

CHARITY OF JOHN CORNER

England & Wales · Charity number 224514

Details

Other names Corner House Trust, ST HILDA'S ALMSHOUSES TRUST

Status Registered

Legal form Other

Registered 1962-03-18

Register [View on the Charity Commission register](#)

Contact

Address 10 Porret Lane
Hinderwell
Saltburn-By-The-Sea
TS13 5JS

Phone 01947840561

Email ellis886@btinternet.com

Website <https://sthildasalmshouses.wordpress.com>

Activities

Objects: THE GENERAL BENEFIT OF THE INHABITANTS OF THE PARISH OF HINDERWELL AS THE TRUSTEES MAY SELECT BEING PURPOSES FOR WHICH PROVISION CANNOT BE MADE OUT OF RATES, TAXES OR OTHER PUBLIC FUNDS.

Activities: Providing affordable rented accommodation. Allocation - priority given to Hinderwell Parish residents.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** PARISH OF HINDERWELL
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£26,761	£79,157	-	-
2024-03-31	£25,544	£30,729	-	-
2023-03-31	£32,837	£10,778	-	-
2022-03-31	£24,895	£2,937	-	-
2021-03-31	£24,115	£3,451	-	-

Trustees

Name	Role	Appointed
ANNE KING		2017-10-25
ANTHEA ELLIS		2012-06-25
MARY HARLAND		2013-03-26
MRS M METCALFE		2012-11-04

CHARITY OF JOHN CORNER

England & Wales - Charity number 224514

Accounts



St. Hilda's Almshouses

Charity of John Corner Reg. No224514 Corner House Trust

31 – 37 High Street,
High Street, Hinderwell,
Saltburn, North Yorkshire. TS13.5JX.



Trustees' Annual Report & Accounts

1st April 2024
to
31st March 2025

Names of Trustees

Mrs. M. Harland
Mrs. M. Metcalfe
Mrs. A. Ellis
Mrs. A. King

Sources of Advice & Support

HSBC Business Bank
National Almshouse Association
Charity Commission
Scarborough Borough Council/NYC

Governance

The Charity of John Corner was established in 1888 to provide accommodation for the sole use of Hinderwell Parish residents. A new Scheme was approved by the Charity Commission in 1951. The Charity is also known as "St. Hilda's Almshouse Trust" and Corner House Trust.

Appointment of Trustees

The Trust Deeds govern the appointment of Trustees, which were updated by a resolution passed by the Board of Trustees, and approved by the Charity Commission in July 2013. The resolution increased the number of Trustees from three to five, added the power to co-opt up to three additional members, and allowed Trustees to identify suitable replacements should anyone resign.

Risk Management

The Almshouses Building is insured with Grout Insurance Brokers through a specially designed policy for Almshouses (Royal Sun Alliance)

Building Insurance	£439,691
Public Liability	£5Million
Employers' Liability	£10Million check

The Board of Trustees recognises that it is under a legal obligation to protect the building, its users and employees through adequate and appropriate insurance.

A Building and Electrical Survey is carried out every five years.

A professional Fire Risk Assessment was carried out in April 2025, and all recommendations implemented. The Assessment is updated annually.

Building Issues

The new Board of Trustees took over the management of the Charity's assets in 2012. The building was in extremely poor condition, with over 50% uninhabitable.

Applying for grants to carry out improvements to provide additional living accommodation was a top priority. Income from rents would also be used for this purpose.

Objectives of the Charity

“To provide rented accommodation for the sole benefit of Hinderwell Parish residents, and to use money collected from rents on the upkeep of the building”.

Principal Activities in pursuit of Objectives

The Charity now provides six units of good quality living accommodation, which could potentially house up to fourteen parish residents.

2024/2025 Achievements

All six flats are now occupied, currently providing accommodation for seven parish residents. A full Electrical Survey has been completed and a professional Fire Risk Assessment undertaken.

Reserves Policy

The Charity had reserves of £40,227 at 31st March, 2025.

The Trustees are responsible for the maintenance of the building, and it is their policy to maintain reserves at the highest level possible, so that the building can be maintained to provide a good standard of modern living accommodation. In years to come, it should be possible to invest in additional properties.

Future Plans

The Trustees will continue to give the time necessary to the efficient administration of the charity and the fulfilment of its objectives, to the best of their ability.

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the Charity's Trustees

Signature

Mrs. A. E. Ellis
Date 25.5.2024

**Accounts for Financial Year
01/04/2024 to 31/03/2025**

Income

Rents 26521.42
Donations 240.00

Total 26761.42

Expenditure

Bank Charges 60.00
Insurance 717.76
Subscriptions 275.00
Repairs 75347.49
Quaker Trust 2000.00
Rates 757.68

79157.93

TRIAL BALANCE

B/F current acc 8447.57
B/F deposit acc 83561.48
B/F Cash 21.51
Income 2024/25 26761.42
Interest Deposit a/c 592.72

Total 119384.70

Less Expenditure 2024/2025 79157.93

Balance to CF 31/03/2024 40226.77

This figure is made up as follows

Money at Bank
 Current a/c 26051.06
 Deposit a/c 14154.20
 Cash 21.51
40226.77

I have examined the accounting records of the Charity and have sought and received any explanations that I thought necessary. On the basis of this examination I have formed the view that these accounts show a true and fair view of the Charity's financial transactions during its 2024/25 accounting year. I am also of the opinion that the financial transactions support the Charity's "activities" as stated to the Charity Commission.

Independently examined
by

K. Lydall

Date:

April 2025

CHARITY OF JOHN CORNER

England & Wales - Charity number 224514

Accounts



St. Hilda's Almshouses

Charity of John Corner Reg. No224514 John Corner Trust

31 - 37 High Street,
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Saltburn, North Yorkshire. TS13.5JX.



Trustees' Annual Report & Accounts

1st April 2023
to
31st March 2024

Website: sthildasalmsouses.wordpress.com Email: sthildasalms@gmail.com

Names of Trustees

Mrs. M. Harland
Mrs. M. Metcalfe
Mrs. A. Ellis
Mrs. A. King

Sources of Advice & Support

HSBC Business Bank
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Charity Commission
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Risk Management

The Almshouses Building is insured with Grout Insurance Brokers through a specially designed policy for Almshouses (Royal Sun Alliance)

Building Insurance	£439,691
Public Liability	£5Million
Employers' Liability	£10Million

The Board of Trustees recognises that it is under a legal obligation to protect the building, its users and employees through adequate and appropriate insurance.

A Building and Electrical Survey is carried out every five years.

A professional Fire Risk Assessment was carried out in 2014, and all recommendations implemented. The Assessment is updated annually.

Building Issues

The new Board of Trustees took over the management of the Charity's assets in 2012. The building was in extremely poor condition, with over 50% uninhabitable. Applying for grants to carry out improvements to provide additional living

accommodation was a top priority. Income from rents would also be used for this purpose.

Objectives of the Charity

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Principal Activities in pursuit of Objectives

The Charity now provides six units of good quality living accommodation, which could potentially house up to fourteen parish residents.

2023/2024 Achievements

Total renovation of Flat 1 began in November 2023
New bathroom installed in Flat 2
Drainage system improved to rear of building
New Roof installed
Exterior Painted

Reserves Policy

The Charity had reserves of £42,237 at 31st March, 2024.

The Trustees are responsible for the maintenance of the building, and it is their policy to maintain reserves at the highest level possible, so that the building can be maintained to provide a good standard of modern living accommodation.

Future Plans

The Trustees will continue to give the time necessary to the efficient administration of the charity and the fulfilment of its objectives, to the best of their ability.

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the Charity's Trustees

Signature
Mrs. A. E. Ellis

Date 25.5.2024

St Hilda's Almshouses Trust

(Charity of John Corner)
Accounts for Financial Year
01/04/2023 to 31/03/2024

<u>Income</u>		<u>Expenditure</u>	
		Bank	
Rents	25304.00	Charges	60.80
Donations	240.00	Insurance	701.99
		Subscriptions	267.00
		Repairs	26834.53
		Quaker Trust	2000.00
		Rates	865.61
Total	25544.00		30729.93

TRIAL BALANCE

B/F current acc	53633.50
B/F deposit acc	42237.59
B/F Cash	21.51
Income 2023/24	25544.00
Interest Deposit a/c	1323.89

Total	122760.49
Less Expenditure 2023/2024	30729.93
Balance to CF 31/03/2024	92030.56

This figure is made up as follows

Money at Bank	Current a/c	8447.57
	Deposit a/c	83561.48
	Cash	21.51
		92030.56

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Independently examined
by

K.LYDALL

Date:

8.5.24

CHARITY OF JOHN CORNER

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Mrs. A. King

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National Almshouse Association
Charity Commission
Jet Coast Development Trust
Scarborough Borough Council

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Objectives of the Charity

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Principal Activities in pursuit of Objectives

The Charity now provides six units of good quality living accommodation, all rented to local people.

A total of seven parish residents now live in the Almshouses Building.

2022/2023 Achievements

One unit of accommodation became vacant. Estimates for the total renovation of the flat were considered, and a contract awarded to start as soon as possible.

Reserves Policy

The Charity had reserves of £42,237 at 31st March, 2023.

The Trustees are responsible for the maintenance of the building, and it is their policy to maintain reserves at the highest level possible, so that the building can be maintained/repaired/improved to provide good standard living accommodation..

Future Plans

The Trustees will continue to give the time necessary to the efficient administration of the charity and the fulfilment of its objectives, to the best of their ability.

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the Charity's Trustees

Signature
Mrs. A. E. Ellis

Date 25.5.2023