

SELBY COMMUNITY TRUST

England & Wales · Charity number 523830

Details

Status Registered

Legal form Other

Registered 1963-12-18

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

Contact

Address Selby Community Trust
The Town Hall
York Street
Selby
North Yorkshire
YO8 4AJ

Phone 01757708449

Email g.bell@selbytowncouncil.co.uk

Website www.selbycommunitytrust.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF (A) A COMMUNITY CENTRE (B) A RECREATION GROUND (C) AN OPEN SPACE.

Activities: The object of the Charity is, in the interests of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of a community centre, a recreation ground and an open space .

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** THE TOWN OF SELBY AND ITS IMMEDIATE NEIGHBOURHOOD
- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£59,421	£79,263	-	-
2024-03-31	£63,587	£62,170	-	-
2023-03-31	£103,200	£90,501	-	-
2022-03-31	£45,535	£46,347	-	-
2021-03-31	£41,479	£27,970	-	-

Trustees

Name	Role	Appointed
MELANIE DAVIS	Chair	
FRED MATTHEWS		
Keith Franks		2021-05-24
MR MIKE DUGHER		
SAMANTHA LORING		2012-10-04
SUE ANDREW		2015-07-06
Tom Beharrell		2022-07-11

SELBY COMMUNITY TRUST

England & Wales - Charity number 523830

Accounts

Selby Community Trust

Annual Report 2024-25

A1. Reference and Administrative Details, its Trustees and Advisors

Charity Name: Selby Community Trust

Registered Charity Number: 523830

For the Financial Year 1 April 2024 to 31 March 2025

Charity's Principal Address:

Selby Community Trust

Town Hall

York Street

Selby

YO8 4AJ

Names of Charity Trustees

Ms Melanie Davis, Selby Town Council (Chair)

Mr Keith Franks, Selby Town Council

Mr Fred Matthews, Selby Town Council

Ms Samantha Loring, Royal British Legion

Mr Mike Dugher, Environment Agency (Vice Chair)

Ms Sue Andrew, Selby Town Council

Mrs Georgina Lockley

Mr T Beharrell, Local Friends of the Earth group

Advisors

Selby Community Trust's legal advisor is:

Darren Norgate

Crombie Wilkinson Solicitors

19 Clifford Street

YORK, YO1 9RP

The Trust's banker is:

Virgin Money (following their takeover of Yorkshire Bank)

46 Coney Street

York

YO1 9NQ

The Trust's Auditor is:

Mr A Whitley

Sancton Accounting Services

7 Chestnut Avenue

Hessle

HU13 0RH

A2. Structure, Governance and Management

The Charity's Governing Document is a Deed of Trust dated 7 January 1947

This is supplemented by a Scheme made by the Charity Commissioners for England and Wales dated 19 July 2002.

The Trustees consist of:

- Five persons nominated by Selby Town Council and,
- Three persons from local charitable and other interested organisations.(One vacancy)

Currently these local organisations are:

- Royal British Legion (the land is War Memorial land)
- Environment Agency
- Selby Friends of the Earth

These last three organisations represent various ages of town residents and users of the Community Centre.

Trustees are nominated for a four-year period.

A3. Financial Review

Income from our regular and casual users has continued to improve this year. A number of statutory organisations, including local schools and colleges, have become regular users.

Selby Community Trust has a Permanent Endowment Fund of £235,000 which was paid to the Trust in compensation by Selby District Council as part of the compulsory purchase of Trust-owned land in 1987. The Trust has Charity Commission consent to hold £150,000 of that sum in permanent trust and to apply the remaining £85,000 as it deems necessary in the maintenance of the Trust owned assets.

The Trust has continued to work towards seeking alternative funding for improvements and repairs and to develop a better understanding of where we fit into the market and who we should be targeting to increase letting opportunities.

Land rentals from other users of the site are monitored and reviewed on a 3 yearly basis.

The Solar panels installed on the roof of the Community Centre as part of the Feed-in-Tariff scheme provided an income of £1,394 for the financial year of 2024-25.

An annual budget is set before the start of each financial year and monitored against actual expenditure through the year. This monitoring includes a detailed breakdown of each budget heading, frequency of lettings, monitoring of voids and discussion about how to ensure the Centre is used to as near capacity as possible to increase income.

Annual expenditure is reviewed and monitored at the quarterly meetings throughout the year to ensure efficient use of resources.

Trustees agree the level of payment due to the Town Council each year and also determine the level of hire charges for the Community Centre annually.

Trustees review the investment of the endowment fund on a regular basis to ensure the best income within a general rule of prudence and limited risk.

Trustees are mindful that in order to attract some funding for improvements we need to provide match funding for some grants particularly those with an environmental focus. Trustees believe that this is funding well invested if it allows the additional funding to maintain and enhance our existing assets.

B1 Objectives and Activities of the Charity

The object of the Charity is, in the interest of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of:

- a community centre for use by the inhabitants including use for:
 - meetings, lectures and classes; and
 - other forms of recreation and leisure-time occupation.
- a recreation ground for use by the inhabitants; and
- an open space for the benefit of the inhabitants including the community pond
- a community woodland site at Bondgate which has been planted with many trees to provide a current and future asset for the community

B2 Achievements and Performance

Community Centre

The Community Centre continues to grow by local community Groups and local organisations. There are over 22 organisations that regularly use the building, and income is starting to grow. The Community Centre continues to receive support from Selby Town Council.

A measured condition survey has been completed along with a feasibility study. This enables the Trust to be ready to apply as and when suitable funding becomes available.

A coded door entry system has been installed, along with an automatic alarm system, at the centre. This has meant that the centre can be open more often at weekends and in the evenings.

Community Land

The play area continues to be well used and supported by local families. The new play equipment that was purchased last financial year has been welcomed by the community. The climbing nets for older children has proved popular and we would like to expand the range of equipment for older children who are poorly served elsewhere in the town. A basketball net has also been re-sited on the bottom field away from a more residential area where its use was causing some nuisance.

Wildlife Pond

We are actively seeking volunteers to form a “Friends of the Pond” group to assist with the maintenance of the pond, and the pond was part cleared of reeds. A new method using a “mini submarine” was used and it is hoped that clearance can be bi-annually at the most. The Trust is grateful to the Town Council for providing funding for this work.

Bondgate Land

We have continued to monitor the trees and Groundwork, along with students from a local college, have thinned out two of the sections in the spring and will continue with this work in Autumn 2025. The new picnic benches with table

BBQ's that have been installed have proved very popular. We receive good feedback about this amenity land from the community and to respond to suggestions for improvements. There have been some issues around Ash tree die-back which we are monitoring, and which may lead to removal of some diseased trees.

A planned rewilding of some areas of the woodland has been approved as part of the Town Council's Nature Recovery Action Plan.

C1 Additional Reference and Administrative Information

Managing Officer

The day-to-day management and running of the Trust's assets is carried out by the Town Council Clerk.

C2 Structure, Governance and Management

Trustees are given the opportunity for training on the responsibilities of becoming a trustee following the recommendations of the Charity Commission.

Trustees attend quarterly meetings, and the AGM is held in October each year. Appropriate and prudent financial procedures are in place to facilitate the smooth day to day running of the Trust's assets and all budgeted expenditure is reported to the Trustees at the next available meeting.

Matters requiring decision between meetings, and outside the agreed delegation are dealt with in consultation with and the approval of the Chair of the Trustees. The Town Clerk who also acts as Clerk to the Trustees is delegated to authorise work necessary to the maintenance of the Trust owned building and land.

Proposed Works for 2025/26

1. Development of the Community Centre

- To continue to maximise income from lettings of rooms at the Community Centre by holding regular open days to give the local community the opportunity to see the facilities available.
- To continue to seek additional funding to increase the use of sustainable energy within the premises which will lead to savings in utility costs.
- To seek additional funding for the provision of other play and exercise equipment on our land
- To improve the level of lettings of the Centre by investigating other markets
- To improve the marketing and lettings procedure

2. Community Centre Land

- Usage of some of the land is limited due to water levels and the fact that the bottom part of the field is designated as flood relief land. However, Trustees will continue to investigate any appropriate usage particularly when this increases income.

3. Community Pond

- The Pond-continues to hold Site of Importance for Nature Conservation (SINC) status.

- Selby Town Council has become a Sustainability Clinic Project Partner with York University. A report, detailing findings from surveys conducted on the pond and Community Field, will be produced. The report should give specific recommendations for improving plant mix in and around the pond area to attract wildlife to this area. All recommendations should outline any associated costs. Suggestions of tools/resources the committee could use to continue to monitor biodiversity would be a welcome addition.

4. Land at Bondgate

- To continue to work with Groundwork and local school children to develop the area and encourage its use for future generations

Declaration

The Trustees have approved the Annual Report above at their meeting held on 13th October 2025

Signature: *M Davis*

Date: 13.10.25

Full Name: Melanie Davis

Position: Chair of Selby Community Trust

15/04/2025

Selby Community Trust

13:57

Balance Sheet as at 31st March 2025

31st March 2024

31st March 2025

		Current Assets	
47,125	Account 1	37,214	
97,244	Account 2	85,205	
16	Petty Cash	11	
100,000	CCLA	100,000	
33,203	Charity Bank	34,839	
20,746	Teachers Building Society	21,223	
<hr/>		<hr/>	
298,334			278,492
<hr/>		<hr/>	
298,334	Total Assets		278,492
<hr/>		<hr/>	
		Represented By	
201,090	General Reserves		193,287
97,244	EMR Account 2		85,205
<hr/>		<hr/>	
298,334			278,492
<hr/>		<hr/>	

The above statement represents fairly the financial position of the authority as at 31st March 2025 and reflects its Income and Expenditure during the year.

Signed : M Davis Date : 13.10.25
Chairman _____


Signed : Ben Date : 13-10-25
Responsible Financial Officer _____

M Davis 13/10/25

Selby Community Trust

Income and Expenditure Account for Year Ended 31st March 2025

31st March 2024		31st March 2025
	Operating Income	
48,401	Income	51,104
13,996	EMR	6,203
833	Charity Bank	1,637
356	Teachers B.S.	477
<u>63,587</u>	Total Income	<u>59,421</u>
	Running Costs	
45,214	Expenditure	61,021
16,956	EMR	18,242
<u>62,170</u>	Total Expenditure	<u>79,263</u>
	General Fund Analysis	
196,713	Opening Balance	201,090
63,587	Plus : Income for Year	59,421
<u>260,300</u>		<u>260,512</u>
62,170	Less : Expenditure for Year	79,263
<u>198,130</u>		<u>181,248</u>
(2,960)	Transfers TO / FROM Reserves	(12,039)
<u>201,090</u>	Closing Balance	<u>193,287</u>

 19/8/25

Sancton Accounting Services

7 Chestnut Avenue, Hessle, East Yorks, UK HU13 0RH
Phone 0808-166-0575 Fax 0700 601 9824 awhitley@yahoo.com

19-8-25

**FAO Mrs Gill Bell,
Clerk To Selby Community Trust,
c/o Selby Town Council,
The Town Hall,
York Street,
SELBY
YO8 4AJ**

Dear Mrs Bell,

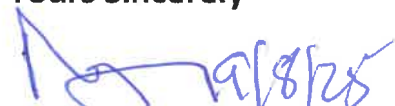
**To the Chair and Trustees of Selby Community Trust
Independent Examination for the Financial Year ending 31 March 2025**

Firstly, I would like to thank the Clerk for their help and assistance during the examination.

As instructed, I am pleased to confirm that I have carried out the Independent Examination of the Trust accounts for the year ended 31/3/25 in accordance with the Charity Commission directions under the Charities Act 2011.

There is nothing that has come to my attention to conclude that the statutory requirements have not been met. To support this, I have enclosed the Independent Examiners report to the Trustees together with a copy of the summary reports from the accounts I have examined. I can confirm that there are no matters to bring to the Trustees attention.

Yours Sincerely


Anthony Whitley ACMA

**Independent examiner's Report to the trustees of Selby
Community Trust (SCT) for the year ended 31st March 2025**

I report to the trustees on my examination of the accounts of SCT for the year ended 31st March 2025

Responsibilities and basis of report

As the charity trustees of the SCT you 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 SCT's accounts carried out under section 145 of the 2011 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 Trust as required by section 130 of the Charities Act; or
2. The accounts did not accord with these accounting records; or
3. The accounts did 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.



ANTHONY WHITLEY ACMA

7 Chestnut Avenue HESSLE HU13 ORH

19-08-2025

SELBY COMMUNITY TRUST

England & Wales - Charity number 523830

Accounts

Selby Community Trust

Annual Report 2023-24

A1. Reference and Administrative Details, its Trustees and Advisors

Charity Name: Selby Community Trust

Registered Charity Number: 523830

For the Financial Year 1 April 2023 to 31 March 2024

Charity's Principal Address:

Selby Community Trust

Town Hall

York Street

Selby

YO8 4AJ

Names of Charity Trustees

Ms Melanie Davis, Selby Town Council (Chair)

Mr Keith Franks, Selby Town Council

Mr Fred Matthews, Selby Town Council

Ms Samantha Loring, Royal British Legion

Mr Mike Dugher, Environment Agency (Vice Chair)

Ms Sue Andrew, Selby Town Council

Mrs Georgina Lockley (May 2023)

Mr T Beharrell, Local Friends of the Earth group

Advisors

Selby Community Trust's legal advisor is:

Darren Norgate

Crombie Wilkinson Solicitors

19 Clifford Street

YORK, YO1 9RP

The Trust's banker is:

Virgin Money (following their takeover of Yorkshire Bank)

46 Coney Street

York

YO1 9NQ

The Trust's Auditor is:

Mrs J Bennett

Northern Internal Audit Services

4 Green Lane Close

Overton

Wakefield

WF4 4SE

A2. Structure, Governance and Management

The Charity's Governing Document is a Deed of Trust dated 7 January 1947

This is supplemented by a Scheme made by the Charity Commissioners for England and Wales dated 19 July 2002. In February 2018, an amendment to the Scheme was approved by the Charity Commission under S280 of the Charities Act and the Fuller Life Afternoon Group was removed as a Trustee and Selby District Vision was appointed a Trustee.

The Trustees consist of:

- Five persons nominated by Selby Town Council and,
- Three persons from local charitable and other interested organisations.(One vacancy)

Currently these local organisations are:

- Royal British Legion (the land is War Memorial land)
- Environment Agency
- Selby Friends of the Earth

These last three organisations represent various ages of town residents and users of the Community Centre.

Trustees are nominated for a four-year period.

A3. Financial Review

Our charity continued to recover from the Covid-19 pandemic. Income from our regular and casual users has continued to improve this year. A number of statutory organisations, including local schools and colleges, have become regular users.

Selby Community Trust has a Permanent Endowment Fund of £235,000 which was paid to the Trust in compensation by Selby District Council as part of the compulsory purchase of Trust-owned land in 1987. The Trust has Charity Commission consent to hold £150,000 of that sum in permanent trust and to apply the remaining £85,000 as it deems necessary in the maintenance of the Trust owned assets.

The Trust has continued to work towards seeking alternative funding for improvements and repairs and to develop a better understanding of where we fit into the market and who we should be targeting to increase letting opportunities.

The Trust is once again grateful to Selby Town Council for a reduction in our normal administration charge for the services they provide to the Trust.

Land rentals from other users of the site are monitored and reviewed on a 3 yearly basis.

The Solar panels installed on the roof of the Community Centre as part of the Feed-in-Tariff scheme provided an income of £1,514.49 for the financial year of 2023-24.

An annual budget is set before the start of each financial year and monitored against actual expenditure through the year. This monitoring includes a detailed breakdown of each budget heading, frequency of lettings, monitoring of voids and discussion about how to ensure the Centre is used to as near capacity as possible to increase income.

Annual expenditure is reviewed and monitored at the quarterly meetings throughout the year to ensure efficient use of resources.

Trustees agree the level of payment due to the Town Council each year and also determine the level of hire charges for the Community Centre annually.

Trustees review the investment of the endowment fund on a regular basis to ensure the best income within a general rule of prudence and limited risk.

Trustees are mindful that in order to attract some funding for improvements we need to provide match funding for some grants particularly those with an environmental focus. Trustees believe that this is funding well invested if it allows the additional funding to maintain and enhance our existing assets.

B1 Objectives and Activities of the Charity

The object of the Charity is, in the interest of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious, or other opinions by the provision and maintenance of:

- a community centre for use by the inhabitants including use for:
 - meetings, lectures, and classes; and
 - other forms of recreation and leisure-time occupation.
- a recreation ground for use by the inhabitants; and
- an open space for the benefit of the inhabitants including the community pond
- a community woodland site at Bondgate which has been planted with many trees to provide a current and future asset for the community

B2 Achievements and Performance

Community Centre

The Community Centre continues to grow usage by local community Groups and local organisations. There are over 22 organisations that regularly use the building, and income is starting to grow. The Community Centre continues to receive support from Selby Town Council.

A measured condition survey has been completed along with a feasibility study which would support not only refurbishment of the existing building but create some new space adjacent to the building and improved use of the existing space by extending the upper floor. This enables the Trust to be ready to apply as and when suitable funding becomes available.

A coded door entry system has been installed, along with an automatic alarm system, at the centre. This has meant that the centre can be open more often at weekends and in the evenings.

Community Land

The play area continues to be well used and supported by local families. The play area was refurbished in the current financial year. The climbing nets for older children has proved popular and we would like to expand the range of equipment for older children who are poorly served elsewhere in the town. A basketball net has also been re-sited on the bottom field away from a more residential area where its use was causing some nuisance.

Wildlife Pond

We are actively seeking volunteers to form a “Friends of the Pond” group to assist with the maintenance of the pond, and the pond is to be part cleared of reeds next year. A new method using a “mini submarine” has been approved which will tug out the roots of the reeds meaning that clearance can be bi-annually at the most. The Trust is grateful to the Town Council for providing funding for this work.

Bondgate Land

We have continued to monitor the trees and the planned thinning of the trees by Groundwork was delayed due to Covid but will be carried out as soon as possible. New picnic benches with table BBQ's have been installed and we hope this will encourage even more people to use the land. We receive good feedback about this amenity land from the community and to respond to suggestions for improvements. There have been some issues around Ash tree die-back which we are monitoring, and which may lead to removal of some diseased trees.

The new Miners' Memorial wheel has been erected on part of the Community Woodland. This has increased the number of regular visitors to the land and will provide a lasting memorial to those who worked in the Selby mines.

A planned rewilding of some areas of the woodland has been approved as part of the Town Council's Nature Recovery Action Plan.

C1 Additional Reference and Administrative Information

Managing Officer

The day-to-day management and running of the Trust's assets is carried out by the Town Council Clerk.

C2 Structure, Governance and Management

Trustees are given the opportunity for training on the responsibilities of becoming a trustee following the recommendations of the Charity Commission.

Trustees attend quarterly meetings, and the AGM is held in October each year. Appropriate and prudent financial procedures are in place to facilitate the smooth day to day running of the Trust's assets and all budgeted expenditure is reported to the Trustees at the next available meeting.

Matters requiring decision between meetings, and outside the agreed delegation are dealt with in consultation with and the approval of the Chair of the Trustees. The Town Clerk who also acts as Clerk to the Trustees is delegated to authorise work necessary to the maintenance of the Trust owned building and land.

Proposed Works for 2024/25

1. Development of the Community Centre

- To continue to maximise income from lettings of rooms at the Community Centre by holding regular open days to give the local community the opportunity to see the facilities available.
- To continue to seek additional funding to increase the use of sustainable energy within the premises which will lead to savings in utility costs.

- To seek additional funding for the plans within the Feasibility Study and the provision of other play and exercise equipment on our land
- To improve the level of lettings of the Centre by investigating other markets
- To improve the marketing and lettings procedure

2. Community Centre Land

- Usage of some of the land is limited due to water levels and the fact that the bottom part of the field is designated as flood relief land. However, Trustees will continue to investigate any appropriate usage particularly when this increases income.

3. Community Pond

- The Pond-continues to hold Site of Importance for Nature Conservation (SINC) status.

4. Land at Bondgate

- To continue to work with Groundwork and local school children to develop the area and encourage its use for future generations

Declaration

The Trustees have approved the Annual Report above at their meeting held on 14th October 2024

Signature: *MADavis*

Date: *7/16/24.*

Full Name: Melanie Davis

Position: Chair of Selby Community Trust

26/04/2024

Selby Community Trust

09:17

Balance Sheet as at 31st March 2024

31st March 2023

31st March 2024

Current Assets

43,938	Account 1	47,125
100,204	Account 2	97,244
16	Petty Cash	16
100,000	CCLA	100,000
32,369	Charity Bank	33,203
20,390	Teachers Building Society	20,746

296,917

298,334

296,917 Total Assets

298,334

Represented By

196,713	General Reserves	201,090
100,204	EMR Account 2	97,244

296,917

298,334

The above statement represents fairly the financial position of the authority as at 31st March 2024 and reflects its Income and Expenditure during the year.

Signed :
Chairman

Date : _____

Signed :
Responsible
Financial
Officer



Date : 26-4-24

Selby Community Trust

Income and Expenditure Account for Year Ended 31st March 2024

31st March 2023		31st March 2024
	Operating Income	
46,396	Income	48,401
0	EMR	13,996
0	Charity Bank	833
0	Teachers B.S.	356
<u>46,396</u>	Total Income	<u>63,587</u>
	Running Costs	
47,726	Expenditure	45,214
(14,315)	EMR	16,956
<u>33,411</u>	Total Expenditure	<u>62,170</u>
	General Fund Analysis	
283,933	Opening Balance	196,713
46,396	Plus : Income for Year	63,587
<u>330,328</u>		<u>260,300</u>
33,411	Less : Expenditure for Year	62,170
<u>296,917</u>		<u>198,130</u>
100,204	Transfers TO / FROM Reserves	(2,960)
<u>196,713</u>	Closing Balance	<u>201,090</u>

NORTHERN INTERNAL AUDIT SERVICES
4 GREEN LANE CLOSE, OVERTON, WAKEFIELD, WEST YORKSHIRE, WF4 4SE
TELEPHONE 07748050318

Mrs G Bell
Clerk to Selby Community Trust
Town Hall
York Street
Selby
North Yorkshire
YO8 4AJ

Dear Mrs Bell

**To the Chairman and Trustees of Selby Community Trust
Independent Examination for the Financial Year ending 31 March 2024**

I am pleased to inform you that I have carried out the independent examination of the Trust in accordance with the Charity Commission directions and I can confirm that nothing has come to my attention which would lead me to conclude that the requirements had not been met.

I have enclosed the Independent Examiners Report for 2023/24 and a copy of the accounts examined.

There are no matters to bring to the attention of the Trust.

I would like to thank the Clerk to the Trust for her assistance during the examination.

Yours sincerely



JL Bennett
10 September 2024

NORTHERN INTERNAL AUDIT SERVICES is the trading name of Mrs Janet L Bennett



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name SELBY COMMUNITY TRUST

On accounts for the year ended

31 MARCH 2024 Charity no (if any) 523830

Set out on pages

1-2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2024

Responsibilities and basis of report

As the charity's trustees, you 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 Trust's accounts carried out under section 145 of the 2011 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed: Janet L. Bennett Date: 10 September 2024

Name: JANET L. BENNETT

Relevant professional qualification(s) or body FMAAT

(if any):

Address:

Section B **Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

SELBY COMMUNITY TRUST

England & Wales - Charity number 523830

Accounts

Selby Community Trust

Annual Report 2022-23

A1. Reference and Administrative Details, its Trustees and Advisors

Charity Name: Selby Community Trust

Registered Charity Number: 523830

For the Financial Year 1 April 2022 to 31 March 2023

Charity's Principal Address:

Selby Community Trust

Town Hall

York Street

Selby

YO8 4AJ

Names of Charity Trustees

Ms Melanie Davis, Selby Town Council (Chair)

Mr Keith Franks, Selby Town Council

Mr Fred Matthews, Selby Town Council

Ms Samantha Loring, Royal British Legion

Mr Mike Dugher, Environment Agency (Vice Chair)

Ms Sue Andrew, Selby Town Council

Mr John Cattanach, Selby Vision (Resigned Oct 2022)

Mr S Dunkley, Selby Town Council (Resigned July 2022)

Mr T Beharrell, Local Friends of the Earth group

Advisors

Selby Community Trust's legal advisor is:

Darren Norgate

Crombie Wilkinson Solicitors

19 Clifford Street

YORK, YO1 9RP

The Trust's banker is:

Virgin Money (following their takeover of Yorkshire Bank)

46 Coney Street

York

YO1 9NQ

The Trust's Auditor is:

Mrs J Bennett

Northern Internal Audit Services

4 Green Lane Close

Overton

Wakefield

WF4 4SE

A2. Structure, Governance and Management

The Charity's Governing Document is a Deed of Trust dated 7 January 1947

This is supplemented by a Scheme made by the Charity Commissioners for

England and Wales dated 19 July 2002. In February 2018 an amendment to the Scheme was approved by the Charity Commission under S280 of the Charities Act and the Fuller Life Afternoon Group was removed as a Trustee and Selby District Vision was appointed a Trustee.

The Trustees consist of:

- Five persons nominated by Selby Town Council and,
- Three persons from local charitable and other interested organisations.(One vacancy)

Currently these local organisations are:

- Royal British Legion (the land is War Memorial land)
- Environment Agency
- Selby Vision

These last three organisations represent various ages of town residents and users of the Community Centre.

Trustees are nominated for a four-year period.

A3. Financial Review

Our charity continued to recover from the Covid-19 pandemic. Income from our regular and casual users has continued to improve this year. A number of statutory organisations, including local schools and colleges, have become regular users.

Selby Community Trust has a Permanent Endowment Fund of £235,000 which was paid to the Trust in compensation by Selby District Council as part of the compulsory purchase of Trust-owned land in 1987. The Trust has Charity Commission consent to hold £150,000 of that sum in permanent trust and to apply the remaining £85,000 as it deems necessary in the maintenance of the Trust owned assets.

The Trust has continued to work towards seeking alternative funding for improvements and repairs and to develop a better understanding of where we fit into the market and who we should be targeting to increase letting opportunities.

The Trust is once again grateful to Selby Town Council for a reduction in our normal administration charge for the services they provide to the Trust.

Land rentals from other users of the site are monitored and reviewed on a 3 yearly basis.

The Solar panels installed on the roof of the Community Centre as part of the Feed-in-Tariff scheme provided an income of £ 2,260.91 for the financial year of 2022-2023.

An annual budget is set before the start of each financial year and monitored against actual expenditure through the year. This monitoring includes a detailed breakdown of each budget heading, frequency of lettings, monitoring of voids and discussion about how to ensure the Centre is used to as near capacity as possible to increase income.

Annual expenditure is reviewed and monitored at the quarterly meetings throughout the year to ensure efficient use of resources.

Trustees agree the level of payment due to the Town Council each year and also determine the level of hire charges for the Community Centre annually.

Trustees review the investment of the endowment fund on a regular basis to ensure the best income within a general rule of prudence and limited risk.

Trustees are mindful that in order to attract some funding for improvements we need to provide match funding for some grants particularly those with an environmental focus. Trustees believe that this is funding well invested if it allows the additional funding to maintain and enhance our existing assets.

B1 Objectives and Activities of the Charity

The object of the Charity is, in the interest of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of:

- a community centre for use by the inhabitants including use for:
 - meetings, lectures and classes; and
 - other forms of recreation and leisure-time occupation.
- a recreation ground for use by the inhabitants; and
- an open space for the benefit of the inhabitants including the community pond
- a community woodland site at Bondgate which has been planted with many trees to provide a current and future asset for the community

B2 Achievements and Performance

Community Centre

Use of the Community Centre continues to grow by local community Groups and local organisations. There are over 22 organisations that regularly use the building, and income is steady. The Community Centre continues to receive support from Selby Town Council. Funding was secured from the District Council which enabled a lift to be installed to allow access to the first floor. This has increased the letting of the attic space.

The Community Centre was built in 1980 and Trustees have for some time kept its condition under annual review. Each year we have to carry out various repairs and refurbishment due to wear and tear and changing needs of our users. We therefore commissioned a measured and basic condition survey which has now been completed. This revealed some urgent work which was needed and also outlined other work which would be needed in future. Trustees also discussed changes to the building which should increase its viability and offer more user-friendly space in line with current needs of the community. Trustees have agreed to fund a full feasibility study to enable us to then look for substantial funding to improve and enlarge the available letting space. We are currently investigating further sources of funding for this work which will need sums of between £250,000 and £500,000 depending on work undertaken.

Community Land

The play area continues to be well used and supported by local families. The play area is to be refurbished in the current financial year. The new climbing nets

for older children has proved popular and we would like to expand the range of equipment for older children who are poorly served elsewhere in the town. A basketball net has also been re-sited on the bottom field away from a more residential area where its use was causing some nuisance.

Wildlife Pond

The pond was again cleared of overgrown bulrushes and funding was received from Selby Town Council. The Community Volunteers were appointed to clear away the overgrown bulrushes and this will be an annual expense if we are to keep the pond free from overgrowth of the reed mace. Trustees continue to investigate alternative ways of restricting the growth of the reedmace but this is difficult without use of chemicals which may put our SINC (Site of Importance for Nature Conservation) status at risk.

Bondgate Land

We have continued to monitor the trees and the planned thinning of the trees by Groundwork was delayed due to Covid but will be carried out as soon as possible. The wet area towards the back of the site developed to encourage wildlife and allow birdwatching has been completed and we hope this will encourage even more people to use the land. We receive good feedback about this amenity land from the community and respond to suggestions for improvements. There have been some issues around Ash tree die-back which we are monitoring, and which may lead to removal of some diseased trees.

C1 Additional Reference and Administrative Information Managing Officer

The day-to-day management and running of the Trust's assets is carried out by the Town Council Clerk.

C2 Structure, Governance and Management

Trustees are given the opportunity for training on the responsibilities of becoming a trustee following the recommendations of the Charity Commission.

Trustees attend quarterly meetings, and the AGM is held in October each year. Appropriate and prudent financial procedures are in place to facilitate the smooth day to day running of the Trust's assets and all budgeted expenditure is reported to the Trustees at the next available meeting.

Matters requiring decision between meetings, and outside the agreed delegation are dealt with in consultation with and the approval of the Chair of the Trustees. The Town Clerk who also acts as Clerk to the Trustees is delegated to authorise work necessary to the maintenance of the Trust owned building and land.

Proposed Works for 2023/24

1. Development of the Community Centre

- To continue to maximise income from lettings of rooms at the Community Centre by holding regular open days to give the local community the opportunity to see the facilities available.
- To continue to seek additional funding to increase the use of sustainable energy within the premises which will lead to savings in utility costs.

- To seek additional funding for improvements for the existing play area and the provision of other play and exercise equipment on our land
- To improve the level of lettings of the Centre by investigating other markets particularly the upper floor now the lift is in place
- To improve the marketing and lettings procedure and seek alternative ways for users to access the building by the use of key-coded entry, automatic alarm setting etc
- To continue to seek capital funding to enlarge and improve the Centre

2. Community Centre Land

- Usage of some of the land is limited due to water levels and the fact that the bottom part of the field is designated as flood relief land. However, Trustees will continue to investigate any appropriate usage particularly when this increases income.

3. Community Pond

- The Pond-continues to hold Site of Importance for Nature Conservation (SINC) status.

4. Land at Bondgate

- To continue to work with Groundwork and local school children to develop the area and encourage its use for future generations

Declaration

The Trustees have approved the Annual Report above at their meeting held on 23rd October 2023

Signature: 

Date: 23/10/23

Full Name: Melanie Davis

Position: Chair of Selby Community Trust

NORTHERN INTERNAL AUDIT SERVICES
4 GREEN LANE CLOSE, OVERTON, WAKEFIELD, WEST YORKSHIRE, WF4 4SE
TELEPHONE 07748050318

Mrs G Bell
Clerk to Selby Community Trust
Town Hall
York Street
Selby
North Yorkshire
YO8 4AJ

Dear Mrs Bell

**To the Chairman and Trustees of Selby Community Trust
Independent Examination for the Financial Year ending 31 March 2023**

I am pleased to inform you that I have carried out the independent examination of the Trust in accordance with the Charity Commission directions and I can confirm that nothing has come to my attention which would lead me to conclude that the requirements had not been met.

I have enclosed the Independent Examiners Report for 2022/23 and a copy of the accounts examined.

There are no matters to bring to the attention of the Trust. Some matters were discussed with the Clerk during the examination and action agreed where necessary.

I would like to thank the Clerk to the Trust for her assistance during the examination.

Yours sincerely



JL Bennett
7 September 2023

NORTHERN INTERNAL AUDIT SERVICES is the trading name of Mrs Janet L Bennett



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name	SELBY COMMUNITY TRUST
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**On accounts for the year
ended**

31 MARCH 2023	Charity no (if any)	523830
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Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023

**Responsibilities and
basis of report**

As the charity's trustees, you 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 Trust's accounts carried out under section 145 of the 2011 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**

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (~~other than that disclosed below *~~) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

** Please delete the words in the brackets if they do not apply.*

Signed: 

Date: 7 September 2023

Name: JANET L. BENNETT

**Relevant professional
qualification(s) or body**

FMAAT

(if any):

--

Address:

4 GREEN LANE CLOSE, OVERTON
WAKEFIELD
WEST YORKSHIRE WF4 4SE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

SELBY COMMUNITY TRUST

Accounts Report 2022/23

Account 1	31 March 22	31 March 23
Receipts		
Rents - Medical Centre + O2	9,633.70	9,633.70
Room Booking Fees	28,761.75	32,062.00
Repaid from Acc 2	21.00	
Rebates	2,042.13	2,311.73
Woodland Income	490.64	-
Total	40,949.22	44,007.43
Bank Interest Acct 1	25.39	872.06
Total Inc Bank Interest	40,974.61	44,879.49
Payments		
Administration	29,086.78	29,188.68
Caretaking	563.88	441.04
Services & Utilities	2,803.20	2,601.67
Gas	3,566.53	7,472.27
Electric	1,717.02	1,853.00
Misc	460.20	-
Grounds Maintenance	173.03	19.98
Renovations and Improvement	1,237.33	730.60
Annual Maint and Servicing	2,261.48	2,797.42
Bondgate Woodland	490.64	-
Total	42,360.09	45,104.66
Total Inc Bank Charges	42,360.09	45,104.66

Account 2	31 March 22	31 March 23
Receipts		
Solar Rebate from Acct 1		
Grant Received Account 2		
CCLA Dividend Received	£ 4,518.70	4,609.71
Grant Received Account 2		51,700.00
Interest Acct 2	£ 41.64	2,010.84
Total	4,560.34	58,320.55
Payments Acct 2		
Improve/Renovations	£ 3,987.00	£ 45,396.09
Total	£ 3,987.00	£ 45,396.09

Cumulative Fund Balance	31 March 22	31 March 23
Accounts 1, 2 and Investment		
Balance B/fwd	284,487.88	283,909.00
Total receipts Acct 1 inc interest	40,974.61	44,879.49
Dividend from CCLA	4,518.70	4,609.71
Other Receipts Acct 2	-	51,700.00
Bank Interest Acct 2	41.64	2,010.84
Sub Total	330,022.83	387,109.04
Less payments Acct 1 inc charges	42,360.09	45,104.66
Less payments Acct 2	3,987.00	45,396.09
Teachers B.S (Interest received 20/21)	60.56	141.39
Charity Bank (Interest received 20/21)	172.70	151.42
Balance C/fwd	283,909.00	296,901.10

Bank Accounts 1 & 2 and Investment		
	31 March 22	31 March 23
Balance at bank Acct 1	53,663.20	43,938.03
Balance at bank Acct 2	87,279.38	100,203.84
Funds to be banked Acct 1	-	-
	-	-
CCLA investment (restricted funds)	100,000.00	100,000.00
Charity Bank	32,218.01	32,369.43
Teachers Building Society	20,248.41	20,389.80
BALANCE	293,409.00	296,901.10
u/p cheques	9,500.00	
Bank Bal less u/p cheques	283,909.00	296,901.10

Petty Cash Summary	
Balance B/Fwd 2021/22	£ 23.51
Expenditure 2022/23	£ 7.38
Income 2022/23	£ -
Balance	£ 16.13

SELBY COMMUNITY TRUST

England & Wales - Charity number 523830

Accounts

Selby Community Trust

Annual Report 2021-2022

A1. Reference and Administrative Details, its Trustees and Advisors

Charity Name: Selby Community Trust

Registered Charity Number: 523830

For the Financial Year 1 April 2021 to 31 March 2022

Charity's Principal Address:

Selby Community Trust

Town Hall

York Street

Selby

YO8 4AJ

Names of Charity Trustees

Ms Melanie Davis, Selby Town Council – (Chair)

Mrs J Shaw-Wright, Selby Town Council (Resigned May 2021)

Keith Franks, Selby Town Council (From May 2021)

Mr F Matthews, Selby Town Council

Ms Samantha Loring, Royal British Legion

Mr Mike Dugher, Environment Agency (Vice Chair)

Ms Sue Andrew, Selby Town Council

Mr John Cattanach, Selby Vision

Mr S Dunkley, Selby Town Council (From May 2021)

Advisors

Selby Community Trust's legal advisor is:

Darren Norgate

Crombie Wilkinson Solicitors

19 Clifford Street

YORK, YO1 9RP

The Trust's banker is:

Virgin Money (following their takeover of Yorkshire Bank)

46 Coney Street

York

YO1 9NQ

The Trust's Auditor is:

Mrs J Bennett

Yorkshire Internal Audit Services

Jasper Cottage

Sessay

Thirsk

YO7 3BE

A2. Structure, Governance and Management

The Charity's Governing Document is a Deed of Trust dated 7 January 1947

This is supplemented by a Scheme made by the Charity Commissioners for

England and Wales dated 19 July 2002. In February 2018 an amendment to the Scheme was approved by the Charity Commission under S280 of the Charities Act and the Fuller Life Afternoon Group was removed as a Trustee and Selby District Vision was appointed a Trustee.

The Trustees consist of:

- Five persons nominated by Selby Town Council and,
- Four persons from local charitable and other interested organisations.

Currently these local organisations are:

- Royal British Legion (the land is War Memorial land)
- Environment Agency
- Selby Vision

These last three organisations represent various ages of town residents and users of the Community Centre.

Trustees are nominated for a four-year period.

A3. Financial Review

Our charity continued to be affected by the Covid-19 pandemic. But some of our Groups began again during late 2021. Our Playgroup regular user started to run its regular sessions and a number have returned to those pre-Covid. Income from our regular and casual users has continued to affect our income for this year. We also lost one of our long-term users which led to a considerable loss of income.

Selby Community Trust has a Permanent Endowment Fund of £235,000 which was paid to the Trust in compensation by Selby District Council as part of the compulsory purchase of Trust-owned land in 1987. The Trust has Charity Commission consent to hold £150,000 of that sum in permanent trust and to apply the remaining £85,000 as it deems necessary in the maintenance of the Trust owned assets.

The Trust has continued to work towards seeking alternative funding for improvements and repairs and to develop a better understanding of where we fit into the market and who we should be targeting to increase letting opportunities.

The Trust is once again grateful to Selby Town Council for a reduction in our normal administration charge for the services they provide to the Trust.

Land rentals from other users of the site are monitored and reviewed on a 3 yearly basis.

The Solar panels installed on the roof of the Community Centre as part of the Feed-in-Tariff scheme provided an income of £ 2042.00 for the financial year of 2021-2022.

An annual budget is set before the start of each financial year and monitored against actual expenditure through the year. This monitoring includes a detailed breakdown of each budget heading, frequency of lettings, monitoring of voids and discussion about how to ensure the Centre is used to as near capacity as possible to increase income.

Annual expenditure is reviewed and monitored at the quarterly meetings throughout the year to ensure efficient use of resources.

Trustees agree the level of payment due to the Town Council each year and also determine the level of hire charges for the Community Centre annually.

Trustees review the investment of the endowment fund on a regular basis to ensure the best income within a general rule of prudence and limited risk.

Trustees are mindful that in order to attract some funding for improvements we need to provide match funding for some grants particularly those with an environmental focus. Trustees believe that this is funding well invested if it allows the additional funding to maintain and enhance our existing assets.

B1 Objectives and Activities of the Charity

The object of the Charity is, in the interest of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of:

- a community centre for use by the inhabitants including use for:
 - meetings, lectures and classes; and
 - other forms of recreation and leisure-time occupation.
- a recreation ground for use by the inhabitants; and
- an open space for the benefit of the inhabitants including the community pond
- a community woodland site at Bondgate which has been planted with many trees to provide a current and future asset for the community

B2 Achievements and Performance

Community Centre

The Community Centre continues to grow by local community Groups following the restrictions of the pandemic. There are over 22 organisations that regularly use the building, and income is steady. The Community Centre continues to receive support from Selby Town Council.

Community Land

The play area continues to be well used and supported by local families. The outside play area provided much needed exercise and relaxation during the pandemic. Some of the equipment is now a bit tired so we are investigating some suitable replacements. The new climbing nets for older children has proved popular and we would like to expand the range of equipment for older children who are poorly served elsewhere in the town. A basketball net has also been re-sited on the bottom field away from a more residential area where its use was causing some nuisance.

Wildlife Pond

The pond was again cleared of overgrown bulrushes and funding was received from Selby Town Council. The Community Volunteers were appointed to clear away the overgrown bulrushes and this will be an annual expense if we are to keep the pond free from overgrowth of the reed mace.

Bondgate Land

We have continued to monitor the trees and the planned thinning of the trees by Groundwork was delayed due to Covid but will be carried out as soon as

possible. The wet area towards the back of the site developed to encourage wildlife and allow birdwatching has been completed and we hope this will encourage even more people to use the land. We receive good feedback about this amenity land from the community and to respond to suggestions for improvements. There have been some issues around Ash tree die-back which we are monitoring, and which may lead to removal of some diseased trees.

C1 Additional Reference and Administrative Information

Managing Officer

The day-to-day management and running of the Trust's assets is carried out by the Town Council Clerk.

C2 Structure, Governance and Management

Trustees are given the opportunity for training on the responsibilities of becoming a trustee following the recommendations of the Charity Commission.

Trustees attend quarterly meetings, and the AGM is held in October each year. Appropriate and prudent financial procedures are in place to facilitate the smooth day to day running of the Trust's assets and all budgeted expenditure is reported to the Trustees at the next available meeting.

Matters requiring decision between meetings, and outside the agreed delegation are dealt with in consultation with and the approval of the Chair of the Trustees. The Town Clerk who also acts as Clerk to the Trustees is delegated to authorise work necessary to the maintenance of the Trust owned building and land.

Proposed Works for 2022/23

1. Development of the Community Centre

- To continue to maximise income from lettings of rooms at the Community Centre by holding regular open days to give the local community the opportunity to see the facilities available.
- Having secured £50,000 from the District Council the Trust will ensure the installation of a lift to allow access to the first floor of the building which will greatly increase our potential letting space
- The Trust would like to thank the District Council for this generous donation which will aid our viability moving forward
- To continue to seek additional funding to increase the use of sustainable energy within the premises which will lead to savings in utility costs.
- To seek additional funding for improvements for the existing play area and the provision of other play and exercise equipment on our land
- To improve the level of lettings of the Centre by investigating other markets particularly the upper floor once the lift is in place
- To improve the marketing and lettings procedure and seek alternative ways for users to access the building by the use of key-coded entry, automatic alarm setting etc.

2. Community Centre Land

- Usage of some of the land is limited due to water levels and the fact that the bottom part of the field is designated as flood relief land. However, Trustees will continue to investigate any appropriate usage particularly when this increases income.

3. Community Pond

- The Pond-continues to hold Site of Importance for Nature Conservation (SINC) status.

4. Land at Bondgate

- To continue to work with Groundwork and local school children to develop the area and encourage its use for future generations

Declaration

The Trustees have approved the Annual Report above at their meeting held on 10th October 2022

Signature: *M Davis*

Date: 10/10/22.

Full Name: Melanie Davis

Position: Chair of Selby Community Trust



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the
accounts

Section A Independent Examiner's Report

Report to the trustees/
members of

SELBY COMMUNITY TRUST

On accounts for the year
ended

31 MARCH 2022

Charity no
(if any)

523830

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022

Responsibilities and
basis of report

As the charity's trustees, you 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 Trust's accounts carried out under section 145 of the 2011 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

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of (insert name of applicable listed body)]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed: Janet L. Bennett

Date: 26 September 2022

Name: JANET L. BENNETT

Relevant professional
qualification(s) or body

FMAAT

(if any):	
Address:	4 GREEN LANE CLOSE, OVERTON
	WAKEFIELD
	WEST YORKSHIRE WF4 4SE

Section B	Disclosure
------------------	-------------------

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

SELBY COMMUNITY TRUST

①

Accounts Report 2021/22

Account 1	31 March 21	31 March 22
Receipts		
Rents - Medical Centre + O2	9,883.70	9,633.70
Room Booking Fees	10,000.50	28,761.75
Other / Grants Received	19,588.58	21.00
Rebates	2,005.63	2,042.13
Woodland Income	-	490.64
Total	41,478.61	40,949.22
Bank Interest Acct 1	-	25.39
Total Inc Bank Interest	41,478.61	40,974.61
Payments		
Administration	14,805.43	29,086.78
Caretaking	313.30	583.88
Services & Utilities	9,085.69	2,803.20
Gas	-	3,566.53
Electric	-	1,717.02
Misc	9.99	460.20
Grounds Maintenance	275.00	173.03
Renovations and Improvement	653.95	1,237.33
Annual Maint and Servicing	2,826.32	2,261.48
Bondgate Woodland	-	490.64
Total	27,969.68	42,360.09
Bank Charges Acct 1	-	-
Total Inc Bank Charges	27,969.68	42,360.09

Account 2	31 March 21	31 March 22
Receipts		
Solar Rebate from Acct 1	-	-
Grant Received Account 2	-	-
CCLA Dividend Received	£ 4,427.66	4,538.70
Insurance Claim (Fence)	£ 690.00	-
Interest Acct 2	-	41.64
Total	5,117.66	4,560.34
Payments Acct 2		
Improve/Renovations	£ 14,061.20	£ 3,987.00
Total	£ 14,061.20	£ 3,987.00

Cumulative Fund Balance	31 March 21	31 March 22
Accounts 1, 2 and Investment		
Balance B/fwd	279,392.19	284,487.88
Total receipts Acct 1 inc interest	41,478.61	40,974.61
Dividend from CCLA	4,427.66	4,518.70
Other Receipts Acct 2	690.00	-
Bank Interest Acct 2	-	41.64
Sub Total	325,988.46	330,022.83
Less payments Acct 1 inc charges	27,969.68	42,360.09
Less payments Acct 2	14,061.20	3,987.00
Teachers B.S (Interest received 20/21)	116.83	60.56
Charity Bank (Interest received 20/21)	413.47	172.70
Balance C/fwd	284,487.88	283,909.00

Bank Accounts 1 & 2 and Investment	31 March 21	31 March 22
Balance at bank Acct 1	45,631.66	53,663.20
Balance at bank Acct 2	86,706.04	87,279.38
Funds to be banked Acct 1	-	-
CCLA Investment (restricted funds)	100,000.00	100,000.00
Charity Bank	32,045.31	32,218.01
Teachers Building Society	20,187.85	20,248.41
BALANCE	284,570.86	283,409.00
u/p cheques / BACS	82.98	9,500.00
Bank Bal less u/p cheques	284,487.88	283,909.00

Party Cash Summary	
Balance B/Fwd 2020/21	£ 50.00
Expenditure 2021/22	£ 26.49
Income 2021/22	£
Balance	£ 23.51

SELBY COMMUNITY TRUST

England & Wales - Charity number 523830

Accounts

Selby Community Trust

Annual Report 2020-2021

A1. Reference and Administrative Details, its Trustees and Advisors

Charity Name: Selby Community Trust

Registered Charity Number: 523830

For the Financial Year 1 April 2020 to 31 March 2021

Charity's Principal Address:

Selby Community Trust

Town Hall

York Street

Selby

YO8 4AJ

Names of Charity Trustees

Ms Melanie Davis, Selby Town Council – (Chair)

Mrs J Shaw-Wright, Selby Town Council

Mr F Matthews, Selby Town Council

Ms Samantha Loring, Royal British Legion

Mr Mike Dugher, Environment Agency (Vice Chair)

Ms Sue Andrew, Selby Town Council

Simon Cahill, Selby Town Council (Resigned April 2020)

Mr John Cattanach, Selby Vision

Advisors

Selby Community Trust's legal advisor is:

Darren Norgate

Crombie Wilkinson Solicitors

19 Clifford Street

YORK, YO1 9RP

The Trust's banker is:

Virgin Money (following their takeover of Yorkshire Bank)

16 Market Cross

Selby, YO8 0NU

The Trust's Auditor is:

Mrs J Bennett

Yorkshire Internal Audit Services

26 Stockwell Road

Knaresborough, HG5 0JZ

A2. Structure, Governance and Management

The Charity's Governing Document is a Deed of Trust dated 7 January 1947

This is supplemented by a Scheme made by the Charity Commissioners for England and Wales dated 19 July 2002. In February 2018 an amendment to the Scheme was approved by the Charity Commission under S280 of the Charities Act and the Fuller Life Afternoon Group was removed as a Trustee and Selby District Vision was appointed a Trustee.

The Trustees consist of:

- Five persons nominated by Selby Town Council and,
- Four persons from local charitable and other interested organisations.

Currently these local organisations are:

- Royal British Legion (the land is War Memorial land)
- Environment Agency
- Selby Vision

These last two organisations represent various ages of town residents and users of the Community Centre.

Trustees are nominated for a four year period.

A3. Financial Review

Our Annual Report for this year has, of course, been greatly affected by the Covid-19 pandemic which caused a lockdown from mid-March 2019 and the Community Centre was not allowed to open again until September 2020. Our Playgroup regular user did run some session during the summer but income from our regular and casual users has been reduced towards the end of this financial year and will definitely have a major effect on next year's figures. The Trust did receive some income via the Government Support for community centres but this in no way compensated for the lost income.

Selby Community Trust has a Permanent Endowment Fund of £235,000 which was paid to the Trust in compensation by Selby District Council as part of the compulsory purchase of Trust-owned land in 1987. The Trust has Charity Commission consent to hold £150,000 of that sum in permanent trust and to apply the remaining £85,000 as it deems necessary in the maintenance of the Trust owned assets.

The trust is working towards a reserves / development fund to ensure the maintenance and improvement of the buildings and land owned by the trust.

Trustees continue to seek and bid for grant funding to maintain and improve its assets.

The Community Trust usually pays £38,000 per annum to Selby Town Council for administrative, maintenance and caretaking services for all the Trust's assets. However, due to staffing issues at the Town Council and the lockdown due to the pandemic, this sum has been reduced over the last two years.

Land rentals from other users of the site are monitored and reviewed on a 3 yearly basis.

The Solar panels installed on the roof of the Community Centre as part of the Feed-in-Tariff scheme provided an income of £ 2,005.83 for the financial year of 2020-2021.

Other appropriate revenue raising possibilities are regularly investigated. The block booking of two smaller rooms has been affected by the lockdown due to the Covid-19 lockdown. However the arrangement continued once the Community Centre was allowed to open again during the year 2020/21. This

block booking has now ceased which will cause significant loss of income for 2021-2022.

An annual budget is set before the start of each financial year and monitored against actual expenditure through the year. This monitoring includes a detailed breakdown of each budget heading, frequency of lettings, monitoring of voids and discussion about how to ensure the Centre is used to as near capacity as possible to increase income.

Annual expenditure is reviewed and monitored at the quarterly meetings throughout the year to ensure efficient use of resources.

Trustees agree the level of payment due to the Town Council each year and also determine the level of hire charges for the Community Centre annually.

Trustees review the investment of the endowment fund on a regular basis to ensure the best income within a general rule of prudence and limited risk.

Trustees are mindful that in order to attract some funding for improvements we need to provide match funding for some grants particularly those with an environmental focus. Trustees believe that this is funding well invested if it allows the additional funding to maintain and enhance our existing assets.

B1 Objectives and Activities of the Charity

The object of the Charity is, in the interest of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of:

- a community centre for use by the inhabitants including use for:
 - meetings, lectures and classes; and
 - other forms of recreation and leisure-time occupation;
- a recreation ground for use by the inhabitants; and
- an open space for the benefit of the inhabitants including the community pond
- a community woodland site at Bondgate which has been planted with many trees to provide a current and future asset for the community

B2 Achievements and Performance

Community Centre

The Community Centre continues to be very well used by local community groups. There are over fifty organisations that regularly use the building, and income is steady. The Community Centre continues to receive support from Selby Town Council.

Community Land

The play area continues to be well used and supported by local families. Investigations are underway about other equipment which could be installed for children with disabilities and we will work with local disability support groups to ensure we make the right choices.

Wildlife Pond

The pond was again cleared of overgrown bulrushes and funding was received from Selby Town Council. The Community Volunteers were appointed to clear

away the overgrown bulrushes and this will be an annual expense if we are to keep the pond free from overgrowth of the reed mace.

Bondgate Land

We have continued to monitor the trees and the planned thinning of the trees by Groundwork was delayed due to Covid but will be carried out as soon as possible. The wet area towards the back of the site was developed to encourage wildlife and allow birdwatching has been completed and we hope this will encourage even more people to use the land. We receive good feedback about this amenity land from the community and to respond to suggestions for improvements.

C1 Additional Reference and Administrative Information

Managing Officer

The day to day management and running of the Trust's assets is carried out by the Town Council Clerk.

C2 Structure, Governance and Management

Trustees are given the opportunity for training on the responsibilities of becoming a trustee following the recommendations of the Charity Commission.

Trustees attend quarterly meetings and the AGM is held in October each year. Appropriate and prudent financial procedures are in place to facilitate the smooth day to day running of the Trust's assets and all budgeted expenditure is reported to the Trustees at the next available meeting.

Matters requiring decision between meetings, and outside the agreed delegation are dealt with in consultation with and the approval of the Chair of the Trustees. The Town Clerk who also acts as Clerk to the Trustees is delegated to authorise work necessary to the maintenance of the Trust owned building and land.

Proposed Works for 2021/22

1. Development of the Community Centre

- To continue to maximise income from lettings of rooms at the Community Centre by holding regular open days to give the local community the opportunity to see the facilities available.
- To continue to pursue funding to increase the usage of the upper floor of the Centre including the provision of disabled access and facilities which would encourage greater use of this self-contained part of the premises.
- To continue to seek additional funding to increase the use of sustainable energy within the premises which will lead to savings in utility costs.

2. Community Centre Land

- Usage of some of the land is limited due to water levels and the fact that the bottom part of the field is designated as flood relief land. However, Trustees will continue to investigate any appropriate usage particularly when this increases income.

3. Community Pond

- The Pond receive Site of Importance for Nature Conservation (SINC) status and the area to the side of the Pond be cleared through funding obtained via Groundwork.

4. Land at Bondgate

- To continue to work with Groundwork and local school children to develop the area and encourage its use for future generations

Declaration

The Trustees have approved the Annual Report above at their meeting held on 11 October 2021

Signature: *MADavis*

Date: 11/10/21

Full Name: Melanie Davis

Position: Chair of Selby Community Trust



Section A

Independent Examiner's Report

Report to the trustees/ members of

SELBY COMMUNITY TRUST

On accounts for the year ended

31 MARCH 2021

Charity no (if any)

523830

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2021.

Responsibilities and basis of report

As the charity's trustees, you 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 Trust's accounts carried out under section 145 of the 2011 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

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed:

Janet L. Bennett

Date:

9 AUGUST 2021

Name:

JANET L. BENNETT

Relevant professional qualification(s) or body

FMAAT

(if any):

Address:

4 GREEN LANE CLOSE, OVERTON

WAKEFIELD

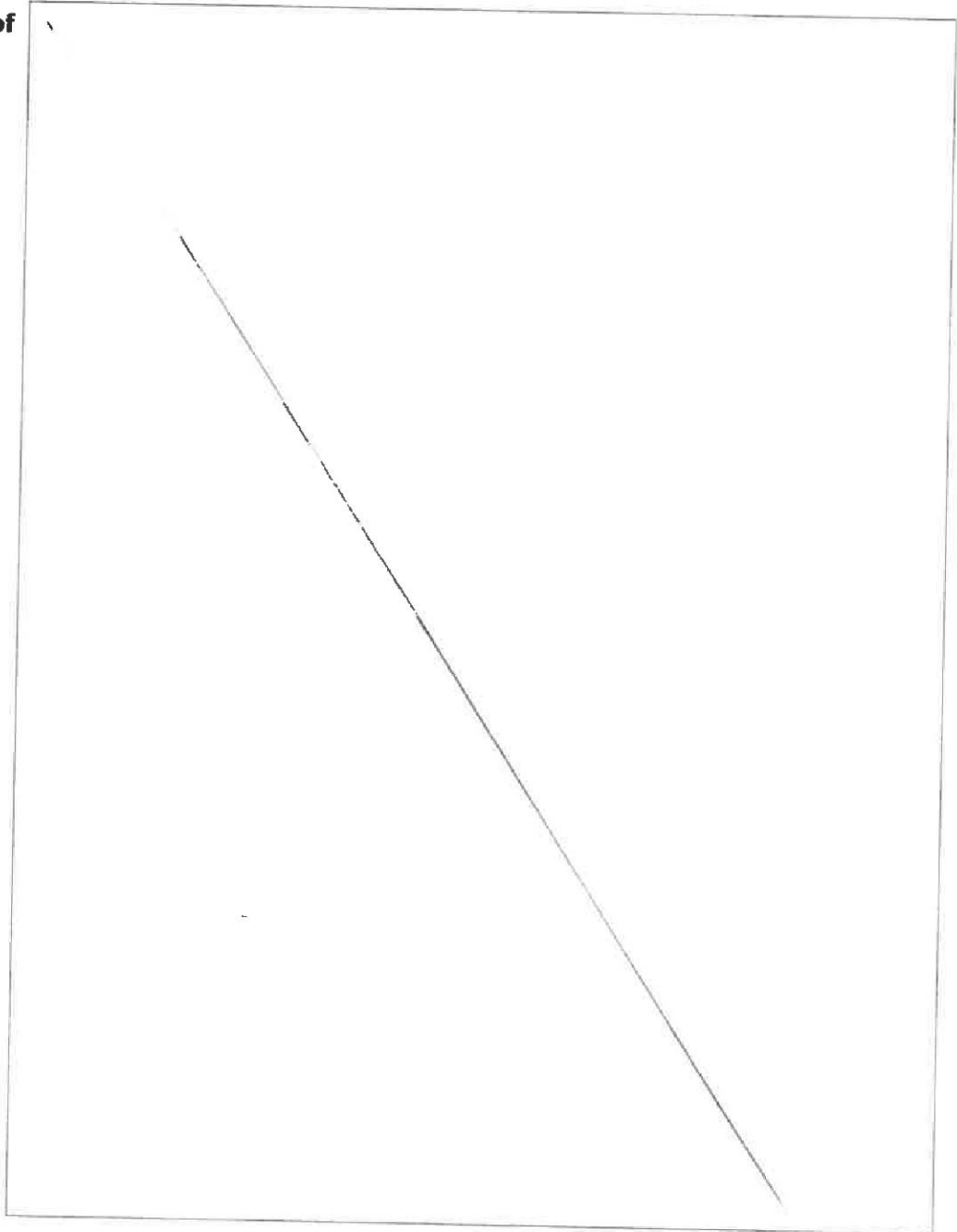
WEST YORKSHIRE WF4 4SE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



SELBY COMMUNITY TRUST

Accounts Report 2020/21

Account 1	31 March 20	31 March 21
Receipts		
Rents - Medical Centre + O2	9,733.70	9,883.70
Room Booking Fees	35,821.50	10,000.50
Other/Grants Received	179.99	19,588.58
Rebates	2,027.25	2,005.83
Woodland Income	100.66	
Total	47,863.10	41,478.61
Bank Interest Acct 1	283.66	
Total Inc Bank Interest	48,146.76	41,478.61
Payments		
Administration	29,528.00	14,805.43
Caretaking	845.98	313.30
Services & Utilities	8,944.86	9,085.69
Misc	633.70	9.99
Grounds Maintenance	780.00	275.00
Renovations and Improvement	2,068.09	653.95
Annual Maint and Servicing	461.90	2,826.32
Bondgate Woodland	100.66	
Total	43,363.19	27,969.68
Bank Charges Acct 1		
Total Inc Bank Charges	43,363.19	27,969.68

Cumulative Fund Balance	31 March 20	31 March 21
Accounts 1, 2 and Investment		
Balance B/fwd		
Total receipts Acct 1 inc interest	323,044.26	279,392.19
Dividend from CCLA	48,146.76	41,478.61
Other Receipts Acct 2	4,342.01	4,427.66
Bank Interest Acct 2		690.00
Sub Total	447.11	
Less payments Acct 1 inc charges	375,980.14	325,988.46
Less payments Acct 2	43,363.19	27,969.68
Teachers B.S (Interest received 20/21)	1,663.94	14,061.20
Charity Bank (Interest received 20/21)	20,071.02	116.83
Balance C/fwd	31,631.84	413.47
	279,392.19	284,487.88

Bank Accounts 1 & 2 and Investment		
	31 March 20	31 March 21
Balance at bank Acct 1	32,039.75	45,631.66
Balance at bank Acct 2	95,649.58	86,706.04
Funds to be banked Acct 1		
Y Bank Investment (restricted funds)		
CCLA Investment (restricted funds)	100,000.00	100,000.00
Charity Bank		
Teachers Building Society	31,631.84	32,045.31
BALANCE	20,071.02	20,187.85
u/p cheques	279,392.19	284,570.86
Bank Bal less u/p cheques		82.98
	279,392.19	284,487.88

Account 2	31 March 20	31 March 21
Receipts		
Solar Rebate from Acct 1		
Grant Received Account 2		
CCLA Dividend Received	£ 4,342.01	4,427.66
Insurance Claim fence		690.00
Interest Acct 2	£ 447.11	
Total	4,789.12	5,117.66
Payments Acct 2		
Improve/Renovations	£ 1,663.94	£ 14,061.20
Total	£ 1,663.94	£ 14,061.20

Petty Cash Summary	
Balance B/Fwd 2019/20	£ 50.00
Expenditure 2020/21	£ 85.43
Income 2020/21	£ 85.43
Balance	£ 50.00