



# St. Hilda's Almshouses

*Charity of John Corner Reg. No224514 John Corner Trust*

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

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## Trustees' Annual Report & Accounts

1<sup>st</sup> April 2023  
to  
31<sup>st</sup> March 2024

Website: [sthildasalmshouses.wordpress.com](http://sthildasalmshouses.wordpress.com) Email: [sthildasalms@gmail.com](mailto: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  
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

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

“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.

### 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 31<sup>st</sup> 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**

**Income**

Rents	25304.00
Donations	240.00

**Total    25544.00**

**Expenditure**

Bank	
Charges	60.80
Insurance	701.99
Subscriptions	267.00
Repairs	26834.53
Quaker Trust	2000.00
Rates	865.61
	<b>30729.93</b>

**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

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

**This figure is made up as follows**

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

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 2023/2024 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:

- 8.5.24 -