Selby Community Trust

Annual Report 2025-26

A1. Reference and Administrative Details, its Trustees and Advisors
Charity Name: Selby Community Trust
Registered Charity Number: 523830

For the Financial Year 1 April 2025 to 31 March 2026
Charity's Principal Address:
Selby Community Trust
Town Hall
York Street
Selby
Y08 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 Thomas Beharrell, Local Friends of the Earth group
Mr Alexandru Mihalache, Heart of Yorkshire (Selby) College

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 (one vacancy) 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 Friends of the Earth
- Selby College (Heart of Yorkshire Education)

These last four 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 £2,504 for the financial year of 2025-26.

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 20 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.

Fire protection works have been carried out this year and a replacement fire door programme has been committed to. A works schedule has been put in place to continually review and adhere to current fire legislation.

The issue of unauthorised car parking on the site is becoming a serious issue and may affect the ability of the Trust to deliver its full service for users. Trustees are assessing different ways of controlling the use of the car park so it can continue for authorised users but prevent the car park being used by others which affects our ability to let rooms etc. Trustees are aware that this is one of the last bits of free parking in the town. Whilst we do not wish to cause issues for our neighbours and the community, if we do not find ways of controlling the "free" use of the car park by non-users then the future viability of the Trust will be under threat.

Community Land

The play area continues to be well used and supported by local families. The recently installed play equipment continues to be welcomed by the community. The climbing nets for older children have 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. Trustees are monitoring the pond to assess the impact and effectiveness of this method.

Bondgate Land
We have continued to monitor the trees and Groundwork, along with students from a local college, have completed the thinning works to all sections. 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.

The Town Council has held three successful Forest Schools over the last year. Each day held two age-appropriate sessions which were very popular. Much fun was had by all!

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 2026/27

1. **Development of the Community Centre**
    - 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 continue to seek additional funding to help pay for replacement fire doors
- 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. The continued high temperatures and lack of rainfall are an ongoing problem in terms of water levels in the pond which may affect its ability to retain its SINC status and its environmental impact. Trustee will continue to monitor the situation but may need to investigate alternative methods of retaining and maintaining the pond.

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 12th October 2026

Signature: MADavis **Date:** 16/10/26

Full Name: Melanie Davis
Position: Chair of Selby Community Trust

Independent examiner's Report to the trustees of Selby Community Trust (SCT) for the year ended 31st March 2026

I report to the trustees on my examination of the accounts of SCT for the year ended 31st March 2026

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 0RH

19-08-2026

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	31st March 2026	**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 31/03/2025.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn 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:	A 19/8/26	**Date:**	19-8-26
Name:	Anthony Whitley		
Relevant professional qualification(s) or body (if any):	ACMA		
Address:	7 Chestnut Avenue Hessle HU13 0RH		

Section B	Disclosure
	Only complete if the examiner needs to highlight 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.	

ANNUAL RETURN

FOR THE YEAR ENDED 31 MARCH 2026

Selby Community Trust

SECTION 2 - THE STATEMENT OF ACCOUNTS

I certify that the accounts contained in this return present fairly the financial position of the council, are consistant with the underlying financial records and have been prepared on the basis of Income and Expenditure.

Responsible Financial Officer	Gill Bell	Date	20-4-26
I confirm that these accounts are approved by the Council and recorded as council minute reference	40-2	Dated	20-4-26
Signed on behalf of the above Council (Chair)		Date	

		Last Year £	This Year £	General Notes for Guidance
1	Balances brought forward	**298,334**	**278,492**	Total balances and reserves at the beginning of the year as recorded in the financial records. Value must agree to Box 7 of the previous year.
3	(+) Total other receipts	**59,421**	**66,625**	Total income or receipts as recorded in the cashbook less the precept or rates/levies received (line 2). Include any grants received.
5	(-) Loan interest/capital repayments	**0**	**0**	Total expenditure or payments of capital and interest made during the year on the authority's borrowings (if any).
6	(-) All other payments	**79,263**	**87,056**	Total expenditure or payments as recorded in the cashbook less staff costs (line 4) and loan interest/capital repayments (line 5).
7	(=) Balances carried forward	**278,492**	**258,061**	Total balances and reserves at the end of the year. [Must equal (1+2+3)-(4+5+6)]
8	Total value of cash and short term investments	**278,492**	**258,061**	The sum of all current and deposit bank accounts, cash holdings and short term investments held as at 31 March – To agree with bank reconciliation.
9	Total fixed assets plus long term investments and assets	**0**	**0**	The value of all the property the authority owns – it is made up of all its fixed assets and long term investments as at 31 March.
10	Total borrowings	**0**	**0**	The outstanding capital balance as at 31 March of all loans from third parties (including PWLB).

The following documents should accompany the accounts when submitted to the auditor:

* A brief explanation of significant variations from last year to this year in Section 2;
* Bank Reconciliation as at 31 March

A/c Code	Account Name	Centre	Centre Name	Debit	Credit
200	Account 1			29,559.22	
205	Account 2			70,552.19	
210	Petty Cash			0.56	
215	CCLA			100,000.00	
220	Charity Bank			36,323.58	
225	Teachers Building Society			21,625.15	
310	General Reserves				193,286.89
320	EMR Account 2				70,552.19
1000	Rental of Land	100	Income		1,997.50
1001	Medical Centre	100	Income		5,648.00
1002	Mast	100	Income		4,133.70
1010	Solar Rebate	100	Income		2,445.88
1020	Main Hall Hire	100	Income		20,425.00
1021	Lounge Hire	100	Income		1,147.00
1022	Committee Room 1 Hire	100	Income		6,568.75
1023	Committee Room 2 Hire	100	Income		2,526.50
1024	Committee Room 3 Hire	100	Income		260.00
1025	Attic Hire	100	Income		7,637.25
1026	Attic Studio Hire	100	Income		516.00
1030	Bank Interest	100	Income		273.04
1040	Other Grants/Income	100	Income		58.44
1200	Income - Cashbook 2	900	EMR		11,102.08
1201	Income - Charity Bank	901	Charity Bank		1,484.16
1202	Income - Teachers B.S.	902	Teachers B.S.		401.84
4000	Administration	200	Expenditure	38,976.20	
4010	Caretaking/Cleaning	200	Expenditure	1,381.34	
4020	Services/Utilities	200	Expenditure	1,220.55	
4021	Telephone	200	Expenditure	2,131.14	
4025	Gas	200	Expenditure	5,209.53	
4026	Electric	200	Expenditure	3,542.25	
4027	Water	200	Expenditure	2,519.92	
4040	Grounds Maintenance	200	Expenditure	543.46	
4050	Build. Maint./Annual Service	200	Expenditure	4,530.18	
4060	Improvements/Renovations	200	Expenditure	1,306.87	
6000	Transfer from EMR	200	Expenditure		60.00
6000	Transfer from EMR	900	EMR		25,694.88
6001	Transfer to EMR	900	EMR	11,102.08	
9021	EMR Acc 2 Expenditure	900	EMR	25,694.88	
			Trial Balance Totals :	**356,219.10**	**356,219.10**
			Difference	**0.00**	