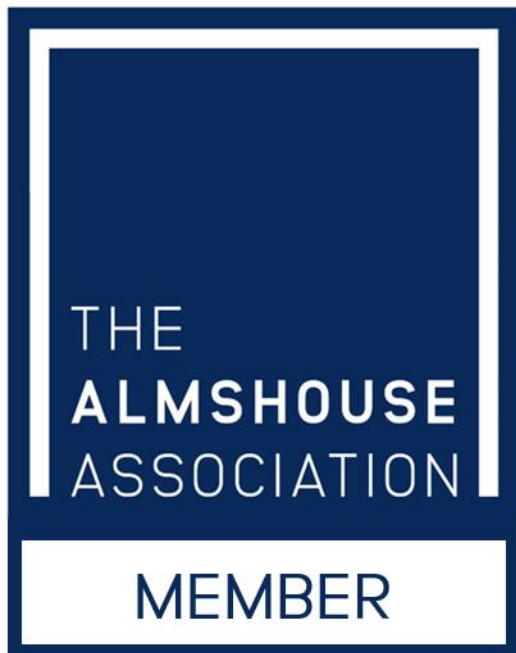


# The Lady Anne Windsor Charity



## *What we do*

The Lady Anne Windsor Charity is an almshouse charity. It originates from the almshouses on the Downs in Stoke by Nayland, pictured below, which in 1608 had been “lately built and erecte” by Lady Anne and established as a Trust in her will.





They continue to provide low-cost accommodation for four single people, in an area where such accommodation is about as rare as hens' teeth.



*The view from Downs almshouses*

As a charity, LAWC is regulated by a Scheme of the Charity Commission (generally known as its Governing Document) and its resources must be devoted to its charitable purpose, which is to provide housing for “poor persons who are inhabitants of the area of the Civil Parishes of Leavenheath, Nayland-with-Wissington and Stoke-By-Nayland with a preference for women”.

It has ambitions to increase the housing it can provide. In 2016 LAWC acquired No.3 Rowley Cottages, by the churchyard in Stoke, from Babergh District Council. Development projects are described below.



*No.3 Rowley Cottages*



### ***Who we are***

LAWC is the responsibility of five Trustees. Two are nominated by Stoke by Nayland Parish Council, and all are required to be “persons who through residence, or occupation or employment, or otherwise have special knowledge of the area” of the three parishes.

Adam Sedgwick (Chairman) -  
nominated by the Parish Council

Rosie Emeny -  
nominated by the Parish Council

Peter Orrock  
Martin Owen  
Graham Walker

The Trustees are assisted by their Clerk:

Rowena Engleheart



*The view from 3 Rowley Cottages*

### ***Vacancies***

Years can go by without any of our properties becoming vacant. So we don't keep a waiting list, and indeed our Governing Document lays down that no appointment of a resident shall be made by the Trustees until a sufficient notice of a vacancy has been published in local media. Nowadays, this means essentially the community newsletter covering our three parishes and one other, the LSPN; and appropriate social media including the local FaceBook page.

### ***Why almshouses are special, and why we want more of them.***

Because there is crying need for good quality accommodation for local people who cannot afford open market housing.

Because we are barred from housing other than inhabitants of the three parishes, the local communities know that our own housing will always be for local people.

Because our housing is only for those who can't afford open market housing, we are always meeting a need commercial housing cannot.

Because almshouses are exempt from right-to-buy, our housing will always remain for local people who can't afford open market housing.

Because we are responsible for our properties in perpetuity, we have a direct interest in them being good quality and remaining so.

Because our resources can only be used for our charitable objects, no one running the charity can benefit personally from it, and any proceeds from sales must be recycled into almshouses.

Because we retain an interest in any site we develop, we can impose and enforce covenants on properties built for sale.

Because the Charity and its properties are managed, hands-on, by local people.

All this means that the local communities have compelling reason to regard us more favourably than ordinary developers and owners of rental property.

### ***Our development projects***

We own a field in Leavenheath. This presents a unique opportunity to develop new accommodation to meet local needs by working in close conjunction with Leavenheath Parish Council and Babergh District Council. In November 2020 Leavenheath Parish Council unanimously resolved that they are happy for the Charity to consult residents regarding the potential development. We have started doing so, as best we can in the difficult circumstances associated with the Covid-19 pandemic, by means of articles about the project in the LSPN, reproduced below, and correspondence with Leavenheath residents. We are about to revive our pre-app discussions with the planners, on the basis of a small scheme of maybe six almshouses and three open market houses.

During 2019 we became aware of the opportunity of government grants to remodel the historic almshouses on The Downs. We have appointed a project manager, an architect, a structural engineer and a quantity surveyor, and having consulted the residents, we are engaged in discussion with BDC Planning department.

### ***Contact us***

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