

**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>	<b>£ 40,325</b>	<b>£ 39,373</b>
<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
		399
<b>Total Expenditure (b)</b>	<b>£ 26,956</b>	<b>£ 40,604</b>
<b>Net Receipts (loss) for the year (a-b)</b>		
Interest from CAF	£ 13,369	-£ 1,231
<b>Gross Profit</b>	<b>9,156</b>	<b>10,198</b>

**22,525**

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

**Monetary Assets**

Bank Current Account  
CBF Deposit Account

31,607	18,239
<u>211,487</u>	<u>202,330</u>

**Net Increases**

243,094      220,569

**22,525**

**Non-Monetary Assets**

Building (7 Almshouses Insurance value)

1,797,686      1,739,418

**Total valuation of assets:**

£ 2,040,780      £ 1,959,987

Seen and Approved

*P. M. Henry*

Date: **23rd** March 2026

*[Signature]*

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)