

The Lady Anne Windsor Charity Annual Report on 2025

Prepared for the Annual Parish Meetings of Leavenheath,
Nayland and Stoke by Nayland



The purpose of the charity is, as it has been since its foundation in 1606 by Lady Anne Windsor, to provide almshouse accommodation 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” in the words of our current Governing Document. We do this at present by means of the historic almshouses at No.s 1 to 4 The Downs and No. 3 Rowley Cottages, Church Lane, Stoke by Nayland.

Our money comes predominantly from the payments made by residents: In 2025 we received £26,577 from charges to residents, and £4,408 from other sources.

Our expenditure is essentially for work on the buildings, from routine repairs and maintenance to paying for past investment and work for improvements: In 2025 we spent £1,551 on “business as usual” costs eg maintenance, £9,188 servicing loans and £13,179 on Downs remodelling project fees.

Stewardship: The Trustees continue to be of the opinion that the assets of the Charity are sufficient to cover the requirements of our current operations. We need to build up our balances so as to contribute to the important projects envisaged below, but these will require major funding from other sources.

Weekly maintenance contributions for residents – for almshouses, corresponding to rent – were increased by 2.7%, the year’s increase in social housing rents, indexed to inflation, on 1 May 2025.

Our reserves increased from £109,821 to £122,062

Development:

The Downs almshouses need up-to-date facilities. We have developed a scheme to do much more than bring their facilities up-to-date. If we can achieve it, they will be transformed, within the constraints of the 400-year old historic main building, and of the site, at the top of a grassy slope. Having obtained planning permission and listed building consent in 2024, we engaged in detailed design during 2025 (and went out to tender to five contractors in March 2026). But we must emphasise that success is not guaranteed. We have started raising outside funds for the purpose.

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. Following a negative response to a pre-app submission to Babergh District Council we undertook a variety of discussions exploring possible ways forward, and in September received a detailed and encouraging response from a Principal Planning Officer. We have since pursued

The Lady Anne Windsor Charity
Annual Report on 2025

Prepared for the Annual Parish Meetings of Leavenheath, Nayland
and Stoke by Nayland



discussions with three Housing Associations, but with negative outcome.
We intend to explore other routes to develop this site.

Trustees: There was no change among the Trustees during 2025.
I was re-elected as Chairman. Rosie Emeny, Peter Orrock, Martin Owen and
Graham Walker continued as Trustees, with Martin also being Treasurer.
Rowena Engleheart continued as our Clerk.

Since the year end, Rosie Emeny and I have been re-nominated as Trustees by
Stoke by Nayland Parish Council on the expiry of our terms.

Residents: No 2 The Downs was unoccupied at the beginning of 2025.
We appointed Niall Morrison, on the basis that he would vacate the property
when required for the remodelling project but with the right to return on its
completion

The occupancy details, with the year of commencement, are:

- No 1 The Downs, Nicholas Beavan (2016)
- No 2 The Downs, Niall Morrison from 15 June
- No 3 The Downs, Karl Cansdale (2003)
- No 4 The Downs, Jackson Reader (2022)
- 3 Rowley Cottages, Maureen Frost (2024)

Other: Our farm tenants, Mr Neil Pulford, for Campen Close behind the
Guildhall in Stoke by Nayland, and E T Smith & Son, for our Plough Lane field,
remain unchanged from last year.

Adam Sedgwick
Chairman
24 April 2026