

MINUTES OF THE MEETING OF THE ALMSHOUSES TRUSTEES
held on Monday 22nd 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 1st 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 31st 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 19th November 2024 at 3.00pm.

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

1 Receipts and Payments Account	2023 £	2022 £
Income Receipts		
Occupant Contributions		24,305
Monthly Maintenance Contributions	25,265	11,650
Heating Contributions	13,730	764
TV & Electric & Sewage	45	25,000
Investment Income Withdrawal		-
Insurance	-	-
Interest	5,966	2,549
Total Receipts (a)	£ 45,006	£ 64,268
Direct Charitable Expenditure		
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
Total Expenditure (b)	£ 25,119	£ 67,239
Net Receipts (loss) for the year (a-b)	£ 19,887	-£ 2,971

2 Statement of Assets and Liabilities at
31st December 2022

Monetary Assets		
Bank Current Account	19,470	5,550
CBF Deposit Account	192,132	186,165
Less creditor		
	211,602	191,715
Non-Monetary Assets		
Building (7 Almshouses Insurance value)	1,739,418	1,538,627

Total valuation of assets: £ 1,951,020 £ 1,730,342

Seen and Approved

Date:

22/4/24.

April 2024

23 Hell Wath Grove
Ripon
North Yorkshire
HG4 2JT

19th February 2024

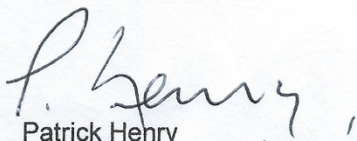
Trustees of the Nidd Almshouses
C/o The Estate Office
Mountgarret Estates
Green Lane
South Stainley
Harrogate HG3 3LS

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,

A handwritten signature in dark ink, appearing to read 'P. Henry', with a small flourish at the end.

Patrick Henry
(acting as an independent scrutineer)