

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: 

Date: 7/10/24.

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



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

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:

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.