



Safe spaces for lesbian, gay,  
bisexual and trans people

## Almshouses for the over 50s in London

### Definitions of Almshouses

- a home for the poor that is maintained by private charity;
- a privately supported house offering accommodation to the aged or needy.

### History of Almshouses

Almshouses are charitable housing provided to enable people (typically elderly people who can no longer work to earn enough to pay rent) to live in a particular community. They are often targeted at the poor of a locality, at those from certain forms of previous employment, or their widows, and are generally maintained by a charity or the trustees.

Almshouses — so named — are European Christian institutions. Alms are, in the Christian tradition, monies or services donated to support the poor and indigent. Almshouses were established from the 10th century in Britain, to provide a place of residence for poor, old and distressed folk. The first recorded Almshouse was founded in York by King Athelstan. In the middle ages the majority of European hospitals functioned as almshouses.

Almshouses have been created throughout the period since the 10th century, up to the present day. There is no strict delineation between Almshouses and other forms of sheltered housing, although Almshouses will tend to be characterised by their charitable status and by the aim of supporting the continued independence of their residents.

### Current Procedure for Applications

Generally the criteria to qualify for Almshouses are for clients who are over 55 years of age, on a low income and classed as “needy”. Applications are made either directly to the almshouse or via the Stonewall Housing Officer, depending on the applicant’s preference. Please be advised that this process can take anything from between 4 to 12 weeks and some areas operate a waiting list system.

The Almshouse Association

*Billingbear Lodge, Maidenhead, Wokingham,  
Berkshire. RG40 5RU.*

*T: 01344 452 922*

*F: 01344 862 062*

*W: [www.almshouses.org](http://www.almshouses.org)*

*E: [naa@almshouses.org](mailto:naa@almshouses.org)*

Please note that we are an Advisory Body for the Almshouses in the country. For details of accommodation, vacancies and criteria you will need to contact the Charity direct. We can supply a list of almshouses and contact details in the county or London borough of interest.

Barnet almshouse

*(covering Finchley, Edgware, Whetstone, Golders Green).*

*North London Business Park, Oakleigh Road South,  
London N11 1NP*

*T: 0208 359 2000*

*E: [first.contact@barnet.gov.uk](mailto:first.contact@barnet.gov.uk)*

The society has 26 flats for the elderly in Whetstone, assisting those who are retired from the bookbinding, printing and associated industries. Operates a waiting list. Referrals accepted.

**Day's Almshouses** has eight homes in Edgware. Preference is given to applicants living in Edgware and Little Stanmore. Operates a waiting list.

**Eleanor Palmer Trust** assists elderly people in 75 homes in High Barnet. Will only assist residents of High Barnet and East Barnet. Operates a waiting list. Accepts referrals.

**Finchley Charities** manages 163 sheltered homes for the elderly in East Finchley and Finchley Central. Applicants must have lived at least five years in the former borough of Finchley and have reached the age of 60. Operates a waiting list. Accepts referrals.

**Lancelot Hasluck Trust** owns 44 homes in East Barnet. Will only consider people over 55 who have lived in the districts of Barnet, East Barnet and Friern Barnet for the preceding six months or a significant period during the past twenty years. Applicants have to be on low income. Operates a waiting list.

**Consolidated Almshouse Charity of Lawrence Campe** assists the elderly. 20 homes in Friern Barnet; operates a waiting list. Referrals accepted.

**Leo Baeck** is an almshouse & owns some properties for elderly people in Golders Green.

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Brent almshouse

*Mrs P. Hughes, 29 Bowater Close, Kingsbury,  
London NW9 0XD.*

Contact Mrs Hughes to confirm the required criteria.

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#### Bromley almshouse

*The Rev Andrew Sangster, Chaplain & Clerk to the Trustees, The Chaplain's Office, Bromley College, London Road, Bromley, Kent BR1 1PE*  
T: 0208 464 3558.

Contact Rev Sangster to confirm the required criteria.

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#### Camden almshouse

*Mrs P. Nicholls, Clerk to St Giles Almshouses, The Rectory, 15A Gower Street, London WC1E 6HW.*  
T: 0207 323 1992.

Contact Mrs Nicholls to confirm the required criteria.

#### Camden Almshouse / 2

*Mr Merrick Howse, St Pancras Almshouses Fraser Regnart Court, Southampton Road, London NW5 4HU*  
T: 0207 485 4965.

Contact Mr Howse to confirm the required criteria.

#### Camden Almshouse Continued / 3

*Mr J.H. Goldsmith, Newman Hall Homes for Pensioners, 81 Fitzjohn's Avenue, Hampstead, London NW3 6NY*

Contact Mr Goldsmith to confirm the required criteria.

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#### Croydon almshouse

*Elis David Almshouses, Duppas Hill Terrace, Croydon, Surrey, CR0 4BT.*  
T: 020 8688 2649

E: [croydon.almshous@btconnect.com](mailto:croydon.almshous@btconnect.com)

Residents have to be over 60 years of age, have to be living in Croydon, have to be unemployed and no savings over £22,000.

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#### Dartford (Covering Bexley) almshouses

*Lowfield Street, Meadowside, Darford. Kent DA1 2RY*  
T: 01322 272 800

Applications for alms housing must be made through the Dartford Borough Council Housing Department; who will then refer clients as appropriate. The Council's details are as follows:

*Dartford Borough Council, Housing Dept, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR.*  
E: [customer.services@dartford.gov.uk](mailto:customer.services@dartford.gov.uk)

Clients have to be over 65 years old, with low income and a resident in the Dartford area.

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#### Enfield almshouse

*Old Vestry Office, 22 The Town, Enfield EN2 6LT*

*T: 020 8367 8941*

*E: karen@toect.org.uk*

Have to be over 55 years of age, single, living in Enfield and no pets.

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#### Greenwich almshouses (also covering Lewisham)

*Hanover Housing, South East Region, Hanover*

*House, 1 Bridge Close, Staines, Surrey TW18 4TB*

*T: 01784 446100*

Clients have to be nearing or over retirement age, low income and must be residing in the Boroughs of Greenwich or Lewisham. Also for the SE9 postcode addresses, including Eltham, Sidcup West and Chislehurst as follows:

*The Clerk to the Trustees, Thomas Philipot's Almshouses Charity, Philipot Path, Passey Place, Eltham, London SE9 5DJ*

*E: almshouses@philipots.org.uk*

For retired people of limited financial means who live within the Boroughs of Chislehurst and Eltham and who are capable of independent living.

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#### Hackney almshouses

*Harrison Housing, 46 St James's Gardens, London.*

*W11 4RQ*

*T: 0207 603 4332*

*E: info@harrisonhousing.org.uk*

For older people of limited means in London.

#### Hammersmith almshouses (Hammersmith United Charities)

*Sycamore House, Sycamore Gardens, London W6 0AS*

*T: 020 8746 2396 Fax: 020 8749 3850*

*or*

*John Betts' House, Rylett Road, London W12 9NJ*

*T: 020 8749 5331*

For the elderly poor of the former Metropolitan Borough of Hammersmith.

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#### Haringey almshouses

Porters and Walters Almshouses, and St Leonard's Almshouses.

*T: 020 8489 2795 speak to Katie Burnett,*

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#### Havering almshouses

Too many to list, however the link below lists all the accommodation within the borough with their telephone numbers:

[http://www.havering.gov.uk/\\_layouts/Lists/](http://www.havering.gov.uk/_layouts/Lists/HaveringSearchResults.aspx?k=almshouses)

[HaveringSearchResults.aspx?k=almshouses](http://www.havering.gov.uk/_layouts/Lists/HaveringSearchResults.aspx?k=almshouses)

#### Hounslow & Isleworth almshouses

*Executive Clerk's Office, Tolson Lodge, North St,  
Isleworth, TW7 6BY*

*T: 0208 569 9200, 020 8948 4188*

*F: 0208 847 5514, 020 8948 6224*

*W: [www.iahcharity.org.uk/pages/accommodation/ingrams.htm](http://www.iahcharity.org.uk/pages/accommodation/ingrams.htm)*

You must be a person of good character and limited means currently living in the London Borough of Hounslow, and have been resident there for at least two years.

You must be in a reasonable state of health and capable of looking after yourself in a self-contained flat. The Borough has 7 Almshouses so where applicable; the applicant must meet the other site-specific criteria, as outlined in the sections on the web page.

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#### Kensington & Chelsea almshouses

*Billingbear Lodge, Maidenhead Road, Wokingham,  
Berkshire RG40 5RU*

*T: 01344 452 922*

For older people single or couples on limited incomes.

#### Kingston-Upon-Thames almshouses

*Kingston-upon-Thames United Charities, c/o  
Palmer Solicitors, 89-91 Clarence Street, Kingston-  
upon-Thames, Surrey KT9 1QY*

*T: 0208 549 7444*

*E: [palmerskt1@aol.com](mailto:palmerskt1@aol.com)*

For older people on limited incomes, who need Housing with support & no pets allowed.

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#### Lambeth almshouses

*Lambeth Council, Housing Department, Town Hall,  
London SW2 1RW*

*T: 020 7926 1000*

*E: [infoservice@lambeth.gov.uk](mailto:infoservice@lambeth.gov.uk)*

Applications have to be made through the council, who will do an assessment based on the individual's needs. The borough also has:

*The Friendly Almshouses, 167 Stockwell Park Road,  
Brixton, London SW9 0TL*

*T: 020 7274 7176 Fax: 020 7738 7268*

*E: [office@friendlyalmshouses.org](mailto:office@friendlyalmshouses.org)*

For women over the age of 50, who are in housing need and living on a low income.

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#### Newham almshouse

*52 Hookhams Lane, Renhold, Bedford. MK41 0JU*

*W: [www.help.co.uk/accommodation\\_homeless\\_charities.html](http://www.help.co.uk/accommodation_homeless_charities.html)*

Clients who are on a low income and live in the Borough.

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#### Tower Hamlets almshouse

*Billingsbear Lodge, Maidenhead, Wokingham, Berkshire RG40 5RU*

*T: 01344 452 922*

*F: 01344 862 062*

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#### Richmond almshouses

*Richmond Charities' Almshouses, 8 The Green, Richmond, Surrey TW9 1PL*

*T: 020 8948 4188*

*F: 020 8948 6224*

For retired people of limited means living in the Borough.

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#### Waltham Forest almshouse

*Walthamstow Almshouse, Monoux Hall, Church End, Waltham Forest, London E17 9RL*

*T: 0208 520 7828*

Contact directly to confirm the required criteria.

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#### Southwark almshouse

*Billingsbear Lodge, Maidenhead, Wokingham, Berkshire RG40 5RU*

*T: 01344 452 922*

*F: 01344 862 062*

Contact The Almshouse Association directly for specific information on Southwark.

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#### Wandsworth Almshouses

*Wimbledon Endowed Almshouse, 60 Camp Road, London, SW19 4UN*

*T: 020 8946 3153*

Clients need to be over 60 years of age, on a low or no income and would prefer to be living in the Borough but not essential.

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#### Westminster almshouses

*United Westminster Almshouses, Palmers House, 42 Rochester Row, London SW1P 1BU*

*T: 0207 828 3131*

Contact directly to confirm the required criteria.