

BURKITT HOMES, QUEEN STREET, KING'S LYNN

Reg Charity # 234467

Information for potential Applicants.

Burkitt Homes is a quadrangle of ten individual private apartments of varying sizes located in the historic heart of old King's Lynn fronting Queen Street. They were built on land acquired by the original Board of Trustees and dedicated to a Mr William Burkitt. They are alms-houses, of which there are several in King's Lynn, and were to provide homes for local people of the town, in need, and over a certain age (over 55 years). The property is grade 2 listed.

Since their inception in 1909 the **Board of Trustees** has continued over the past 114 years with various local people from all walks of life, giving their time and particular skills in being voluntary Trustees to ensure the continuation of the Charity. The charity is a member of the national Alms-House Association (AHA).

In recent years the Board of Trustees has been engaged in a significant programme of extensive modernisation and improvement to the apartments. This has successfully created bright and modern specified homes suitable for the present day.

There are 8 bedsit type apartments and 2 larger apartments with separate bedroom and living room. All have modern kitchens and wet floor shower rooms. (Originally there were communal laundry and bathing rooms, but these were dismantled some years ago.)

The **Monthly Maintenance Charges (MMC)** are set at below "market rents" in accordance with the ethos of alms-houses. At Burkitt Homes the Monthly Maintenance Charge INCLUDES provision of wet radiator central heating and hot water. Nearly all apartments have plumbing for a washing machine and they come decorated and carpeted. Curtains are usually for the Residents, but assistance may be available. There is a private central courtyard garden maintained by the Trust. Maintenance of the buildings, outside and inside, is carried out by the Trust.

Residents are responsible for electricity usage (separately metered) and council tax. Communal bins are provided. There is a connection available for satellite TV (any subscription is for the Resident to be responsible for)

The homes are managed by the Trust's appointed agent. The Board of Trustees are volunteers.

Applicants:

- From time to time apartments become available and they are advertised via the Trust's agent.
- Application lists are not kept.
- There is a no pets policy.
- The site and the apartments are no-smoking/vaping.
- Burkitt Homes are not "care homes" or "care providers". There is no on-site warden etc. Applicants need to be capable of independent living.
- Residents are appointed following a viewing and the submission of the Burkitt Homes new *Resident Application Form* to the Board of Trustees for consideration.
- All applicants will be considered on their individual merits against the Trust's criteria.
- It is not a 'first come, first served' basis.
- Deposits are not taken.
- References may be taken and sometimes a Guarantor may be required. However, the basis of the alms-house community is to seek to assist those with a degree of financial need, and the criteria are different to seeking a tenancy on the open market.
- The Burkitt Homes are administered in accordance with good property management practice.
- Applicants should generally be of 55 years or over and live in King's Lynn or have a suitable connection.

The Board of Trustees

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Nov 2022