

Applying to live St John's Hospital, Wilton

FREQUENTLY ASKED QUESTIONS



Thank you for your enquiry about coming to live at the St John's Hospital almshouses. We hope that the answers we give to the following frequently asked questions may prove helpful and will enable you to decide if you want to apply to us for housing.

Where are the almshouses?

We maintain 19 'accommodation units':

- 2 two-bedroom semi-detached ground-floor cottages (2 and 3 St John's Square), and 1 two-bedroom cottage (8 St John's Square), situated in Wilton, near Salisbury, Wiltshire, SP2 0DN.
- 8 one-bedroom and 2 two-bedroom flats, built in 1985 at 1-10 St John's Priory, Wilton, SP2 0JN,
- 5 one-bedroom and 1 two-bedroom flats, built in 1997, at 11-16 St John's Priory, Wilton, SP2 0JN.

Can I apply for a St John's Hospital property?

St John's Hospital provides low-cost housing in Wilton for needy and deserving people resident within the District of Salisbury at the time of application.

The criteria for being accepted onto our waiting list are:

- You must be resident within the District of Salisbury at time of application, and
- You must have a housing need or be experiencing some other form of hardship, and
- You must be capable of living independently, as no on-site care is provided.

Both single persons or couples may apply, but every applicant must qualify as a beneficiary of the charity and, should a couple be appointed, each party would be named on the Letter of Appointment.

What happens when I send my form back?

When we get your form back, we will check to see if you are eligible and if so, will ask you to come in to see us. When we meet you, we will go through your form with you and will give you a tour to see if you feel it is the right housing for you.

If you are not eligible for our accommodation, we will contact you as soon as possible to say so.

If we register you on our Applications List, this does not mean we can help you straightaway and we would advise you to keep looking at other options, particularly if your housing need is urgent.

When we are in a position to offer you accommodation that is suitable for your perceived needs, we will contact you to make sure you still want to be considered and check all your details are up to date. At this time, we will also take up character, medical (and, if applicable, landlord) references. All eligible applicants on our Applications List, who wish to be considered when a vacancy occurs, will be interviewed by the Trustees. The trustees have a fiduciary duty to ensure that all residents, when appointed, qualify as beneficiaries, and ensure that the accommodation is provided to those with the greatest need.

How are the Almshouses run?

The charity is directed by a seven-person board of trustees, and day-to-day administration is carried out by a Clerk to the Trustees and a resident Warden, both of whom work part-time.

Nicholas Stiven	Clerk to the Trustees	Irregular hours
Debbie Boyes	Resident Warden	On duty Monday-Friday mornings

Our office is at:

St John's Hospital, 4 St John's Square, Wilton, Salisbury, Wiltshire, SP2 0DU

01722 743421

clerk@stjohnswilton.org.uk

The charity is funded by a mixture of invested endowment funds and modest 'maintenance contributions'—similar to, but legally distinct from, 'rent' payments—from beneficiaries.

What accommodation is provided?

There are two types of property - flats and cottages. The properties all include modern facilities, whilst the older buildings retain many features of interest. All the properties have a kitchen, bathroom, sitting room and bedroom. The properties are unfurnished, although cookers and floor coverings are provided. All the properties benefit from gas central heating. All our staircases are fitted with stairlifts.

Our site has resident management staff, an allotment garden maintained by the residents, and is within easy walking distance of Wilton town centre. Frequent social activities organised by the warden include coffee mornings, barbecues and social evenings.

Residents have the use of the St John's Priory chapel for weekly communion services, and the chapel building is also used for residents' events and as a meeting room.

How much would I pay?

Our residents are not tenants but are beneficiaries of the charity - you would be given a 'licence to occupy' rather than a tenancy agreement. So, you wouldn't pay rent but something called a monthly maintenance contribution (MMC). The MMC for 2025, paid in monthly instalments, in arrears, is:

- £485 per month for single occupancy of a flat.
- £515 per month for occupancy of a cottage or a two-bedroomed flat, or double occupancy of a flat

This includes all service charges. If you need help with your housing costs, all but water charges are eligible for Housing Benefit, if you qualify. You would pay for all your other bills yourself - electricity, gas and council tax. We provide telecare systems for each flat or cottage and bear the cost of Accommodation for Residential Care (ARC) Concessionary TV Licences for those that are eligible.

Can I bring a pet?

No, unfortunately not.

Is there parking?

Yes, there is on-site provision for parking at St John's Priory.

Do I have to join in social events?

Residents lead completely independent lives and you are free to make choices about which, if any, social events you choose to attend.

Are there lots of rules?

We aim to interfere as little as possible in the lives of residents. However, as with any community we need to have some guidelines as to what is acceptable. A Resident's Handbook is given to each resident when they move in which sets these out in more detail and you would be asked to sign a form known as a 'Licence to Occupy', to confirm you understand your rights and obligations. You should note that as a licensee your security of tenure is limited and you should bear this in mind and seek advice if you are giving up secure accommodation. We rarely if ever however have to ask people to leave, unless you are no longer able to look after yourself or if you have broken the terms of your license in a serious way.

Is there a no smoking policy?

Smoking is prohibited in all common (i.e. 'public') areas of the almshouses, in line with the law. We ask residents not to smoke in the properties; in extremis, a resident could be liable for the cost of repair or redecoration resulting from damage caused by cigarette smoke.

Can I have friends and relatives to stay?

Yes, if bedroom space permits, but your home is designated as sheltered housing for you and is not intended to accommodate extra people for long periods of time. If a visitor stays overnight, the Warden must be informed, for fire evacuation reasons.

What happens next?

Please complete the application form available from the office or to download from the website.

We look forward to receiving your application