



**WORCESTERSHIRE MASONIC HOME
FOR THE AGED**

**SOME QUESTIONS AND ANSWERS TO ILLUSTRATE
OUR AIMS AND ENDEAVOURS**

"To bear the heat and burden of the day from which they by reason of their age, should be exempt, to assist them in time of need and thereby render the close of their days happy and comfortable".

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WHAT IS THE MASONIC HOME FOR THE AGED?

A building consisting of 24 self contained flats together with Warden accommodation and other welfare facilities. This type of accommodation has become known as Very Sheltered Housing.

WHAT IS VERY SHELTERED HOUSING.

Sheltered Housing is Warden controlled housing with enhanced welfare and care facilities with the object of enabling those of our elderly brethren and their dependents who so wish, to remain active within the community for as long as possible by providing facilities for supported independent living. The scheme has been designed to be capable of accommodating residents as they become increasingly old and frail.

The aim is to enable them to retain their independence and to encourage self help. Consequently each unit is designed to provide a secure, private and attractive home for the residents, some of whom may well occupy it for twenty years or so. The flats will be large enough to accommodate two people and allow them to entertain guests, but not too large to prevent one person remaining as sole tenant should the other partner die.

To provide the necessary level of care, a full time Warden service will be provided. It is hoped that this service will cover the whole twenty four hours of the day, seven days a week with a Warden 'On Duty' between 7.30 a.m. and 10.30 p.m. and 'On call' between 10.30 p.m. and 7.30 a.m. To enable this service to operate discreetly but also efficiently an extensive alarm system will be provided throughout the home to give a direct two way link between the occupants and the Warden.

As one of the problems of increasing old age becomes that of mobility, the scheme will be constructed so that access to all parts of the complex will be possible without having to negotiate either steps or stairs. The individual flats will be designed so that a person in a wheel chair, or using a walking frame or other aid, can live comfortably and there will be similar provision in the communal areas. All units will be built to mobility standards. Particular attention will be paid to the bath rooms and toilets and a special bathroom will be provided for those who require assistance be it of short or long standing need. A Lift will be provided between all floors.

Communal accommodation will include a Lounge for the general use of the tenants and guests which will be of sufficient size for organized party use etc. and it is hoped that some 'outside' organizations might be encouraged to help in this direction.

A Kitchen and Dining Room is also planned for use by Dining Clubs, Meals on Wheels and similar occasions but it is not envisaged that meals will generally be provided as each flat will have a fully equipped kitchen and tenants will be encouraged to look after themselves except when illness or some other similar problem might arise. A Laundry with washing, drying and ironing facilities will also be included but there will also be external drying areas. General toilet facilities in conjunction with the communal areas will also include provision for the disabled.

A Guest suite will also be included consisting of Bedroom and Bathroom. This may be used by a relief Warden but is primarily intended for 'family' visitors who may wish to stay overnight.



Typical flat lounge

WHERE WILL THE HOMES BE SITUATED.

We have made provisional plans based upon vacant land adjacent to the Masonic Hall, Rainbow Hill, Worcester but should the cost of the land prohibit such siting then an alternative site will be found elsewhere within the Province of Worcestershire. Detailed planning consent has been obtained for this site.

WHAT WILL BE THE ACCOMMODATION IN EACH FLAT.

Living Room. With some form of radiant heat such as gas or electric fire with controls at a convenient height for the elderly. T. V. socket capable of receiving colour signals, telephone point and at least three electric sockets.

Kitchen. Sink unit and cupboards, cooker, refrigerator with freezer compartment, work surfaces, storage space for food, crockery and brooms and at least four electric sockets.

Bedroom. Space for double bed or two singles. Sufficient space for wardrobe and dressing table. Lights two way switching with pull over bed space and two electric sockets on opposite wall.

Bathroom. Bath with thermostatically controlled hot water supply and capable of taking a wooden seat for showering. Some form of grab rail assistance to bath and room.

Entrance Hall. With own front door. Hall serving the four rooms and with cupboard for general storage.

Generally each flat will be fully centrally heated, served by main boiler house. Cost of central heating will be included in the overall rental figure.

Externally gardens will be maintained but any tenant who has an interest in gardening will be encouraged to do so. If a tenant wished to have a small greenhouse, every effort would be made to accommodate such a hobby. Tenants will be able, subject to supervision, to furnish their own flat completely, which will help to create a 'home' atmosphere. Furniture for communal areas will, of course, be our responsibility both supply and maintenance.



Typical Flat Kitchen

FINANCE

HOW WILL THE COST OF THE HOMES BE FUNDED.

Application has been made to the Masonic Housing Association who have accepted and approved the Worcester site. They have in turn applied to the Housing Corporation for funds. At the moment the Housing Corporation is short of funds and we understand, have instructions to look first at designated stress areas. It is also possible for assistance to be obtained from the Local Authority Social Services both towards building and running costs. If however, this form of assistance does materialise it would give the Local Authority the right to nominate some tenants (normally 50%). The fitting out and furnishing of the communal areas would be our responsibility. There are other ways of financing and these are being investigated.

The Provincial Grand Master: R. W. Bro. Edward F. Hanson, *J.P.*, has it in mind that the Province will wish to have complete control of the whole scheme. In which case it would be incumbent upon the Province to be prepared to find sufficient sums of money to make the borrowing of the balance a viable proposition.

The PGM has sufficient faith in all his Lodge, and Chapters to urge consideration that this could be the way ahead for the Province.

He feels that it would be a great satisfaction to the Province to have complete control of the entire scheme, so that we may move towards the completion of this most desirable and necessary development.

HOW DO WE HOPE TO RAISE THE NECESSARY FUNDS.

By the normal Masonic means available to us in the Province of Worcestershire. That is by Charity Box collections at Lodge and Chapter; at Ladies Nights, and by social functions for the purpose of raising funds: coffee mornings, Sunday lunches, bring-and-buy sales, and most importantly Conventions which it is hoped every Brother/Companion in the Province will take out in conjunction with their Charity Stewards.

The current totals as at 31/3/86 are:- Donations £61,249
Conventions £44,016

WHAT ARE THE ANTICIPATED COSTS OF MAINTAINING THE HOME.

It is difficult to provide an accurate forecast at this stage but the principal costs will be the general maintenance of the buildings including decoration etc. The replacement of communal area furniture and equipment will fall upon the Province and it is hoped that some form of endowment fund can be built up to provide the main source of this requirement.

HOW WILL THESE COSTS BE MET.

The previous paragraph almost completely answers this but it may be necessary for this to be topped up from time to time from Charitable Funds within the Province. These figures may well be much less if the Local Authority becomes involved.

WHAT GRANTS ARE AVAILABLE TO US

The only money directly available is through the Housing Corporation. Further money may become available if the County Council and City Council become involved through their Social Service Committees.

Further consideration will be given to this aspect and additional talks will be held with the departments concerned.

WILL RESIDENTS BE REQUIRED TO PAY RENT FOR THEIR FLATS.

Yes. An economic rent will be charged which will cover rent, rates, heating and general maintenance, decoration, etc. This should be within the means of any rent but where a resident's means are insufficient the DHSS have the necessary machinery to make up the deficit.

Additional comforts, special parties, etc., would have to be separately funded and the House Committee would probably look for help to some of the local brethren and other organizations.

WHAT WILL BE THE QUALIFICATIONS FOR ADMISSION.

Need for this type of accommodation. Other than this it is not anticipated that there will be any hard and fast rules. Consideration will be given to every case and it should be decided on its merits having particular regard to age, mobility, present circumstance etc. Each resident will be expected to look after themselves with the help and support of the Warden. Bed ridden and very ill persons would not be considered as there will be no medical staff resident.

WHAT IS THE ANTICIPATED LENGTH TO STAY.

Hopefully for the rest of their lives. No limits will be imposed provided they can look after themselves with the assistance of the Warden; they will have the normal protection of their tenancy. It is hoped that this type of accommodation will enable them to remain in their 'home' until they are called hence. In serious infirmity a resident might qualify for a Masonic Home where more care is available.

WHAT WILL BE THE POSITION SHOULD ONE PARTNER DIE.

The survivor will continue to occupy the flat if they so desire and if their health enables them so to do. It is our desire that these flats will be HOME and they should not have to move into smaller or different accommodation unless they wish to do so.

WHAT ASSISTANCE IS AVAILABLE TO THOSE WAITING FOR A PLACE IN THE HOME.

All cases of hardship or need will continue to be reviewed by the Worcestershire Masonic Charity Organisation on facts submitted by the Lodge Almoner. Nothing further can be undertaken until the Homes are nearing completion and this in turn is dependent upon how quickly the finance is available.

HOW WILL THE HOMES BE MANAGED

A local management committee will be responsible. If funding is achieved from the Housing Corporation there would be representation from the Masonic Housing Association and similarly if the County or City Authorities are financially involved they will not only have the right to nominate tenants but will also have representatives on the management committee. The final detail of the committee would have to be worked out but it is anticipated that the Province and Provincial Charity Committee together with some local Masons with the necessary special knowledge of this type of work would be invited to form the nucleus of the Management Committee.

Photographs of the Lounge and Kitchen were taken in a flat in a similar complex recently opened at Malvern and are included by kind permission of Malvern Hills District Council for whom they were built and Messrs Martin Wildsmith Ltd who were the Contractors for the scheme.

CONTRIBUTION LIST TO THE WMHA FUND

Leading Lodges and Chapters in the Province.

LODGES

8007	Sebright	£3,254
3879	St Mary's	£2,600
3569	Avon	£2,117
7902	Friendship	£2,000
7155	Credance	£1,307
5546	James Watt	£1,250
4846	St. Nicolas	£1,190
2034	Masefield	£1,075
8807	Justice & Equity	£1,030
7679	Brandwood	£1,015
4495	Bordesley Abbey	£1,000

CHAPTERS

2034	Masefield	£500
280	St Wulstan	£420
8586	Trinity	£414
6116	Woodlands	£400
7600	Red Rose	£275
3378	Page	£270

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