; but if you wish to be quiet, that is here as well. The peace of this place is healing and comforting. I wish every elderly person could be as fortunate as I am to live here.”





“ I love the ability here to lead an independent life with the opportunity to get together with friends and neighbours when you wish and the knowledge that help and advice is on hand at all times.”





# Application process

- Applicants must have an initial telephone conversation with the charity's Administrator to assess their eligibility to apply.
- Applicants must complete the Application Form for Almshouse Accommodation and return it to The Richmond Charities Head Office along with all the supporting documentation requested in the form.
- On receipt of your application, we will assess your application on the basis of your existing housing provision, personal factors, alternative prospects and whether you are in urgent and immediate need of re-housing.
- If you are eligible and you have been assessed as being in need, we will contact you to arrange a convenient time for the Chief Executive to visit you at your current accommodation for a first consultation, which will involve talking through your personal situation, your finances, your next of kin, your health, medication and how you manage day to day.
- A report is then made to the Trustees and a decision is made whether or not to progress with your application. If the decision is to proceed, then two Trustees will visit you at your home for a second consultation to chat about your housing need and the contributions you feel you can make to our community.
- The Trustees will then make a decision about whether to proceed with your application and place you onto the Almshouse Register, subject to satisfactory references. The Richmond Charities will also obtain a copy of a credit report from a credit reference agency. Applicants on the Register are prioritised in order of need. When an almshouse becomes available, and after a full refurbishment, an offer of accommodation will be made to the applicant on the Register who is deemed to be most in need and, if the accommodation is accepted, the applicant will be appointed as a Beneficiary of the Charity. If the accommodation offered is rejected, one further offer of a different almshouse will be made, when one becomes available. If two offers are rejected, further offers will not be made and the applicant's name will be removed from the Register.
- Applicants are asked to note that we only have a few vacancies a year. If you have a preference for accommodation at a particular almshouse estate, we can make a note of this but there are no guarantees that we will be able to offer you an almshouse at your preferred location.
- If we are unable to house you, you will be informed as soon as possible and we will try to supply you with information about other housing options open to you.





For further information about our almshouse application process and for an initial conversation, please call our Administrator, Rebecca Evans, on 020 8948 4188.

Please see the charity's website for more information about The Richmond Charities and its almshouses and community.

The Richmond Charities  
95 Sheen Road  
Richmond  
Surrey TW9 1YJ  
Tel: 020 8948 4188  
[info@richmondcharities.org.uk](mailto:info@richmondcharities.org.uk)



Photography:  
Chantal Richards  
Juliet Ames-Lewis

Design:  
Steve Paveley