SELBY ALMSHOUSES AND POOR'S CHARITY

ANNUAL REPORT AND UNAUDITED ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025

Charity number 230816

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report and the financial statements of the charity for the year ended 31 December 2025. The Trustees have adopted the provision of the statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statement of the charity.

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

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

AIMS AND OBJECTIVES

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

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

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

ACHIEVEMENTS AND PERFORMANCE

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

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

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

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

We have previously mentioned that the portfolio of properties held did not include a family property where there is significant demand. This gap has now been closed with the purchase of the Haig Street property - a 3 bedroom semi-detached in Selby.

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

The charity received 26 applications during the year of which 21 were granted totalling £9,293 which was distributed to those living in Selby District.

RESERVES POLICY

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

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 - CONTINUED

STRUCTURE GOVERNANCE AND MANAGEMENT

Constitution

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

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

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

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

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

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

Appointment of trustees, induction and training

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

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

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

CO-OPERATION WITH OTHER CHARITIES

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

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

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

They shall consist, when complete of:

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

SELBY ALMSHOUSES AND POOR'S CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 – CONTINUED

REFERENCE AND ADMINISTRATIVE INFORMATION - CONTINUED

TRUSTEES – CONTINUED

Ex Officio Trustees:
The Vicar and Churchwardens for the time being of the Ecclesiastical Parish of Selby Abbey

- The Revd Canon John Weetman (Vice-Chair)
- Elaine Ann Exley (Resigned 14 July 2026)
- Roger Riley
- Timothy Newton (Appointed 19 August 2025, resigned 14 July 2026)
- Peter Lyons (Appointed 19 August 2025, resigned 14 July 2026)
- Cheryl Radway (Appointed 14 July 2026)
- Jonathan Robert Croft (Appointed 14 July 2026)
- Susan Tagert (Appointed 14 July 2026)

Nominative Trustees
Nominated by Selby Town Council

- Melanie Davis (Chair)
- Jack Proud (Resigned 14 July 2026)
- Jennifer Shaw-Wright
- Frederick Matthews
- Wendy Nichols (Resigned 14 July 2026)
- Richard Harrison (Appointed 14 July 2026)
- Craig Laskey (Appointed 14 July 2026)

Co-opted Trustees:

- Jackie Fielding
- Mark Hoggard

ADDRESS

47 Doncaster Road
Selby
YO8 9BT

INDEPENDENT EXAMINER

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

SOLICITORS

Elmhirst Parker
Abbey Yard
Selby
YO8 4PX

BANKERS

HSBC Bank plc
Market Place
Selby
YO8 4PA

Approved by the trustees on 26 October 2026 and signed on their behalf by:

Melanie Davis

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Melanie Davis – Chair

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

SELBY ALMSHOUSES AND POOR'S CHARITY

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 5 to 7.

Respective responsibilities of trustees and examiner

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

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

Independent examiner's statement

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

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

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

J H Senior

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

28 October 2026

SELBY ALMSHOUSES AND POOR'S CHARITY

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	General Fund £	Endowment Fund £	Total 2025 £	Total 2024 £
RECEIPTS					
Activities for generating funds					
Mandated income					
Selby Feoffee and Welfare Charity		12,232	-	12,232	24,156
Investment income					
Bank interest		2,434	-	2,434	2,776
Investment income		7,836	-	7,836	7,205
Income from investment property		24,198	-	24,198	23,500
Income from charitable activities					
Resident's contribution		72,731	-	72,731	66,614
Total receipts		119,431	-	119,431	124,251
PAYMENTS					
Charitable activities					
Charitable grants	2	9,293	-	9,293	7,747
Provision of Almshouses					
Repairs and maintenance		23,189	-	23,189	16,584
Administration		735	-	735	464
Grass cutting and gardening		3,905	-	3,905	3,445
Insurance		1,649	-	1,649	1,434
Almhouses and poor expenses		5,642	-	5,642	2,207
Rates		-	-	-	331
Subscriptions		433	-	433	826
Staff & Trustees training		156	-	156	105
Salaries		3,988	-	3,988	5,219
Expenses relating to investment properties		8,282	-	8,282	8,360
Independent examiners fee		744	-	744	720
Legal & professional fees		1,428	-	1,428	-
Bank charges		28	-	28	59
		59,472	-	59,472	47,501
Purchase of Almshouse		172,105	-	172,105	-
Total payments		231,577	-	231,577	47,501
(Decrease) / Increase in bank and cash balances		(112,146)	-	(112,146)	76,750
Bank balance at 1 January 2025		270,173	-	270,173	193,423
Bank balance at 31 December 2025		158,027	-	158,027	270,173

SELBY ALMSHOUSES AND POOR'S CHARITY

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2025

	General Fund	Extraordinary Repair Fund	Endowment Fund	Total 2025	Total 2024
	£	£	£	£	£
CASH FUNDS					
Bank balances	158,027	-	-	158,027	270,173
OTHER MONETARY ASSETS					
Mandated income					
Selby Feoffee and Welfare Charity	12,246	-	-	12,246	9,972
ALMHOUSES					
15 Woodville Terrace at cost	-	-	137,035	137,035	137,035
47 Haig Street at cost	172,105	-	-	172,105	-
	172,105	-	137,035	309,140	137,035

The charity also owns 13 Almshouses in Selby which were originally donated to the charity and as such have no cost and which form part of the endowment fund.

47 Haig Street which was purchased during the year, is currently held in M Hoggard and M Davis names until the solicitors change it to custodian trustee.

INVESTMENT PROPERTY					
7 Longley House at cost	172,034	-	-	172,034	172,034
7 Masters Mews at cost	176,163	-	-	176,163	176,163
	348,197	-	-	348,197	348,197
INVESTMENT ASSETS – AT MARKET VALUE					
4659 NAACIF Income shares	-	-	4,818	4,818	4,325
155 NAACIF Income shares	-	-	160	160	144
2055.079 NAACIF Accumulation shares	-	289,620	-	289,620	248,811
79,931.34 COIF Charities Ethical Investment Fund Income units	234,551	-	-	234,551	247,196
	234,551	289,620	4,978	529,149	500,476
TOTAL ASSETS	925,126	289,620	142,013	1,356,759	1,265,853

LIABILITIES

Independent examiners fee	773	-	-	773	750
	773	-	-	773	750

Approved by the trustees on 26 October 2026 and signed on their behalf by:

Melanie Davis

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Melanie Davis - Chair

Mark Hoggard

……
Mark Hoggard - Treasurer

SELBY ALMSHOUSES AND POOR'S CHARITY

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. **ACCOUNTING POLICIES**

BASIS OF ACCOUNTING

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

FUNDS

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

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

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

2. **GRANTS**

During the year the charity made 21 (2024 – 18) grants totalling £9,293 (2024 - £7,747). No grant was made in excess of £1,000 in either year.