

THE BARTON AND ROYLE HOMES

Station Road, Turvey, Bedfordshire MK43 8BJ
Reg. Charity No. 200097

Barton and Royle Homes consists of 26 bungalows and a Chapel/Community Hall offering accommodation for single or married couples. The aim of the Trustees is to provide convenient, comfortable accommodation designed with the needs of older people in mind for applicants capable of independent living.

The Trust provides a Warden who calls on residents on a regular basis to offer advice and assistance. Additionally a BPHA 'Care Link' call system is in each home for use in an emergency.

The well laid out spacious site provides a pleasant and safe environment for all the residents. There is a guest bungalow that will accommodate a number of resident's guests for a small nightly fee and the Chapel/Community Hall provides residents and their guests a welcoming venue for activities. There are regular bus services between Bedford, Olney and Northampton that run on the adjacent A428 trunk road.

Qualifying Criteria for Applicants

- a) Clause 28 (1) Qualifying criteria for applicants to become a beneficiary of the Royle Homes – The almspeople occupying the Royle Homes shall be poor, aged and deserving persons, preference being given to persons qualified as aforesaid who were born in or are resident in the Borough of Bedford as constituted from time to time or are in some way associated with the said Borough.
- b) Clause 28 (2) Qualifying criteria for applicants to become a beneficiary of the Barton Charity. The almspeople occupying the Barton Homes shall be deserving, aged or infirm poor persons who are inhabitants of the area of the Parish of Turvey or of the Borough of Bedford both as constituted from time to time.

The Charity is run in accordance with its governing instruction. This is a Scheme dated 4th May 1966 which is administered in conjunction with the Principal Scheme dated 27th September 1963. (Clause 28 is taken from the Charity Commission Principal Scheme for the Barton and Royle Homes).

Weekly Maintenance Charge

The current (until the end of March 2016) Weekly Maintenance Charge (WMC) for a bungalow is £74.55 per week. This is paid per calendar month by standing order (currently £323.05) as set out in the 'Letter of Appointment', the WMC is reviewed annually.

Heating

Barton and Royle Homes is run entirely by electricity. Central heating is provided by under floor heating in the lounge and bedroom with is powered by 'off peak' electricity. It is recommended that residents also have an electric fire to supplement the 'off peak' under floor heating. All other electrical appliances are run on the normal electricity tariff.

Council Tax

Council tax for a bungalow is Band A of Bedford Borough Council, a single person would qualify for a reduction in council tax. Please contact Bedford Borough Council, Housing and Council Tax on 01234 221797 for further details.

Because residents are 'beneficiaries' of the Barton and Royle Homes, any offer of occupancy is accompanied with a list of conditions and regulations, see enclosed, which are set out in the 'Letter of Appointment', these may be amended from time to time. These must be agreed to and signed (a signed copy being returned to the Clerk) before occupation. Upon occupation the beneficiary will also receive a 'Residents Handbook' which provides information about occupying an almshouse, about the Charity and its general administration and management. The Handbook supplements and explains the conditions and regulations set out in the 'Letter of Appointment'.

Please return your completed application form to

**Miss Lyn Davis, Clerk to the Trustees
4 Lodge Road, Cranfield, Beds. MK43 0BG**