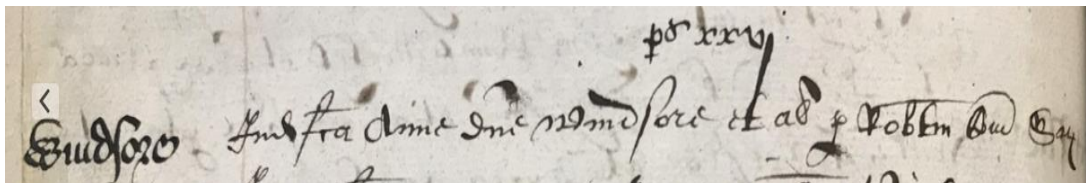


## The Lady Anne Windsor Charity Chronology

- 1597 An Act of Parliament enables individuals to found and incorporate charities through a deed enrolled in Chancery.

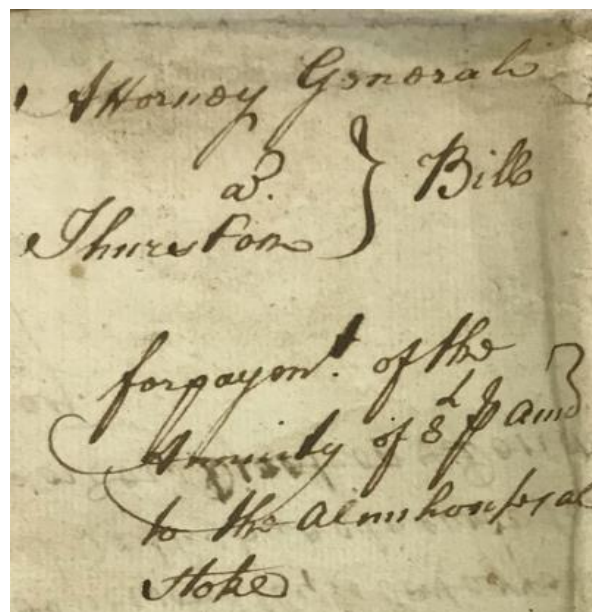
AN ACTE for erecting of Hospitall<sup>e</sup> or abiding and working Howses for the Poore.

- 1605 Lord Henry Windsor dies, leaving his wife, Lady Anne, the owner of Tendring Hall. As a widow she is now able to make contracts in her own right.
- 1608 Through the powers of the 1597 Act, Lady Anne Windsor founds and incorporates "The Hospital Abiding Place or Harbour House for Poor Women" through a deed enrolled in Chancery. Into the corporation she vests almshouses (The Downs) for 4 poor women and creates an income of £8 a year through a covenant on Higham Hall. It is the inmates who are incorporated while Lady Anne, her heirs or assigns, decide the rules to determine who is appointed.



A snippet of a handwritten document. On the left, the name 'Eudoro' is written in a large, stylized script. To its right, there is a signature that appears to be 'Andra dme dme Windsor' followed by 'et ad p. Tobem dme dme'.

- 1615 Lady Anne Windsor adds the final codicil to her last will and testament and dies the same day (27th November).
- 1675 Thomas Purslowe founds, by deed of gift, the "Churchyard Almshouses Charity" in Stoke by Nayland.
- 1705 A bill of complaint is submitted by the Attorney General on behalf of 4 poor women for the non payment of the £8 annuity from the Thurstons, as owners of Higham Hall. The Lord Keeper of the Privy Seal finds in favour of the Attorney General and orders the defendants to pay arrears and costs.



A snippet of a handwritten document. At the top, it says 'Attorney General' and 'd.' followed by 'Thurstons'. To the right of this, there is a large bracket and the word 'Bills'. Below this, it says 'for payment of the' and 'Annuity of £8 p. ann' and 'to the Almshouses' and 'Stoke'.

- 1826 Absolute surrender of land called "Camping Close" to Messrs. Parson and others in trust for the inhabitants of Stoke by Nayland. This is the first extant document of the "Town or Parish Lands Charity".
- 1859 Deed of exchange between Sir J. Rowley and the "Town or Parish Lands Charity" whereby another piece of agricultural land, 12 acres on Plough Lane, comes into ownership of the "Town or Parish Lands Charity".
- 1875 Admiral Sir Charles Robert Rowley rebuilds the Churchyard Almshouses in memory of his daughter, Emma Jane Rowley, who died that year. Although the charity name is unchanged, these almshouses become known locally as the Rowley Almshouses.

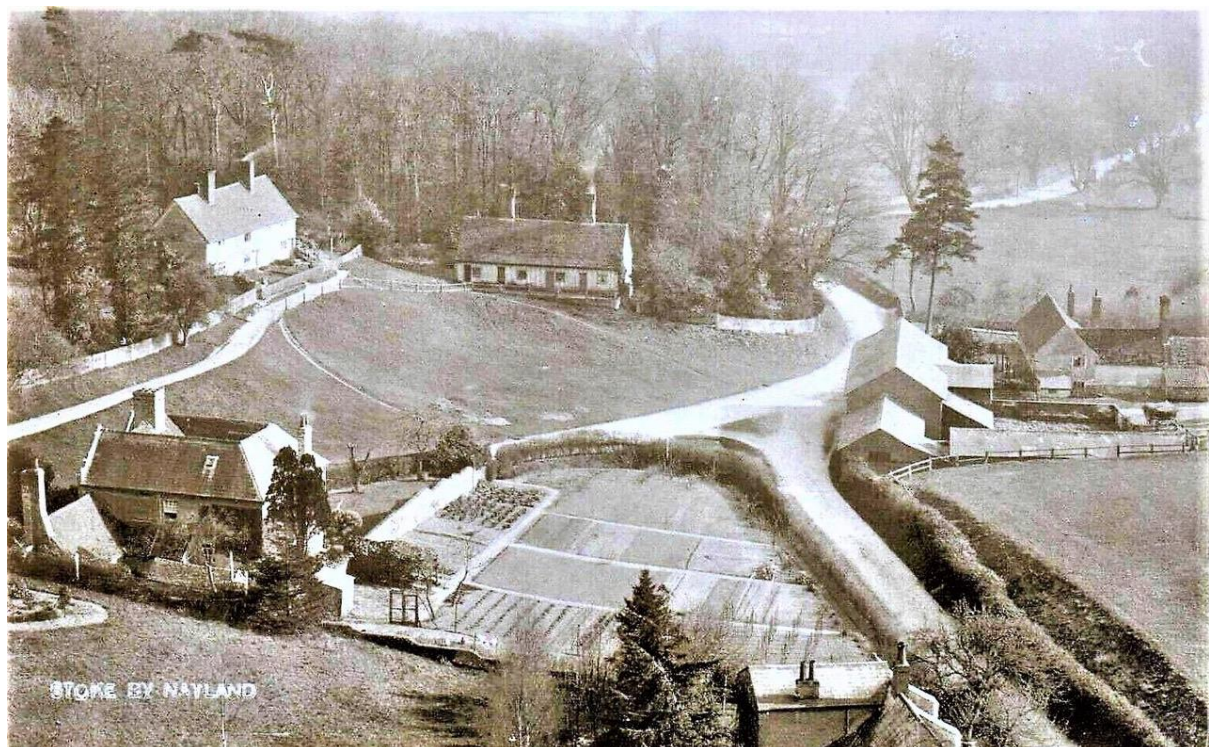


- 1877 The Rector of Stoke by Nayland publishes a book on the village history, which contains the will of Lady Anne Windsor in an appendix. However, it appears not to be her last will and testament, but a 1705 notarised copy of the deed that founds and incorporates the charity. The appendix also contains the deed of gift by Thomas Purslowe, also mislabelled as his will.





- 1886 The will of Charles Worters sets up a charity with £200, to be administered by the Rector and Churchwardens, to purchase Treasury bonds and apply the interest to buying coal for the benefit of the inmates of Lady Anne Windsor almshouses.
- 1894 The Charity Commission writes to the Rector and churchwardens to remind them of their obligations to provide accounts for "The Charity of Lady Anne Windsor" and "The Charity of Charles Worters". Accounts for 1891, 1892 and 1893 are submitted by the trustees.
- 1900 "The Stoke-by-Nayland Almshouses Charity St John's Gift" is established by declaration of trust by the Reverend HP Bull with £150. The annual income is to be distributed to the residents of the "Churchyard Almshouses" on St John the Evangelist's Day.
- 1919 Through a declaration of trust Sir Joshua Rowley creates a charity named "Captain Joshua Robert Rowley's Memorial". The objects of the charity are to provide the services of a nurse to the inmates of the "Churchyard Almshouses" and the Lady Anne Windsor Almshouses with any surplus being applied to repairs to the almshouses.
- 1930 The Charity Commission approves a scheme that gives effective control of the corporation named "The Hospital Abiding Place or Harbour House for Poor Women" to the registered charity named The Charity of Lady Anne Windsor.



- 1965 The Charity Commission approves a scheme to amalgamate The Charity of Lady Anne Windsor with five other village charities with similar aims, including "The Charity of Charles Worters", the "Churchyard Almshouses", "Captain Joshua Robert Rowley's Memorial", "The Stoke-by-Nayland Almshouses Charity St John's Gift" and the Town or Parish Lands Charity. The combined charity is to be called The Lady Anne Windsor Charity and have a preference for women beneficiaries. The trustees will have control of the corporation named "The Hospital Abiding Place or Harbour House for Poor Women". The churchyard almshouses are in poor condition and are sold to Melford Rural District Council to part fund refurbishment of the Lady Anne Windsor almshouses. The other charities contribute cash, investments and from the Town or Parish Lands Charity, two parcels of agricultural land. Some investments are held by the Official Custodian. The £8 a year annuity from Higham Hall is commuted for a consideration of £160.

Report on the Almshouses.

*Annual Parish Meeting, 1965*

You will remember that, at the Meeting last year, I told you the Trustees were still trying to obtain authority from the Charity Commission to sell the Rowley Almshouses to the Melford R.D.C. <sup>This was</sup> also that all their meagre finances might be concentrated on the modernisation of the Lady Anne Windsor Almshouses.

- 1993 The Charity Commission approves a new scheme that has different arrangements for the appointment of trustees. The Rector of Stoke by Nayland is no longer an ex-officio member.
- 2007 The trustees of the Tendring Hall Estate agree that land that comprises part of the back garden of The Downs has been incorrectly registered with the Land Registry. To make restitution they conveyance the land to the charity for no consideration. However, a covenant in favour of the National Trust is still registered as applying to this land. When Lady Anne originally gifted the land to the charity it was from the road to the pale of her deer park. The exact position of the boundary was seemingly lost when the deer park fell into disuse.
- 2016 The Lady Anne Windsor Charity purchases a fifth almshouse, which had been part of the Churchyard or Rowley Almshouses. The purchase was funded mainly by loans.
- 2019 The Charity Commission approves a scheme amendment that changes the residence requirement for beneficiaries from the ancient parish of Stoke by Nayland to the modern civil parishes of Stoke by Nayland, Nayland and Leavenheath.