

# 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	
<b>298,334</b>			<b>278,492</b>

**298,334 Total Assets****278,492**

## Represented By

201,090	General Reserves	193,287
97,244	EMR Account 2	85,205
<b>298,334</b>		<b>278,492</b>

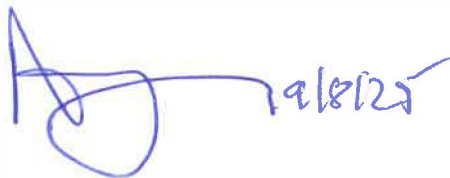
The above statement represents fairly the financial position of the authority as at 31st March 2025 and reflects its Income and Expenditure during the year.

Signed :  
Chairman

M Davis

13.10.25

Date : \_\_\_\_\_


Signed :  
Responsible  
Financial  
OfficerDate : 13-10-25

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**Selby Community Trust****Income and Expenditure Account for Year Ended 31st March 2025**

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31st March 2024		31st March 2025
	<b>Operating Income</b>	
48,401	Income	51,104
13,996	EMR	6,203
833	Charity Bank	1,637
356	Teachers B.S.	477
<u>63,587</u>	<b>Total Income</b>	<u>59,421</u>
	<b>Running Costs</b>	
45,214	Expenditure	61,021
16,956	EMR	18,242
<u>62,170</u>	<b>Total Expenditure</b>	<u>79,263</u>
	<b>General Fund Analysis</b>	
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>	<b>Closing Balance</b>	<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](mailto: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,

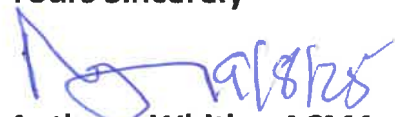
**To the Chair and Trustees of Selby Community Trust**  
**Independent Examination for the Financial Year ending 31 March 2025**

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 31<sup>st</sup> March 2025**

I report to the trustees on my examination of the accounts of SCT  
for the year ended 31<sup>st</sup> 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