

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales · Charity number 230816

Details

Status Registered

Legal form Other

Registered 1963-09-30

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

Contact

Address 47 Doncaster Road
Selby
YO8 9BT

Phone 07597577294

Activities

Objects: PROVISION OF ALMSHOUSES FOR PERSONS WHO ARE RESIDENT OR HAVE RESIDED IN THE DISTRICT OF SELBY FOR NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF APPOINTMENT. SUBJECTS THERETO IN THE RELIEF EITHER GENERALLY OR INDIVIDUALLY OF PERSONS RESIDENT IN THE DISTRICT OF SELBY WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.

Activities: From net income, relief generally or individually to persons resident in Selby District in conditions of need, hardship or distress by making grants or by otherwise paying for items, services or facilities to reduce the need hardship or distress subject to conditions contained in the Charity Commission Scheme.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People

Geography

- **Area of benefit:** DISTRICT OF SELBY
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£124,251	£47,501	-	-
2023-12-31	£95,240	£81,109	-	-
2022-12-31	£98,256	£39,276	-	-
2021-12-31	£98,529	£45,613	-	-
2020-12-31	£90,574	£54,665	-	-

Trustees

Name	Role	Appointed
MELANIE DAVIS	Chair	
Elaine Ann Exley		2018-10-09
FRED MATTHEWS		
JACQUELINE FIELDING		2014-06-10
Jack James Proud		2022-04-30
Jennifer Shaw-Wright		2015-07-14
Mark Adrian Hoggard		2023-04-30
Peter Edmund Francis Lyons		2025-08-19
ROGER STEPHEN RILEY		2015-10-10
Rev JOHN WEETMAN		2011-04-01
Wendy Ruth Nichols		2024-04-24

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales - Charity number 230816

Accounts

SELBY ALMSHOUSES AND POOR'S CHARITY
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2024

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their report and the financial statements of the charity for the year ended 31 December 2024. The Trustees have adopted the provision of the statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statement of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

The accounts have been prepared on the receipts and payments basis.

AIMS AND OBJECTIVES

The objects of the charity are the management of almshouses and investments.

After defraying from the income all proper costs and management expenses, the trustees shall apply the income of the charity to relieving either generally or individually persons resident in Selby district who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons subject to certain restrictions contained in the charity commission's scheme.

The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charities aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

Regular meetings with residents have taken place throughout the year and particularly at Christmas time when we present each resident with a small gift to help towards the extra Christmas costs.

Trustees maintained the programme of maintenance of the premises and fittings to ensure the properties maintain their value for the charity and residents feel safe and secure in their homes.

The Trustees have recognised that the portfolio of properties held does not include provision for family property, where there is significant demand and are therefore seeking to close this gap over forthcoming months.

The Trustee Board continued to meet quarterly to ensure oversight of premises, finances etc and to set policy and strategy.

The work to incorporate the Charity continues albeit slowly as a result of the need to undertake Voluntary First Registration of all our properties and land. This is proving difficult due to lack of some documentation and no proper plans particularly of our farmland. We are arranging for accurate plans to be drawn up with full measurements and it will be necessary for some trustees to swear Statutory Declarations to support the registration.

Trustees have continued to provide good governance through the year and also continue to keep all investments under review at their quarterly meetings.

During 2024 the charity received 22 applications for grants of which 18 were granted totalling £7,747 which was distributed throughout Selby District.

RESERVES POLICY

The charity's policy is to maintain sufficient cash resources to enable its objectives to be met as needed. The trustees continue to review options for investing in assets in order to maximise available funding to fulfil the aims and objectives of the charity.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2024 - CONTINUED

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

Selby Almshouses and Poor's Charity is a registered charity number 230816 governed by a scheme dated 24 August 1981, as amended 20 June 2001.

The board of trustees hold meetings quarterly to consider matters in line with the connected charities. Interim meetings are held when necessary and some trustees are involved on a regular basis with progress reviews of specific areas.

The board has organised smaller groups to take an overview of the various aspects of the charity's activities. These are:

- Repair and maintenance of the properties
- Lettings
- Grants
- Investments

Day to day operation of the charity is overseen by the chair supported by an administrator both of whom do so on behalf of the trustee board. All actions are reported to the board at their quarterly meetings.

Xero accounting package is now used for financial recording and we have adopted online banking which is more efficient and that process is now overseen by the Treasurer.

Appointment of trustees, induction and training

The ex-officio trustees, being the vicar and representatives of the Parish of Selby Abbey, are deemed to be appointed by the Parochial Church Council of the said Abbey. The nominative trustees are appointed by Selby Town Council for a term of 4 years but the person need not be a member of the council.

Co-opted trustees shall be persons who through residence, occupation, employment or otherwise have special knowledge of the town of Selby and specific skills to support the board in their work. They are appointed by the board and serve for a period of 5 years.

All new trustees have a meeting with the chair and other trustees to explain the work and activities of the charity.

CO-OPERATION WITH OTHER CHARITIES

The trust works in connection with other charities. The same trustees serve for Selby Feoffee and Welfare Charity.

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

The board of trustees consists of the following trustees who held office during the year as follows:

They shall consist, when complete of:

- Five ex-officio trustees;
- Five nominated trustees; and
- Five co-opted trustees.

Ex Officio Trustees:

The vicar and churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- The Revd Canon John Weetman (Vice-Chair)
- Elaine Ann Exley
- Roger Riley
- Timothy Newton (Appointed 19 August 2025)
- Peter Lyons (Appointed 19 August 2025)

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2024 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES - CONTINUED

Nominative Trustees

Nominated by Selby Town Council

- Melanie Davis (Chair)
- Frederick Matthews
- Jennifer Shaw-Wright
- Jack Proud
- Wendy Nichols

Co-opted Trustees:

- Jackie Fielding
- Mark Hoggard

INDEPENDENT EXAMINER

Frances Howard
Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
York
YO30 5PA

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees 4 November 2025 and signed on their behalf by:

Melanie Davis

.....
Melanie Davis - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SELBY ALMSHOUSES AND POOR'S CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Frances Howard FCA
Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
York
YO30 5PA

4 November 2025

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	General Fund £	Endowment Fund £	Total 2024 £	Total 2023 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		24,156	-	24,156	2,373
Investment income					
Bank interest		2,776	-	2,776	2,275
Investment income		7,205	-	7,205	7,065
Income from investment property		23,500	-	23,500	18,564
Income from charitable activities					
Resident's contribution		66,614	-	66,614	64,963
		<hr/>	<hr/>	<hr/>	<hr/>
Total receipts		124,251	-	124,251	95,240
		<hr/>	<hr/>	<hr/>	<hr/>
PAYMENTS					
Charitable activities					
Charitable grants	2	7,747	-	7,747	15,630
Provision of Almshouses					
Gas and electricity		-	-	-	988
Repairs and maintenance		16,584	-	16,584	34,731
Administration		464	-	464	328
Grass cutting and gardening		3,445	-	3,445	6,740
Insurance		1,434	-	1,434	1,523
General expenses		-	-	-	1,471
Sundry expenses		-	-	-	152
Almshouses and poor expenses		2,207	-	2,207	3,186
Rates		331	-	331	-
Subscriptions		826	-	826	640
Staff & Trustees training		105	-	105	909
Salaries		5,219	-	5,219	6,317
Expenses relating to investment properties		8,360	-	8,360	7,116
Independent examiners fee		720	-	720	1,302
Bank charges		59	-	59	76
		<hr/>	<hr/>	<hr/>	<hr/>
Total payments		47,501	-	47,501	81,109
		<hr/>	<hr/>	<hr/>	<hr/>
Increase in bank and cash balances		76,750	-	76,750	14,131
Bank balance at 1 January 2024		193,423	-	193,423	179,292
		<hr/>	<hr/>	<hr/>	<hr/>
Bank balance at 31 December 2024		270,173	-	270,173	193,423
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	General Fund £	Extraordinary Repair Fund £	Endowment Fund £	Total 2024 £	Total 2023 £
CASH FUNDS					
Bank balances	270,173	-	-	270,173	193,423
OTHER MONETARY ASSETS					
Mandated income					
Selby Feoffee and Welfare Charity - 2024	9,972	-	-	9,972	-
Selby Feoffee and Welfare Charity - 2023	-	-	-	-	12,838
Selby Feoffee and Welfare Charity - 2022	-	-	-	-	12,023
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	137,035
INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	348,197	-	-	348,197	348,197
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	4,325	4,325	4,185
155 NAACIF Income shares	-	-	144	144	139
2055.079 NAACIF Accumulation shares	-	248,811	-	248,811	230,339
79,931.34 COIF Charities Ethical Investment Fund Income units	247,196	-	-	247,196	240,593
	247,196	248,811	4,469	500,476	475,256
TOTAL ASSETS	877,558	248,811	141,504	1,267,873	1,178,772
LIABILITIES					
Independent examiners fee	750	-	-	750	720
	750	-	-	750	720

Approved by the trustees on 4 November 2025 and signed on their behalf by:

Melanie Davis

.....
Melanie Davis - Chair

Mark Hoggard

.....
Mark Hoggard - Treasurer

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. **ACCOUNTING POLICIES**

BASIS OF ACCOUNTING

These accounts have been prepared under the historical cost convention, on a receipts and payments basis, in accordance with Section 133 of the Charities Act 2011 and following the guidance for accounting for smaller charities issued by the Charity Commissioners.

FUNDS

The endowment fund represents funds to be held permanently for the purposes of the charity.

The extra-ordinary repair fund represents funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

General funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

2. **GRANTS**

During the year the charity made 18 (2023 – 33) grants totalling £7,747 (2023 - £15,630). No grant was made in excess of £1,000 in either year.

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales - Charity number 230816

Accounts

SELBY ALMSHOUSES AND POOR'S CHARITY
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2023

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report and the financial statements of the charity for the year ended 31 December 2023.

The accounts have been prepared on the receipts and payments basis.

AIMS AND OBJECTIVES

The objects of the charity are the management of almshouses and investments.

After defraying from the income all proper costs and management expenses, the trustees shall apply the income of the charity to relieving either generally or individually persons resident in Selby district who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons subject to certain restrictions contained in the charity commission's scheme.

The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charities aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

Regular meetings with residents have taken place throughout the year and particularly at Christmas time when we present each resident with a small gift to help towards the extra Christmas costs. Trustees also responded to the huge hike in the cost of heating during the cost of living crisis and made two additional payments to residents to help with these increased costs.

Trustees maintained the programme of maintenance of the premises and fittings to ensure the properties maintain their value for the charity and residents feel safe and secure in their homes.

Damp proofing and repointing work has been completed to provide benefit during the winter months.

Work to provide humidifiers in the roof space of the two gable end properties has also been completed which will help to deal with ongoing issues about these two properties over the winter months.

The Trustee Board continued to meet quarterly to ensure oversight of premises, finances etc and to set policy and strategy.

The work to incorporate the Charity continues albeit slowly as a result of the need to undertake Voluntary First Registration of all our properties and land. This is proving difficult due to lack of some documentation and no proper plans particularly of our farmland. We are arranging for accurate plans to be drawn up with full measurements and it will be necessary for some trustees to swear Statutory Declarations to support the registration.

Trustees have continued to provide good governance through the year and also continue to keep all investments under review at their quarterly meetings.

During 2023 the charity received 42 applications for grants of which 33 were granted totalling £15,630 which was distributed throughout Selby District.

RESERVES POLICY

The charity's policy is to maintain sufficient cash resources to enable its objectives to be met as needed. The trustees continue to review options for investing in assets in order to maximise available funding to fulfil the aims and objectives of the charity.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 - CONTINUED

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

Selby Almshouses and Poor's Charity is a registered charity number 230816 governed by a scheme dated 24 August 1981, as amended 20 June 2001.

The board of trustees hold meetings quarterly to consider matters in line with the connected charities. Interim meetings are held when necessary and some trustees are involved on a regular basis with progress reviews of specific areas.

The board has organised smaller groups to take an overview of the various aspects of the charity's activities. These are:

- Repair and maintenance of the properties
- Lettings
- Grants
- Investments

Day to day operation of the charity is overseen by the chair supported by an administrator both of whom do so on behalf of the trustee board. All actions are reported to the board at their quarterly meetings.

Appointment of trustees, induction and training

The ex-officio trustees, being the vicar and representatives of the Parish of Selby Abbey, are deemed to be appointed by the Parochial Church Council of the said Abbey. The nominative trustees are appointed by Selby Town Council for a term of 4 years but the person need not be a member of the council.

Co-opted trustees shall be persons who through residence, occupation, employment or otherwise have special knowledge of the town of Selby and specific skills to support the board in their work. They are appointed by the board and serve for a period of 5 years.

All new trustees have a meeting with the chair and other trustees to explain the work and activities of the charity.

CO-OPERATION WITH OTHER CHARITIES

The trust works in connection with other charities. The same trustees serve for Selby Feoffee and Welfare Charity.

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

The board of trustees consists of the following trustees who held office during the year as follows:

They shall consist, when complete of:

- Five ex-officio trustees;
- Five nominated trustees; and
- Five co-opted trustees.

Ex Officio Trustees:

The vicar and churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- The Revd Canon John Weetman (Vice-Chair)
- Elaine Ann Exley
- Roger Riley
- Rev Neil Woodall

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES - CONTINUED

Nominative Trustees

Nominated by Selby Town Council

- Melanie Davis (Chair)
- Frederick Matthews
- Jennifer Shaw-Wright
- Jack Proud
- Wendy Nichols

Co-opted Trustees:

- Jackie Fielding
- Mark Adrian Hoggard (appointed 11 April 2023)

INDEPENDENT EXAMINER

Frances Howard FCA
Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
York
YO30 5PA

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees 8 October 2024 and signed on their behalf by:

.....
Melanie Davis - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SELBY ALMSHOUSES AND POOR'S CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Frances Howard FCA
Fortus Limited
Business Advisors and Accountants
Equinox House
Clifton Park
Shipton Road
York
YO30 5PA

17 October 2024

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	General Fund £	Endowment Fund £	Total 2023 £	Total 2022 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		2,373	-	2,373	10,168
Investment income					
Bank interest		2,275	-	2,275	501
Investment income		7,065	-	7,065	6,995
Wayleaves		-	-	-	-
Income from investment property		18,564	-	18,564	18,865
Incoming resources from charitable activities					
Income from residents		64,963	-	64,963	61,727
		<hr/>	<hr/>	<hr/>	<hr/>
Total receipts		95,240	-	95,240	98,256
		<hr/>	<hr/>	<hr/>	<hr/>
PAYMENTS					
Charitable activities					
Charitable grants	2	15,630	-	15,630	7,389
Provision of Almshouses					
Gas and electricity		988	-	988	268
Repairs and maintenance		34,731	-	34,731	7,944
Administration		328	-	328	579
Grass cutting and gardening		6,740	-	6,740	4,210
Insurance		1,523	-	1,523	1,510
General expenses		1,471	-	1,471	1,972
Sundry expenses		1,701	-	1,701	920
Almshouses and poor expenses		3,186	-	3,186	6,238
Salaries		6,317	-	6,317	4,195
Expenses relating to investment properties		7,116	-	7,116	3,984
Independent examiners fee		1,302	-	1,302	-
Bank charges		76	-	76	67
		<hr/>	<hr/>	<hr/>	<hr/>
Total payments		81,109	-	81,109	39,276
		<hr/>	<hr/>	<hr/>	<hr/>
Increase in bank and cash balances		14,131	-	14,141	58,980
Bank balance at 1 January 2023		179,292	-	179,292	120,312
		<hr/>	<hr/>	<hr/>	<hr/>
Bank balance at 31 December 2023		193,423	-	193,423	179,292
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023

	General Fund £	Extraordinary Repair Fund £	Endowment Fund £	Total 2023 £	Total 2022 £
CASH FUNDS					
Bank balances	193,423	-	-	193,423	179,292
OTHER MONETARY ASSETS					
Mandated income					
Selby Feoffee and Welfare Charity - 2023	12,838	-	-	12,838	12,023
Selby Feoffee and Welfare Charity - 2022	12,023	-	-	12,023	2,373
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	137,035
The charity also owns 13 Almshouses in Selby which were originally donated to the charity and as such have no cost and which form part of the endowment fund					
INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	348,197	-	-	348,197	348,197
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	4,185	4,185	4,114
155 NAACIF Income shares	-	-	139	139	137
2055.079 NAACIF Accumulation shares	-	230,339	-	230,339	216,874
79,931.34 COIF Charities Ethical Investment Fund Income units	240,593	-	-	240,593	219,076
	240,593	230,339	4,324	475,256	440,201
TOTAL ASSETS	807,074	230,339	141,359	1,178,772	1,119,121
LIABILITIES					
Independent examiners fee	720	-	-	720	1,302
	720	-	-	720	1,302

Approved by the trustees on 8 October 2024 and signed on their behalf by:

.....
Melanie Davis - Chair

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. **ACCOUNTING POLICIES**

BASIS OF ACCOUNTING

These accounts have been prepared under the historical cost convention, on a receipts and payments basis, in accordance with Section 133 of the Charities Act 2011 and following the guidance for accounting for smaller charities issued by the Charity Commissioners.

FUNDS

The endowment fund represents funds to be held permanently for the purposes of the charity.

The extra-ordinary repair fund represents funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

General funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

2. **GRANTS**

During the year the charity made 33 (2022 – 23) grants totalling £15,630 (2022 - £7,389). No grant was made in excess of £1,000 in either year.

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales - Charity number 230816

Accounts

SELBY ALMSHOUSES AND POOR'S CHARITY
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2022

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their report and the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

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The accounts have been prepared on the receipts and payments basis.

AIMS AND OBJECTIVES

The objects of the charity are the management of almshouses and investments.

After defraying from the income all proper costs and management expenses, the trustees shall apply the income of the charity to relieving either generally or individually persons resident in Selby district who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons subject to certain restrictions contained in the charity commission's scheme.

The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charities aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

The Trustee Board was able to resume its regular meetings with residents particularly at Christmas time when we present each resident with a small gift to help towards the extra Christmas costs. Trustees also responded to the huge hike in the cost of heating during the cost of living crisis and made two additional payments to residents to help with these increased costs.

Trustees maintained the programme of maintenance of the premises and fittings to ensure the properties maintain their value for the charity and residents feel safe and secure in their homes. Additional work has taken place in the garden and outside area to make the ongoing maintenance of these gardens easier.

The Trustee Board continued meet quarterly to ensure oversight of premises, finances etc and to set policy and strategy.

The work to incorporate the Charity stalled during the pandemic and continues to be slow due to the need to undertake Voluntary First Registration of all our properties and land. This is proving difficult due to lack of some documentation and no proper plans particularly of our farmland. We are arranging for accurate plans to be drawn up with full measurements and it will be necessary for some Trustees to swear Statutory Declarations to support the registration.

Trustees have continued to provide good governance through the year and also continued to keep all investments under review at their quarterly meetings.

During 2022 the charity received 25 applications for grants of which 23 were granted totalling £7,389 which was distributed throughout Selby District.

RESERVES POLICY

The charity's policy is to maintain sufficient cash resources to enable its objectives to be met as needed. The trustees continue to review options for investing in assets in order to maximise available funding to fulfil the aims and objectives of the charity.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 - CONTINUED

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

Selby Almshouses and Poor's Charity is a registered charity number 230816 governed by a scheme dated 24 August 1981, as amended 20 June 2001.

The board of trustees hold meetings quarterly to consider matters in line with the connected charities. Interim meetings are held when necessary and some trustees are involved on a regular basis with progress reviews of specific areas.

The board has organised smaller groups to take an overview of the various aspects of the charity's activities. These are:

- Repair and maintenance of the properties
- Lettings
- Grants
- Investments

Day to day operation of the charity is overseen by the chair supported by an administrator both of whom do so on behalf of the trustee board. All actions are reported to the board at their quarterly meetings.

Appointment of trustees, induction and training

The ex-officio trustees, being the vicar and representatives of the Parish of Selby Abbey, are deemed to be appointed by the Parochial Church Council of the said Abbey. The nominative trustees are appointed by Selby Town Council for a term of 4 years but the person need not be a member of the council.

Co-opted trustees shall be persons who through residence, occupation, employment or otherwise have special knowledge of the town of Selby and specific skills to support the board in their work. They are appointed by the board and serve for a period of 5 years.

All new trustees have a meeting with the chair and other trustees to explain the work and activities of the charity.

CO-OPERATION WITH OTHER CHARITIES

The trust works in connection with other charities. The same trustees serve for Selby Feoffee and Welfare Charity.

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

The board of trustees consists of the following trustees who held office during the year as follows:

They shall consist, when complete of:

- Five ex-officio trustees;
- Five nominated trustees; and
- Five co-opted trustees.

Ex Officio Trustees:

The vicar and churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- Father John Weetman (Vice-Chair)
- Elaine Ann Exley
- Roger Riley
- Rev Neil Woodall

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES - CONTINUED

Nominative Trustees

Nominated by Selby Town Council

- Melanie Davis (Chair)
- Frederick Matthews
- Jennifer Shaw-Wright
- Jack Proud (appointed 30 April 2022)

Co-opted Trustees:

- Jackie Fielding
- Mark Adrian Hoggard (appointed 11 April 2023)

INDEPENDENT EXAMINER

N Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees on 10 October 2023 and signed on their behalf by:

.....

Melanie Davis - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SELBY ALMSHOUSES AND POOR'S CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Nigel Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

2 November 2023

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	General Fund £	Endowment Fund £	Total 2022 £	Total 2021 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		10,168	-	10,168	10,168
Investment income					
Bank interest		501	-	501	6
Investment income		6,995	-	6,995	6,889
Wayleaves		-	-	-	276
Income from investment property		18,865	-	18,865	18,124
Incoming resources from charitable activities					
Income from residents		61,727	-	61,727	63,066
		<hr/>	<hr/>	<hr/>	<hr/>
Total receipts		98,256	-	98,256	98,529
		<hr/>	<hr/>	<hr/>	<hr/>
PAYMENTS					
Charitable activities					
Charitable donations	2	7,389	-	7,389	9,522
Provision of Almshouses					
Gas and electricity		268	-	268	437
Repairs and maintenance		7,944	-	7,944	20,308
Administration		579	-	579	815
Grass cutting and gardening		4,210	-	4,210	3,635
Insurance		1,510	-	1,510	1,857
General expenses		1,972	-	1,972	-
Sundry expenses		920	-	920	646
Almhouses and poor expenses		6,238	-	6,238	-
Salaries		4,195	-	4,195	3,093
Expenses relating to investment properties		3,984	-	3,984	4,688
Independent examiners fee		-	-	-	600
Bank charges		67	-	67	12
		<hr/>	<hr/>	<hr/>	<hr/>
Total payments		39,276	-	39,276	45,613
		<hr/>	<hr/>	<hr/>	<hr/>
Increase in bank and cash balances		58,980	-	58,980	52,916
Bank balance at 1 January 2022		120,312	-	120,312	67,396
		<hr/>	<hr/>	<hr/>	<hr/>
Bank balance at 31 December 2022		179,292	-	179,292	120,312
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

	General Fund £	Extraordinary Repair Fund £	Endowment Fund £	Total 2022 £	Total 2021 £
CASH FUNDS					
Bank balances	179,292	-	-	179,292	120,312
OTHER MONETARY ASSETS					
Mandated income					
Selby Feoffee and Welfare Charity - 2022	12,023	-	-	12,023	12,541
Selby Feoffee and Welfare Charity - 2021	2,373	-	-	2,373	-
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	137,035
The charity also owns 13 Almshouses in Selby which were originally donated to the charity and as such have no cost and which form part of the endowment fund					
INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	485,232	-	-	485,232	485,232
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	4,114	4,114	4,247
155 NAACIF Income shares	-	-	137	137	141
2055.079 NAACIF Accumulation shares	-	216,874	-	216,874	215,174
79,931.34 COIF Charities Ethical Investment Fund Income units	219,076	-	-	219,076	250,153
	219,076	216,874	4,251	440,201	469,715
LIABILITIES					
Independent examiners fee - 2022	672	-	-	672	630
Independent examiners fee – 2021	630	-	-	630	-
	1,302	-	-	1,302	630

Approved by the trustees on 10 October 2023 and signed on their behalf by:

.....
Melanie Davis - Chair

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2021, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FUNDS

The endowment fund represents funds to be held permanently for the purposes of the charity.

The extra-ordinary repair fund represents funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

General funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

2. GRANTS

During the year the charity made 23 (2021 – 33) grants totalling £7,389 (2021 - £9,522). No grant was made in excess of £1,000 in either year.

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales - Charity number 230816

Accounts

SELBY ALMSHOUSES AND POOR'S CHARITY
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2021

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their report and the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2020.

The accounts have been prepared on the receipts and payments basis.

AIMS AND OBJECTIVES

The objects of the charity are the management of almshouses and investments.

After defraying from the income all proper costs and management expenses, the trustees shall apply the income of the charity to relieving either generally or individually persons resident in Selby district who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons subject to certain restrictions contained in the charity commission's scheme.

The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charities aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

The Trustee Board was unable to meet with Licensees twice a year in the usual way due to ongoing issues around the Covid pandemic. However, our Administration Officer, Anne, managed to keep in touch with Licensees via telephone to maintain contact at least weekly. The Charity maintained its programme of maintenance of the premises and fittings working around government guidelines, lock-downs etc. It was obviously a difficult time for everyone but our Licensees came through the year and have continued to live their lives following current guidelines.

A full electrical survey and update of the mains boards was undertaken and has now been completed. We will undertake a regular inspection of all our properties on an annual basis, as before, now that restrictions have been lifted. The Trustee Board continued meet quarterly online to ensure oversight of premises, finances etc and to set policy and strategy.

Following the replacement of doors and windows and increased insulation, our Licensees report that they are more comfortable and their heating costs have decreased.

The work to incorporate the Charity also stalled during the pandemic but it is hoped to complete this during 2022. Trustees have continued to provide good governance through the year and also continued to keep all investments under review at their quarterly meetings.

During 2021 the charity received 38 applications for grants of which 33 were granted totalling £9,522 which was distributed throughout Selby District.

RESERVES POLICY

The charity's policy is to maintain sufficient cash resources to enable its objectives to be met as needed. The trustees continue to review options for investing in assets in order to maximise available funding to fulfil the aims and objectives of the charity.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 - CONTINUED

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

Selby Almshouses and Poor's Charity is a registered charity number 230816 governed by a scheme dated 24 August 1981, as amended 20 June 2001.

The board of trustees hold meetings quarterly to consider matters in line with the connected charities. Interim meetings are held when necessary and some trustees are involved on a regular basis with progress reviews of specific areas.

The board has organised smaller groups to take an overview of the various aspects of the charity's activities. These are:

- Repair and maintenance of the properties
- Lettings
- Grants
- Investments

Day to day operation of the charity is overseen by the chair supported by an administrator both of whom do so on behalf of the trustee board. All actions are reported to the board at their quarterly meetings.

Appointment of trustees, induction and training

The ex-officio trustees, being the vicar and representatives of the Parish of Selby Abbey, are deemed to be appointed by the Parochial Church Council of the said Abbey. The nominative trustees are appointed by Selby Town Council for a term of 4 years but the person need not be a member of the council.

Co-opted trustees shall be persons who through residence, occupation, employment or otherwise have special knowledge of the town of Selby and specific skills to support the board in their work. They are appointed by the board and serve for a period of 5 years.

All new trustees have a meeting with the chair and other trustees to explain the work and activities of the charity.

CO-OPERATION WITH OTHER CHARITIES

The trust works in connection with other charities. The same trustees serve for Selby Feoffee and Welfare Charity.

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

The board of trustees consists of the following trustees who held office during the year as follows:

They shall consist, when complete of:

- Five ex-officio trustees;
- Five nominated trustees; and
- Five co-opted trustees.

Ex Officio Trustees:

The vicar and churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- Father John Weetman (Vice-Chair)
- Elaine Ann Exley
- Roger Riley
- Rev Neil Woodall

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES - CONTINUED

Nominative Trustees

Nominated by Selby Town Council

- Melanie Davis (Chair)
- Frederick Matthews
- Mary Fagan
- Jennifer Shaw-Wright
- Jack Proud (appointed 24 May 2021)

Co-opted Trustees:

- Jackie Fielding
- Vacancies including that of treasurer

INDEPENDENT EXAMINER

N Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees on 22 November 2022 and signed on their behalf by:

.....
Melanie Davis - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SELBY ALMSHOUSES AND POOR'S CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Nigel Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

21 December 2022

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	General Fund £	Endowment Fund £	Total 2021 £	Total 2020 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		10,168	-	10,168	11,262
Investment income					
Bank interest		6	-	6	135
Investment income		6,889	-	6,889	6,731
Wayleaves		276	-	276	271
Income from investment property		18,124	-	18,124	17,940
Incoming resources from charitable activities					
Income from residents		63,066	-	63,066	58,175
Managing agents' credit to be returned		-	-	-	10
		<hr/>	<hr/>	<hr/>	<hr/>
Total receipts		98,529	-	98,529	90,574
		<hr/>	<hr/>	<hr/>	<hr/>
PAYMENTS					
Charitable activities					
Charitable donations	2	9,522	-	9,522	12,821
Provision of Almshouses					
Gas and electricity		437	-	437	536
Other professional fees		-	-	-	4,678
General repairs		8,696	-	8,696	11,650
Extraordinary repairs and maintenance		11,612	-	11,612	10,370
Council tax		-	-	-	125
Administration		815	-	815	4,139
Grass cutting and gardening		3,635	-	3,635	2,335
Insurance		1,857	-	1,857	1,328
Subscriptions		-	-	-	426
Sundry expenses		646	-	646	787
Salaries		3,093	-	3,093	-
Expenses relating to investment properties		4,688	-	4,688	4,930
Independent examiners fee		600	-	600	540
Bank charges		12	-	12	-
		<hr/>	<hr/>	<hr/>	<hr/>
		45,613	-	45,613	54,665
Purchase of Almshouse		-	-	-	137,035
		<hr/>	<hr/>	<hr/>	<hr/>
Total payments		45,613	-	45,613	191,700
		<hr/>	<hr/>	<hr/>	<hr/>
Increase\(\decrease) in bank and cash balances		52,916	-	52,916	(101,126)
Transfer		-	-	-	-
Bank balance at 1 January 2021		67,396	-	67,396	168,522
		<hr/>	<hr/>	<hr/>	<hr/>
Bank balance at 31 December 2021		120,312	-	120,312	67,396
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2021

	General Fund £	Extraordinary Repair Fund £	Endowment Fund £	Total 2021 £	Total 2020 £
CASH FUNDS					
Bank balances	120,312	-	-	120,312	67,396
OTHER MONETARY ASSETS					
Mandated income Selby Feoffee and Welfare Charity	12,541	-	-	12,541	10,168
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	137,035
The charity also owns 13 Almshouses in Selby which were originally donated to the charity and as such have no cost and which form part of the endowment fund					
INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	485,232	-	-	485,232	485,232
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	4,247	4,247	3,896
155 NAACIF Income shares	-	-	141	141	129
2055.079 NAACIF Accumulation shares	-	215,174	-	215,174	190,467
79,931.34 COIF Charities Ethical Investment Fund Income units	250,153	-	-	250,153	220,467
	250,153	215,174	4,388	469,715	414,619
LIABILITIES					
Independent examiners fee	630	-	-	630	600
	630	-	-	630	600

Approved by the trustees on 22 November 2022 and signed on their behalf by:

.....
Melanie Davis - Chair

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2020, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FUNDS

The endowment fund represents funds to be held permanently for the purposes of the charity.

The extra-ordinary repair fund represents funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

General funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

2. GRANTS

During the year the charity made 33 (2020 – 41) grants totalling £9,522 (2020 - £12,821). No grant was made in excess of £1,000 in either year.

SELBY ALMSHOUSES AND POOR'S CHARITY

England & Wales - Charity number 230816

Accounts

SELBY ALMSHOUSES AND POOR'S CHARITY
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2020

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report and the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

The accounts have been prepared on the receipts and payments basis.

AIMS AND OBJECTIVES

The objects of the charity are the management of almshouses and investments.

After defraying from the income all proper costs and management expenses, the trustees shall apply the income of the charity to relieving either generally or individually persons resident in Selby district who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons subject to certain restrictions contained in the charity commission's scheme.

The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charities aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

2020 will be remembered for the drastic changes to all our lives due to Covid-19 and the pandemic resulting in restricted movement, lockdowns, home schooling, working from home, frequent testing, isolation, shielding and the whole new language which are still part of our everyday lives.

For our Licensees, life continued in one form or another and our Administrator kept in touch with them via telephone to provide some interaction and opportunity to keep us up to date with any issues. Most work on the almshouses apart from emergencies ceased but we were in a good place having replaced doors and windows, improved loft insulation and carried out our Quinquennial review the year before. Our Trustees' meetings took place online using Zoom and we managed to transact some business but much of our plans were put on hold. We have still not achieved full incorporation of the charity and registration of its property assets but have completed what work we can and are waiting to hear from the Charity Commission. Our investments, like most organisations, did not fare well but, due to good investments in rented property our income did not fall too much. Towards the end of the year, Trustees also agreed to purchase a further Almshouse in Woodville Terrace, Selby and the charity was able to help a young family gain a home. Trustees felt that we needed to diversify our Almshouse stock so we could offer accommodation to younger families and we will continue to keep this under review and use any cash investments we can to increase the properties we hold.

Licensees were given their usual Christmas bonus to help them defray some of the costs of celebrating Christmas albeit the celebrations were much reduced this year.

During 2020 the charity received 47 applications for grants of which 41 were granted totalling £12,821.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 - CONTINUED

RESERVES POLICY

The charity's policy is to maintain sufficient cash resources to enable its objectives to be met as needed. The trustees continue to review options for investing in assets in order to maximise available funding to fulfil the aims and objectives of the charity.

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

Selby Almshouses and Poor's Charity is a registered charity number 230816 governed by a scheme dated 24 August 1981, as amended 20 June 2001.

The board of trustees hold meetings quarterly to consider matters in line with the connected charities. Interim meetings are held when necessary and some trustees are involved on a regular basis with progress reviews of specific areas.

The board has organised smaller groups to take an overview of the various aspects of the charity's activities. These are:

- Repair and maintenance of the properties
- Lettings
- Grants
- Investments

Day to day operation of the charity is overseen by the chair supported by an administrator both of whom do so on behalf of the trustee board. All actions are reported to the board at their quarterly meetings.

Appointment of trustees, induction and training

The ex-officio trustees, being the vicar and representatives of the Parish of Selby Abbey, are deemed to be appointed by the Parochial Church Council of the said Abbey. The nominative trustees are appointed by Selby Town Council for a term of 4 years but the person need not be a member of the council.

Co-opted trustees shall be persons who through residence, occupation, employment or otherwise have special knowledge of the town of Selby and specific skills to support the board in their work. They are appointed by the board and serve for a period of 5 years.

All new trustees have a meeting with the chair and other trustees to explain the work and activities of the charity.

CO-OPERATION WITH OTHER CHARITIES

The trust works in connection with other charities. The same trustees serve for Selby Feoffee and Welfare Charity.

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

The board of trustees consists of the following trustees who held office during the year as follows:

They shall consist, when complete of:

- Five ex-officio trustees;
- Five nominated trustees; and
- Five co-opted trustees.

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES - CONTINUED

Ex Officio Trustees:

The vicar and churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- Father John Weetman (Vice-Chair)
- Elaine Ann Exley
- Roger Riley
- Rev Neil Woodall

Nominative Trustees

Nominated by Selby Town Council

- Melanie Davis (Chair)
- Frederick Matthews
- Mary Fagan
- Jennifer Shaw-Wright
- Jack Proud (appointed 24 May 2021)

Co-opted Trustees:

- Jayne Crowther-Green (Treasurer) – resigned 30 April 2020
- Jackie Fielding
- 3 vacancies

INDEPENDENT EXAMINER

N Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees on 19 October 2021 and signed on their behalf by:

.....
Melanie Davis - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SELBY ALMSHOUSES AND POOR'S CHARITY**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Nigel Clemit ACA FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

20 October 2021

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	General Fund £	Endowment Fund £	Total 2020 £	Total 2019 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		11,262	-	11,262	11,071
Investment income					
Bank interest		135	-	135	290
Investment income		6,731	-	6,731	6,587
Wayleaves		271	-	271	261
Income from investment property		17,940	-	17,940	17,940
Incoming resources from charitable activities					
Income from residents		54,225	-	54,225	58,175
Managing agents' credit to be returned		10	-	10	-
Total receipts		90,574	-	90,574	94,324
PAYMENTS					
Charitable activities					
Charitable donations	2	12,821	-	12,821	8,356
Provision of Almshouses					
Gas and electricity		536	-	536	411
Other professional fees		4,678	-	4,678	3,116
General repairs		11,650	-	11,650	5,361
Extraordinary repairs and maintenance		10,370	-	10,370	102,417
Council tax		125	-	125	-
Administration		4,139	-	4,139	3,272
Grass cutting and gardening		2,335	-	2,335	3,135
Insurance		1,328	-	1,328	1,284
Subscriptions		426	-	426	230
Sundry expenses		787	-	787	1,157
Expenses relating to investment properties		4,930	-	4,930	3,623
Independent examiners fee		540	-	540	540
Total payments		54,665	-	54,665	132,902
Purchase of Almshouse		-	137,035	137,035	-
Total payments		54,665	137,035	191,700	132,902
(Decrease)/increase in bank and cash balances		35,909	(137,035)	(101,126)	(38,578)
Transfer		(137,035)	137,035	-	-
Bank balance at 1 January 2020		168,522	-	168,522	207,100
Bank balance at 31 December 2020		67,396	-	67,396	168,522

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2020

	General Fund £	Extraordinary Repair Fund £	Endowment Fund £	Total 2020 £	Total 2019 £
CASH FUNDS					
Bank balances	67,396	-	-	67,396	168,522
OTHER MONETARY ASSETS					
Mandated income Selby Feoffee and Welfare Charity	10,168	-	-	10,168	11,262
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	-
The charity also owns 13 Almshouses in Selby which were originally donated to the charity and as such have no cost and which form part of the endowment fund					
INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	485,232	-	-	485,232	348,197
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	3,896	3,896	4,210
155 NAACIF Income shares	-	-	129	129	140
2055.079 NAACIF Accumulation shares	-	190,127	-	190,127	196,376
79,931.34 COIF Charities Ethical Investment Fund Income units	220,467	-	-	220,467	207,422
	220,467	190,127	4,025	414,619	408,148
LIABILITIES					
Independent examiners fee	600	-	-	600	540
	600	-	-	600	540

Approved by the trustees on 19 October 2021 and signed on their behalf by:

.....
Melanie Davis - Chair

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FUNDS

The endowment fund represents funds to be held permanently for the purposes of the charity.

The extra-ordinary repair fund represents funds for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

General funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

2. GRANTS

During the year the charity made 441 (2019 - 26) grants totalling £12,821 (2019 - £8,356). No grant was made in excess of £1,000 in either year.