

Qualification Criteria for Residential Accommodation Applications at Guild Cottages

When considering applicants for accommodation at Guild Cottages, the Trustees will expect the applicant to fulfil most of the following conditions:-

- The applicant will normally be at least 60 years of age;
- The applicant will normally be resident in the Town of Stratford-upon-Avon for at least 12 months;
- The applicant will be deemed a “poor person”, i.e. of limited capital (£21,500 single; £43,000 couples) as well as income (£200/week single; £400/week couples);
- The applicant will be able to show the Trustees that he/she is in need of the type of accommodation offered;
- The applicant will be able to care for himself/herself.

Provided that the trustees have made all reasonable efforts to find a suitably qualified applicant as per the above-mentioned criteria, the Charity Commissioners have indicated they would not be averse to the trustees’ using their discretion when appointing residents and relaxing the qualification criteria. In such circumstances, however, the applicant must be able to fulfil the one single criterion specified in the governing document, that of being deemed “a poor person”.

This proviso is to be implemented in situations where there is an applicant whom the trustees wish to appoint whose status satisfies the fundamental qualification specified in the governing document of “The Almshouses Charity” (i.e. a poor person) but fails one or more of the secondary criteria (such as area of benefit or age). In such circumstances, the trustees will need to be mindful of family/friends living nearby to provide support/care when necessary. For instance, this may be an individual who:

- lives within five miles radius of Stratford upon Avon;
- used to live in the area of benefit for a number of years, has moved away, but wishes to move back;
- has lived in the area of benefit for less than a year;
- has worked in Stratford upon Avon for a number of years but lived outside of the area of benefit.

Should the trustees be unable to appoint an applicant using these criteria, it may prove necessary to consider someone of limited financial means who lives outside the area of benefit but within:

- 12 miles radius of the area of benefit (to include Alcester, Bidford on Avon, Henley in Arden, Shipston on Stour, Wellesbourne) or
- the south of Warwickshire, i.e. the area covered by Stratford on Avon District Council (to include Studley, Southam).

In extreme circumstances, the trustees may need to consider applicants who live in other parts of Warwickshire

..... or in a town or village situated within 20 miles radius of the area of benefit (this will encompass parts of Gloucestershire, Oxfordshire, Worcestershire and West Midlands).



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As a last resort, trustees may consider someone of limited financial means who lives in almshouse accommodation or other supported/sheltered housing elsewhere in the Midlands area but who wishes to live in the area of benefit for an apparently valid reason, i.e. close, supportive friends live in area of benefit, spiritual, cultural or health reasons etc.

At all times local, needy people must receive priority when allocating accommodation.