

The Lady Anne Windsor Charity Annual Report for 2021

Prepared for the three parishes' Annual Parish Meetings



Stewardship: We are satisfied our two buildings are in sound condition, and as reported below we are working to remodel the historic almshouses on The Downs.

Our income for 2021 was £23,203 and our outgoings were £15,862. The value of our balances at the end of 2021 was £80,952. The Trustees continue to be of the opinion that the assets of the Charity are appropriate to cover our immediate and budgeted requirements for our current operations. Any major projects, such as envisaged below, will require funding from other sources.

Weekly maintenance contributions for residents – for almshouses, the equivalent of rent – were increased by 2.8%, the rate of building cost inflation, on 1 July 2021

Development: We have been working with Suffolk County Council and Hastoe Housing Ltd since 2013 towards development of part of the site of the former Stoke by Nayland Middle School. Hastoe applied for planning permission in June 2021 for a scheme for eight houses, and now have an agreed S.106 Agreement. Babergh District Council have agreed that priority can be given to those with a local connection to Stoke by Nayland for the six properties to be rented. Hastoe hope to start on site next month.

It is regrettable that LAWC were unable to acquire any of the houses as almshouses, but this is the most important development of social housing in the area for very many years and as such heartily to be welcomed.

The Charity's Plough Lane field in Leavenheath 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. 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.

The Downs almshouses need up-to-date facilities. We are developing a scheme to remodel them. If we can achieve it, they will be transformed, within the constraints of the 400-year old historic main building, and the site, at the top of a grassy slope. We have discussed our plans with the Babergh planners, and are about to present revised plans to them.

If cleared by planners, and after consulting the residents again, we shall still have to work out how we – and the residents - can pay for the scheme. Success is not guaranteed, and there is a long way to go.

Trustees: Janet Bosman, who had been a very active Trustee for over 10 years, decided she did not want a third term. During this time we acquired 3 Rowley Cottages, our first step for some centuries towards increasing what we provide for the local community. She has said she will continue to give us practical help, for which we are grateful.

To replace Janet, who was a co-opted Trustee, for the first time we advertised the vacancy, in the LSPN. Before, we relied on existing Trustees' networks. And the open approach worked: we decided to appoint Graham Walker who applied following the LSPN item.