

Landisdale Almshouse and Unknown Donor Charity

Aims and Aspirations

Registered Charity No. 206928

Record document for Danbury Neighbourhood Plan Steering Group

- **History of the Charity:**

The Danbury Landisdale Almshouse and Unknown Donor Charity has been part of Danbury life since 1313, when John and Margaret Landisdale gave forty-two and a half acres in Danbury, Purleigh and Woodham Walter “for the relief of the poor and the repair of the church”. The Charity has continued through the centuries to provide help for the needy of Danbury.



The Charity now owns and manages four small but picturesque cottages on the Green by St John Baptist Church, two acres of allotments on Ludgores Lane, and a five-acre field on the eastern edge of the village (Land Registry Title EX823709).



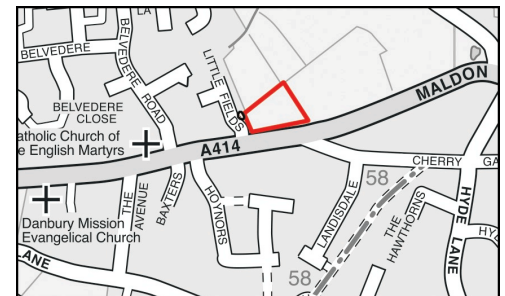
The Church Green Cottages are well-suited to elderly people, two being adapted to wheel-chair use. There is no age restriction for applicants however and the sole qualification is that applicants should have lived in Danbury for ten years or have been born here.



The Charity ensures that the Almshouse rents are "affordable". The Charity bears the cost of water and external maintenance.

- **Aims And Aspirations of the Landisdale Trust**

The "Unknown Donor" part of the Charity's full title refers to the ancient gift of the five-acre field adjoining Littlefields along the Maldon Road out of Danbury. This site is admirably placed for the provision of affordable housing and the Charity is in a unique position to provide such accommodation.



Sandpit Field – DNP Site 'A'

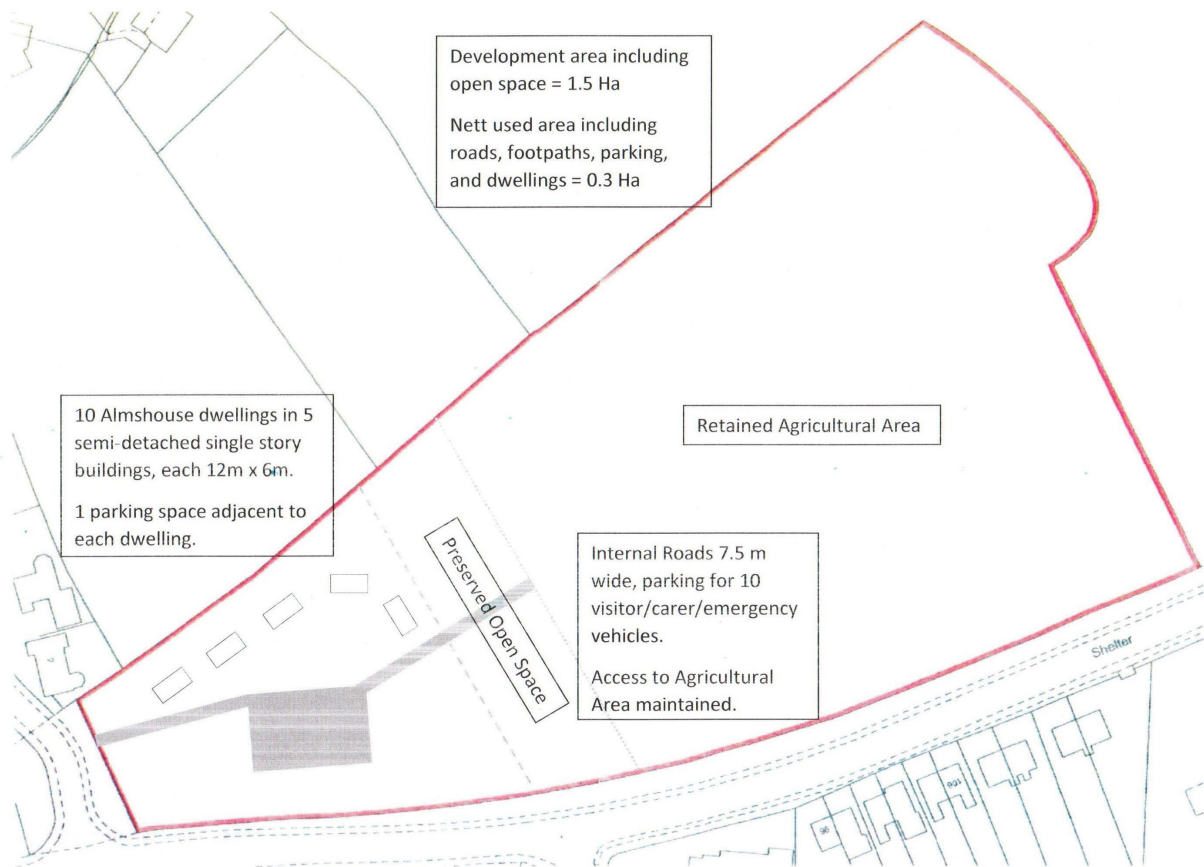
The Trustees hope to develop a small part of this five-acre field to provide approximately 10 one and two bed-roomed bungalows specifically to house people of Danbury. The Charity Commission Scheme, whereby the Charity is governed, states that would-be residents should have lived in Danbury for at least 10 years. This provision of local housing for local people was the original benefactor's wish and is written into the constitution of the charity. There are no age criteria

for our residents so both young people looking for independent living and older people wishing to downsize could benefit from this new housing.

The Charity's list of applications stands at ten interested people, but due to currently only having 4 dwellings available, the wait will be considerable and the names on the list regularly change as applicants are forced to move out of the area to gain accommodation. When a vacancy does occur, notices are placed in local periodicals (Danbury Focus, Contact). The applicants are invited to meet with trustees in order to allow the Trustees to allocate the available dwelling to those most in need.

It is the aspiration of the Trust to provide 10 Almshouse dwellings on Sandpit Field. The vehicular entrance will be off Littlefields, set 23 meters from its junction with Maldon Road.

Draft outline for arrangement of proposed Almshouses at Sandpit Field, Danbury



The Trust provides homes for life or, as long as our residents have need. The proposed homes will be laid out as 5, semi-detached bungalows. Each dwelling will have adjacent parking space for one car, additional parking will be made available for the vehicles of carers, visitors, and emergency vehicles. An access from the junction of the development with Littlefields will lead to a parking area for visitor and service vehicles and then continue to give access to the preserved open space and the retained agricultural land.

- **Objectives of the Development**

The Trust wants to build a small, sheltered community where residents can enjoy the peace and quiet of their surroundings and be close enough to their home village that walking to the shops and local amenities is well within their abilities.

The surveys carried-out by the Danbury Neighbourhood Steering Group and opinions voiced at the public meetings organised by the HOD group showed the need for smaller one and two bedroom properties.

Almshouses are by their nature not available for purchase or rent but are allocated to residents based on their need. There are no restrictions, on age or ability. The Landisdale Trust aims to provide suitable accommodation for their residents regardless of their disabilities.

All the dwellings on the development will be constructed with ramp access. They may be built with full disabled access from the outset or are easily modified for use by the less able at when needed.

Below is an Almshouse built on a recent development in East Hanningfield, Essex., the proposed development in Danbury will be in keeping with the adjacent housing, of a single story and semi-detached to suit the need for smaller properties for those downsizing or those with special access needs. The low level development will blend with the rural nature and not obscure distant views.

The Trust desires to build a small, sheltered community where residents can enjoy the peace and quiet of their surroundings and yet be close enough to their home village so that walking to the shops and local amenities is well within their abilities.



The Landisdale Trust hopes that their proposal is included in the Neighbourhood Plan so that they can proceed and assist with our support of the community.