

# NIDD ALMSHOUSES

England & Wales · Charity number 250418

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1967-02-07

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

## Contact

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**Address** Mountgarret Estates  
Green Lane Farm  
South Stainley  
Harrogate  
HG3 3LS

**Phone** 07450777007

**Email** [office@mountgarret.com](mailto:office@mountgarret.com)

## Activities

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**Objects:** ALMSHOUSES FOR OCCUPATION BY SUCH AGED OR INFIRM OR OTHERWISE INCAPACITATED PERSONS WHO ARE MEMBERS OF THE CHURCH OF ENGLAND AS TRUSTEES THINK PROPER TO ADMIT TO BENEFITS THEREOF THE PREFERENCE BEING GIVEN TO THE INHABITANTS OF THE PARISH OR TOWNSHIP OF NIDD AND THE SURROUNDING DISTRICT OR NEIGHBOURHOOD WHO MAY BE OF EITHER SEX AND EITHER MARRIED OR SINGLE.

**Activities:** Provision of subsidised housing

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** NIDD AND SURROUNDING DISTRICT
- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£40,325	£26,956	-	-
2024-12-31	£39,373	£40,604	-	-
2023-12-31	£45,006	£25,119	-	-
2022-12-31	£39,268	£67,239	-	-
2021-12-31	£35,679	£38,507	-	-

## Trustees

Name	Role	Appointed
VISCOUNT MOUNTGARRET	Chair	2016-10-25
Mervyn Darby		
VIV HEAPS		2024-01-25

## Linked charities

- ENDOWMENT FUND FOR ALMSHOUSES (250418-1)

**NIDD ALMSHOUSES**

England & Wales - Charity number 250418

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# Accounts

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**MINUTES OF THE MEETING OF THE ALMSHOUSES TRUSTEES**  
held on Tuesday 25<sup>th</sup> November 2025 at the Estate Office, Green Lane, South Stainley

Those present: Viscount Mountgarret (in the Chair)  
Mr M Darby  
Mrs J R Mountain  
Mrs V Heaps

**1. Apologies for Absence**

Apologies were received from C K Orme.

**2. Minutes**

The minutes of the meeting held on 29<sup>th</sup> April 2025 were accepted as a true record and approved.

It was noted that the bus notice is no longer in the notice board and the bus is not being used.

MD provided an update following his meeting Stephen Brook of Harrogate Almshouses. He reported the following rents:

£136.93 per week for a one bed flat

£165.95 per week for a two bed flat

£110 per week + £14 service charge (includes water not heat)- 1 bed property

£117 per week + £14 service charge (includes water not heat) -2 bed property

The above figures are based on housing benefit allowance. It must be noted that these are located in central Harrogate.

It was agreed to discuss rent reviews at the next meeting in April.

**3. Secretaries Report**

**Next of Kin**

JRM will collate next of kin details for all residents.

**4. Review of Garden Occupation**

It was agreed that a letter will be sent to Shirley Hudson and Cat Clarke explaining that the Trustees understand that they want to continue but politely ask that they tidy up the allotment area.

The Estate will cut back the apple tree.

**5. Conversion of Attic Space**

To be read in conjunction with an email circulated by MD on 5<sup>th</sup> October.

MD reported the following:

- There is a significant amount of space, enough to create a 1 bed flat. There is a large truss half way along approx. 14m x 8m which has a financial impact on any design.
- Layout could consist of bed/ kitchen/sitting room/ bathroom.
- Access to the flat would be via no.4 (Mr Snowdon), this would need reconfiguring to allow for a hallway and staircase.
- Approx. conversion costs in the region of £50-£60k
- Planning permission would be required.

**The Nidd Almshouses**  
**Accounts for the Year to 31st December 2025**

**1 Receipts and Payments Account**

	2025		2024
	£		£
<b>Income Receipts</b>			
Occupant Contributions	-		-
Monthly Maintenance Contributions	-		-
Heating Contributions	25,850		24,560
TV & Electric, Sewage & Gardening	14,280		13,770
Investment Income Withdrawal	195		1,043
Insurance	-		-
Interest CAF	-		-
<b>Total Receipts (a)</b>	£ 40,325		£ 39,373
<b>Direct Charitable Expenditure</b>			
Heating Costs			
TV Licence	11,111		12,392
Gardening	30		-
Water Charges & repairs	4,036		2,412
NAA Subscription	851		613
Christmas Presents	365		353
Electricity & Electricity Repair	281		218
Insurance	1,332		1,903
General repairs/Maintenance	1,103		1,007
New Car Parking - Garage	4,845		6,761
Painting	2,473		3,096
Butler Trust Management Fee	-		6,950
Other	529		4,500
<b>Total Expenditure (b)</b>	£ 26,956		£ 40,604
<b>Net Receipts (loss) for the year (a-b)</b>			
Interest from CAF	£ 13,369		-£ 1,231
<b>Gross Profit</b>	£ 9,156		10,198

**22,525**

**2 Statement of Assets and Liabilities at 31st December 2025**

<b>Monetary Assets</b>			
Bank Current Account	31,607		18,239
CBF Deposit Account	<u>211,487</u>		<u>202,330</u>
<b>Net Increases</b>	243,094		220,569
<b>Non-Monetary Assets</b>			<b>22,525</b>
Building (7 Almshouses Insurance value)	<u>1,797,686</u>		<u>1,739,418</u>
<b>Total valuation of assets:</b>	£ 2,040,780		£ 1,959,987

Seen and Approved

*P. M. Henry*

Date: **23rd** March 2026

*P. Mansfield*

34, Darnborough Gate,  
Ripon  
HG4 2TF


16th March 2026

NIDD ALMSHOUSES

Dear Christopher,

I have as requested scrutinised the bank statements and financial records for the period from 1st January to 31st December 2025, and I am satisfied that the accounts which you produced to me for inspection are a true, accurate and complete record of all financial transactions by and relating to the Charity during that period.

Regards,



Patrick Henry

(Independent scrutineer)

**NIDD ALMSHOUSES**

England & Wales - Charity number 250418

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# Accounts

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**NIDD ALMSHOUSES**  
**ANNUAL REPORT TO THE TRUSTEES**

for the Year to 31<sup>st</sup> December 2024

1. Mr Gabbage of No.5 Almshouses died in April 2024. The house was subsequently re-let to Ms Cat Clarke.
2. The Almshouses have been included as a weekly bus service to Harrogate and back if requested by a resident. Details were sent to the Parish Council.
3. Another garage was added onto the main block at a cost of £6,950.
4. The monthly maintenance charges (rents) were reviewed from 1<sup>st</sup> June 2024.
5. The Almshouses bank balance at the year-end was £18,239, with a further £202,330 on deposit making a total of £220,569.
6. The interest on the deposit account for the year was £10,198.

Signed:  .....

Christopher Orme as Secretary.

Dated 29<sup>th</sup> April 2025

The Midd Almshouses  
Accounts for the Year to 31st December 2024

1 Receipts and Payments Account	2023 £	2024 £
Income Receipts		
Occupant Contributions		24,560
Monthly Maintenance Contributions	25,265	13,770
Heating Contributions	13,730	1,043
TV & Electric & Sewage	45	-
Investment Income Withdrawal	-	-
Insurance	-	-
Interest CAF	5,966	
<b>Total Receipts (a)</b>	£ 45,006	£ 39,373
Direct Charitable Expenditure		
Heating Costs	12,436	12,392
TV Licence	37	-
Gardening	2,328	2,412
Water Charges & repairs	822	613
NAA Subscription	343	353
Christmas Presents	154	218
Electricity & Electricity Repair	2,447	1,903
Insurance	851	1,007
General repairs/Maintenance	472	6,761
New Car Parking - Garage	-	3,096
Painting	-	6,960
Butler Trust Management Fee	4,500	4,500
Other	729	399
<b>Total Expenditure (b)</b>	£ 25,119	£ 40,504
<b>Net Receipts (loss) for the year (a-b)</b>	£ 19,887	-£ 1,231
Interest from CAF		10,198
Gross Profit		8,967
<b>2 Statement of Assets and Liabilities at</b>		
<b>31st December 2022</b>		
Monetary Assets	19,470	18,239
Bank Current Account	182,132	202,330
CBF Deposit Account		
<b>Net Increases</b>	211,602	220,569
<b>Non-Monetary Assets</b>		
Building (7 Almshouses Insurance value)	1,730,342	1,739,418
<b>Total valuation of assets:</b>	£ 1,941,944	£ 1,959,987
Seen and Approved		

Date: 29<sup>th</sup>

April 2025

34, Damborough Gate,  
Ripon  
HG4 2TF

23rd March 2025

NIDD ALMSHOUSES

Dear Christopher,

I have as requested scrutinised the bank statements and financial records for the period from 1st January to 31st December 2024, and I am satisfied that the accounts which you produced to me for inspection are a true, accurate and complete record of all financial transactions by and relating to the Charity during that period.

Regards,



Patrick Henry

Служба работы волонтеров СЗМР 5034

Уббеурих 1

Гаттергоубе Бэуер Сомуд

**NIDD ALMSHOUSES**

England & Wales - Charity number 250418

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# Accounts

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**MINUTES OF THE MEETING OF THE ALMSHOUSES TRUSTEES**  
**held on Monday 22<sup>nd</sup> April 2024 at the Estate Office, Green Lane, South Stainley**

Those present:           Viscount Mountgarret (in the Chair)  
                                  Mr M Darby  
                                  Mrs V Heaps  
                                  Mr C K Orme (Secretary)  
                                  Mrs J R Mountain

**1. Apologies for Absence**

There were no apologies for absence.

**2. Change of Trustee**

Evelyn Marston has formally retired as a Trustee and the Trustee register has been amended.

Viv Heaps was officially welcomed as a new Trustee.

**3. Minutes**

The minutes of the meeting held on 14 November 2023 were accepted as a true record and approved.

**4. Accounts**

Income from monthly maintenance contributions has increased due to new rates being agreed in June 2023.

Interest has nearly doubled due to higher rates and the timing of the accounts.

Total income for the year was £45,006.

Heating costs have reduced largely due to a slight decrease in the oil price, the heating maintenance received from the tenants covers the cost of the oil.

Total expenditure for the year is significantly lower at £25,119 compared to £67,239 in the previous year, this is due to reduced expenditure on general repairs and maintenance and the heating system installation in the previous year.

The total net receipt for the year is £19,887.

**5. Review of monthly charge**

It was agreed to increase the monthly maintenance charge by £5 per month from 1<sup>st</sup> June 2024.

MD will send CKO the Harrogate Almshouse contact details in order to compare their Almshouse rents with the rents we currently receive.

**6. Secretary's Report – from the year to 31<sup>st</sup> December 2023**

There were no changes in occupation of the Almshouses last year.

The parking areas have been slightly extended and large stones placed 4ft apart to prevent residents and visitors parking on the grassed areas have been installed.

An Ash Tree has been felled on the boundary behind the garages.

The monthly maintenance charges were increased in June 2023.

The bank balance at the end of the year was £19,740 with a further £192,132 on deposit-making a total of £211,602.

Sadly, Mr John Cambage of no.5 Almshouses died in March this year (2024), his executors hope to have the property cleared of his belongings by the end of the month. There should be no need for renovation.

Lord M will contact the potential applicants we have on our waiting list. If this is not successful Lord M will ask the Vicar if he knows of any suitable candidates.

## **5. Any Other Business**

CKO will speak to the owners of Wynard Cottage as there is currently no boundary line between their garden and the Almshouses.

CKO will speak to Ms Hudson and Mr Snowdon to ascertain what, if any, arrangements have been made in relation to Mr Cambage's allotment.

## **6. Date of Next Meeting**

Tuesday 19<sup>th</sup> November 2024 at 3.00pm.

The Nidd Almshouses  
Accounts for the Year to 31st December 2023

1 Receipts and Payments Account	2023		2022	
	£		£	
<b>Income Receipts</b>				
Occupant Contributions				
Monthly Maintenance Contributions	25,265		24,305	
Heating Contributions	13,730		11,650	
TV & Electric & Sewage	45		764	
Investment Income Withdrawal			25,000	
Insurance	-		-	
Interest	5,966		2,549	
<b>Total Receipts (a)</b>	£ 45,006		£ 64,268	
<b>Direct Charitable Expenditure</b>				
Heating Costs	12,436		13,699	
Replacement Boiler / Heating System			23,388	
Alterations to Boiler Room			4,322	
TV Licence	37		30	
Gardening	2,328		21	
Water Charges & repairs	822		1,082	
NAA Subscription	343		196	
Christmas Presents	154		126	
Electricity & Electricity Repair	2,447		1,729	
Insurance	851		765	
General repairs/Maintenance	472		9,605	
New Car Parking			3,528	
Council Tax			124	
Painting			3,762	
Butler Trust Management Fee	4,500		4,500	
Other	729		362	
<b>Total Expenditure (b)</b>	£ 25,119		£ 67,239	
<b>Net Receipts (loss) for the year (a-b)</b>	£ 19,887		-£ 2,971	

2 Statement of Assets and Liabilities at  
31st December 2022

<b>Monetary Assets</b>				
Bank Current Account	19,470		5,550	
CBF Deposit Account	192,132		186,165	
Less creditor				
	211,602		191,715	
<b>Non-Monetary Assets</b>				
Building (7 Almshouses Insurance value)	1,739,418		1,538,627	
<b>Total valuation of assets:</b>	£ 1,951,020		£ 1,730,342	

Seen and Approved

Date:

22/4/24

April 2024

23 Hell Wath Grove  
Ripon  
North Yorkshire  
HG4 2JT

19<sup>th</sup> February 2024

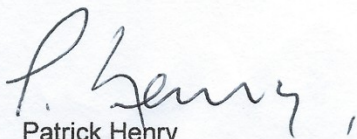
Trustees of the Nidd Almshouses  
C/o The Estate Office  
Mountgarret Estates  
Green Lane  
South Stainley  
Harrogate HG3 3LS

Dear Trustees,

**NIDD ALMSHOUSES**

I have, as requested, scrutinised the financial records for the period from 1st January 2023 to 31st December 2023, and I am satisfied that the summary accounts which you produced to me for inspection are a true, complete, and accurate record of all financial transactions by and relating to the Charity during that period.

Yours,



Patrick Henry  
(acting as an independent scrutineer)

**NIDD ALMSHOUSES**

England & Wales - Charity number 250418

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# Accounts

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23, Hell Wath Grove  
Ripon  
HG4 2JT

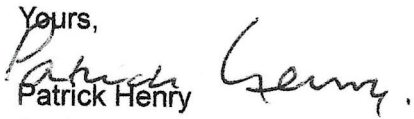
11th April 2022

Dear Christopher,

**NIDD ALMSHOUSES**

I have, as requested, scrutinised the financial records for the period from 1st January 2022 to 31st December 2022, and I am satisfied that the summary accounts which you produced to me for inspection are a true, complete and accurate record of all financial transactions by and relating to the Charity during that period.

Yours,

  
Patrick Henry

(acting as an independent scrutineer)

**The Nidd Almshouses**  
**Accounts for the Year to 31st December 2022**

<b>1 Receipts and Payments Account</b>	<b>2022</b>		<b>2021</b>	
	£		£	
<b>Income Receipts</b>				
Occupant Contributions				
Monthly Maintenance Contributions	24,305		23,940	
Heating Contributions	11,650		10,920	
TV & Electric & Sewage	764		710	
Investment Income Withdrawal		25,000		
Insurance				
Interest	2,549		109	
<b>Total Receipts (a)</b>		<b>39,268</b>		<b>35,679</b>
<b>Direct Charitable Expenditure</b>				
Heating Costs	13,699		10,245	
Replacement Boiler / Heating System	23,388		10,082	
Alterations to Boiler Room	4,322			
TV Licence	30			
Gardening	21		308	
Water Charges & repairs	1,082		969	
NAA Subscription	196			
Christmas Presents	126			
Electricity & Electricity Repair	1,729		1,483	
Insurance	765		478	
General repairs/Maintenance	9,605		6,888	
New Car Parking	3,528		3,540	
Council Tax	124			
Painting	3,762			
Butler Trust Management Fee	4,500		3,960	
Other	362		554	
<b>Total Expenditure (b)</b>		<b>67,239</b>		<b>38,507</b>
<b>Net Receipts (loss) for the year (a-b)</b>	-	<b>27,971</b>	-	<b>2,828</b>

**2 Statement of Assets and Liabilities at  
31st December 2022**

<b>Monetary Assets</b>				
Bank Current Account	5,550		11,070	
CBF Deposit Account	186,165		208,616	
Less creditor			73	
		<b>191,715</b>	<b>-</b>	<b>219,613</b>
<b>Non-Monetary Assets</b>				
Building (7 Almshouses) insurance value		<b>1,538,627</b>		<b>1,396,974</b>

**Total valuation of assets:** **1,730,342** **1,616,587**

Seen and Approved



Date: 24/3/23 April 2023

**NIDD ALMSHOUSES**  
**ANNUAL REPORT TO THE TRUSTEES**

**For the Year to 31<sup>st</sup> December 2022**

1. No.3. Almshouse became vacant on the death of Hilda Wood and, after renovation, was let to Mr S Phillips formerly of Whitegates Farm from 1<sup>st</sup> May 2022.
2. Mr & Mrs Fleming left No.5 Almshouses which was then re-let to Mr J Gabbage from 1<sup>st</sup> May 2022.
3. The boiler house was extended, and the two boilers (renewed the previous year) were re-located to make space for the large storage cylinder to be fitted. The heating system to all the Almshouses is now pressurised. The total cost of the modernisation was £23,388.
4. The parking area was further extended and resurfaced at a cost of £3,528.
5. The Bank balance at the end of the year was £5,550 with £186,165.00 on deposit – a total of £191,715.00.
6. The interest on the deposit account for the year was £2,549.

Signed:  .....

**Christopher Orme – Secretary**

**24<sup>th</sup> April 2023**

23, Hell Wath Grove  
Ripon  
HG4 2JT

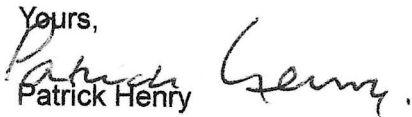
11th April 2022

Dear Christopher,

**NIDD ALMSHOUSES**

I have, as requested, scrutinised the financial records for the period from 1st January 2022 to 31st December 2022, and I am satisfied that the summary accounts which you produced to me for inspection are a true, complete and accurate record of all financial transactions by and relating to the Charity during that period.

Yours,



Patrick Henry

(acting as an independent scrutineer)

**The Nidd Almshouses**  
**Accounts for the Year to 31st December 2022**

<b>1 Receipts and Payments Account</b>	<b>2022</b>		<b>2021</b>	
	£		£	
<b>Income Receipts</b>				
Occupant Contributions				
Monthly Maintenance Contributions	24,305		23,940	
Heating Contributions	11,650		10,920	
TV & Electric & Sewage	764		710	
Investment Income Withdrawal		25,000		
Insurance				
Interest	2,549		109	
<b>Total Receipts (a)</b>	<b>39,268</b>		<b>35,679</b>	
<b>Direct Charitable Expenditure</b>				
Heating Costs	13,699		10,245	
Replacement Boiler / Heating System	23,388		10,082	
Alterations to Boiler Room	4,322			
TV Licence	30			
Gardening	21		308	
Water Charges & repairs	1,082		969	
NAA Subscription	196			
Christmas Presents	126			
Electricity & Electricity Repair	1,729		1,483	
Insurance	765		478	
General repairs/Maintenance	9,605		6,888	
New Car Parking	3,528		3,540	
Council Tax	124			
Painting	3,762			
Butler Trust Management Fee	4,500		3,960	
Other	362		554	
<b>Total Expenditure (b)</b>		<b>67,239</b>		<b>38,507</b>
<b>Net Receipts (loss) for the year (a-b)</b>	-	<b>27,971</b>	-	<b>2,828</b>

**2 Statement of Assets and Liabilities at  
31st December 2022**

<b>Monetary Assets</b>				
Bank Current Account	5,550		11,070	
CBF Deposit Account	186,165		208,616	
Less creditor			73	
	<b>191,715</b>		<b>219,613</b>	
<b>Non-Monetary Assets</b>				
Building (7 Almshouses) insurance value		<b>1,538,627</b>		<b>1,396,974</b>

**Total valuation of assets:** **1,730,342** **1,616,587**

Seen and Approved



Date: 24/3/23 April 2023

23, Hell Wath Grove  
Ripon  
HG4 2JT

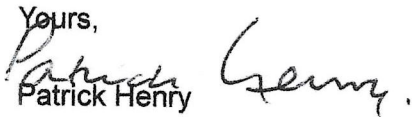
11th April 2022

Dear Christopher,

**NIDD ALMSHOUSES**

I have, as requested, scrutinised the financial records for the period from 1st January 2022 to 31st December 2022, and I am satisfied that the summary accounts which you produced to me for inspection are a true, complete and accurate record of all financial transactions by and relating to the Charity during that period.

Yours,

  
Patrick Henry

(acting as an independent scrutineer)

**NIDD ALMSHOUSES**

England & Wales - Charity number 250418

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# Accounts

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**NIDD ALMSHOUSES**  
**ANNUAL REPORT TO THE TRUSTEES**

**For the Year to 31<sup>st</sup> December 2021**

1. There were no changes of occupation during the year.
2. Heating costs at £10,245 were £2856 higher than the previous year.
3. The two heating boilers were replaced at a cost of £10,082
4. The Carpark area was extended at a cost of £3,540
5. The Bank Balance at the end of the year was £10,997 with £208,616 on deposit – a total of £219,613 which is down £2,828 on the previous year.
6. The interest on the deposit account monies was down at £109.00

Signed:  .....

**Christopher Orme – Secretary**

**25<sup>th</sup> April 2022**

**The Nidd Almshouses**  
**Accounts for the Year to 31st December 2021**

<b>1 Receipts and Payments Account</b>	<b>2021</b>		<b>2020</b>
	<b>£</b>		<b>£</b>
<b>Income Receipts</b>			
Occupant Contributions			
Monthly Maintenance Contributions	23,940		23,560
Heating Contributions	10,920		10,790
TV & Electric & Sewage	710		851
Investment Income Withdrawal			
Insurance			3,864
Interest	109		882
<b>Total Receipts (a)</b>	<u>35,679</u>	<b>35,679</b>	<u>39,947</u>
<b>Direct Charitable Expenditure</b>			
Heating Costs	10,245		7,389
TV Licence			60
Gardening	308		541
Water Charges & repairs	969		1,136
NAA Subscription			361
Christmas Presents			306
Electricity & Electricity Repair	1,483		1,307
Insurance	478		591
General repairs/Maintenance	6,888		8,399
New Car Parking	3,540		
Planning Application/Valuation Office			
Replacement Boiler	10,082		35
Empty Council Tax			
Painting			
Butler Trust Management Fee	3,960		3,600
Other	554		2,410
<b>Total Expenditure (b)</b>		<b>38,507</b>	<b>26,135</b>
<b>Net Receipts (loss) for the year (a-b)</b>	-	<b>2,828</b>	<b>13,812</b>

**2 Statement of Assets and Liabilities at 31st December 2021**

**Monetary Assets**

Bank Current Account	11,070		13,934
CBF Deposit Account	208,616		208,507
Less creditor	-		73
	<u>219,613</u>	<b>219,613</b>	<u>222,441</u>

**Non-Monetary Assets**

Building (7 Almshouses) insurance value	<u>1,396,974</u>	<b>1,396,974</b>	<u>1,396,974</u>
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**Total valuation of assets:** **1,616,587** **1,619,415**

Seen and Approved

Date:



Date: 25<sup>th</sup> April 2022

23, Hell Wath Grove  
Ripon  
HG4 2JT

7t April 2022

Dear Christpher,

NIDD ALMSHOUSES

I have, as requested, scrutinised the bank statements and financial records for the period from 1st January 2021 to 31st December 2021, and I am satisfied that the summary accounts which you produced to me for inspection are a true, complete and accurate record of all financial transactions by and relating to the Charity during that period.

Yours,



Patrick Henry

(acting as an independent scrutineer)