

PLYMOUTH CHARITY TRUST

REGISTERED CHARITY NO. 1076364

LOCATION PLAN



For further information and an application form please contact:

Plymouth Charity Trust

Charity Trust Office

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Plymouth

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LANYON HOUSE

**GREEN STREET
PLYMOUTH**

LANYON HOUSE ALMSHOUSE

The Almshouse is a Grade 2 listed building that has been modernised to a very high standard. There are fifteen studio flats in a communal building. All flats are self-contained with combined bedroom and living room, newly fitted kitchen and bathroom. The Almshouses provide security and residents are encouraged to make friends and share a wider social life whilst maintaining their independence.

FACILITIES

All flats have central heating and an intercom system to open the front door, making the building very secure. There are smoke detectors and ample raised power points. There is also a chair lift to first floor rooms, a laundry for resident's use and a beautiful courtyard garden.

There is a guest room that is available for use by family and friends and the shower room in there can also be used by residents.

MANAGEMENT SERVICES

The Almshouses were built by a charity founded by John Lanyon, ex Lord Mayor and friend of Samuel Pepys. The Charity is administered by a voluntary board of Trustees. Day to day administration is carried out by a part-time Manager and Assistant who work from an office at Hele's Terrace.

CARETAKER

There is a Caretaker 4 mornings a week who will deal with emergencies and maintenance problems. All flats are connected to the Emergency Alarm who provide an emergency response service outside of his working hours.

CHARGES

The current weekly rent charge is £123.00 per week with a service charge of £30.00 per week to cover fuel costs. Residents do not have to pay water rates and are entitled to a £7.50 per year concessionary TV Licence fee if under 75 yrs of age. The total rent charge qualifies for Housing Benefit, with support costs paid to us direct.

LOCAL AMENITIES

The flats are within flat walking distance of town with all its amenities.

ELIGIBILITY

The Almshouses are intended for people over the age of 60 years who are retired, or work less than 16 hours per week, and in need. Prospective residents are interviewed by the Trustees to ensure they are eligible. Residents must be able to look after themselves, with the aid of a care package if necessary, as there is no medical care provided.

THE PURPOSE OF THE SCHEME

To provide convenient and comfortable "Independent Living" accommodation in a community which allows all residents to come and go as they please with back up facilities in case of emergencies.