Corner House Trust

(Charity of John Corner, St. Hilda's Almshouses) No. 224514

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



Trustees' Annual Report & Accounts

1st April 2025
to
31s March 2026

Website: sthildasalmshouses.wordpress.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

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.
Gas installations are checked annually by a qualified engineer.
A professional Fire Risk Assessment was carried out, plus an inspection by NY Fire & Rescue Service in April 2025, and recommendations implemented
The Assessment is updated annually by Trustees.

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.
The whole premises has now been improved to a good standard of accommodation.

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.

2025/2026 Repairs/Improvements

New Fire Regulations addressed at a cost of £3,300.
Replacement UPVC door and window required £2,183

Reserves Policy

The Charity had reserves of £44,380 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.

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, with a view to acquire additional property at some time in the future.

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 18.5.2024

Summary of Accounts for Financial Year 01/04/2025 to 31/03/2026

Income			**Expenditure**	
			Bank Charges	25.00
Rents		30306.87	Insurance	745.60
Donations		260.00	Subscriptions	284.00
			Repairs	5046.50
			Quaker Trust	2000.00
			Rates	0.00
	Total	**30566.87**		**8101.10**

TRIAL BALANCE		
B/F current acc		**26051.06**
B/F deposit acc		**14154.20**
B/F Cash		**21.51**
Income 2025/26		**30566.87**
Interest Deposit a/c		**226.70**
	Total	**71020.34**
Less Expenditure 2025/2026		**8101.10**
Balance to CF 31/03/2024		**62919.24**
This figure is made up as follows		
Money at Bank	**Current a/c**	**18516.83**
	Deposit a/c	**44380.90**
	Cash	**21.51**
		62919.24

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 2025/26 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.Lyal

Date: May 2026