CHARITY COMMISSION FOR ENGLAND AND WALES

Trustees' annual report (including Directors' report) for the year

From: **01/09/2024** **To: 31/08/2025**

Charity name: Ablestay

Charity registration number: 1193470

Company number:CE024848

Objectives and activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The CIO is a vehicle used to adapt properties identified by the trustees as appropriate and ensure the smooth running and upkeep of the accommodation used to provide the charity objectives
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	o Fund Capital Adaptations in all properties and ensure that they are upkept to the highest standard. o Fund Capital restructuring of properties to achieve full accessibility. o To ensure that as many families as possible are aware of the Charity offering. o To administer the booking system for the use of the properties o To manage the holiday lettings changeover, regular maintenance, and improvements o To ensuring the properties are suitable for use for as many people as possible. o The CIO will aim to expand its portfolio to provide geographical spread in city locations.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity	Para 1.18	The trustees have fully followed all guidance issued by the Charity.

Commission on public benefit		

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The excess income in the year is impressive and strong with demand remaining high in the year and into the future. It has been extremely successful and the feedback is positive. Many are benefiting from the accessible access to travel with the property providing a holiday home near the Capital. A trustee of the Charity is now on a board for aviation to aid promotion of accessible travel further.

Additional information (optional)
You may choose to include further statements where relevant about:

	Para 1.41	

Achievements against objectives set		Gain momentum with the first fully accessible holiday home in London. Seek opportunities for further properties.
Performance of fundraising activities against objectives set	Para 1.41	Fundraising has been successful but very little in the period as no active campaigns.
Investment performance against objectives	Para 1.41	No further investment required in the period.
Other		

Financial review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has had a strong year of surplus income after large development costs in previous periods. The trustees are happy with continued demand and the repairs and upkeep of the properties is manageable.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves will be held in the Charity for future reinvestment.
Amount of reserves held	Para 1.22	£128,135
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The Charity is a going concern and there are no concerns.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity will raise funds through seeking grants and donations along with the main source of income through rental of the premises adapted for accessibility.

Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, governance and management

Description of charity's trusts:		
Type of governing document: for example, trust deed, memorandum and articles of association etc	Para 1.25	Governance document in place
How is the charity constituted? for example limited company, unincorporated association, CIO	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	

Other		

Reference and administrative details

Charity name	**Ablestay**
Other name the charity uses	**N/A**
Registered charity number	**1193470**
Charity's principal address	**Foolish Wood, Bilton Lane, Harrogate HG1 4DN**

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Charles Van Berckel			
2	Joanna Claire Van Berckel			
3	Kelly Louise Thoden Van Velzen			
4	Alexadra Sarah Vere			
5	Simon Dickinson			
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Corporate trustees – names of the directors at the date the report was approved

Director name	

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address
Chartered Accountants	Stray Business Services Ltd	Knaresborough Technology Park, Manse Lane, Knaresborough HG5 8LF

Name of chief executive or names of senior staff members (optional information)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)	
Full name(s)	Charles Van Berckel
Position (for example Secretary, Chair, etc)	Trustee
Date	30/06/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

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Signature(s)	
Full name(s)	Charles Van Berckel
Position (for example Secretary, Chair, etc)	Trustee
Date	30/06/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/directors/ members of	Charity Name Ablestay
On accounts for the year ended	31st August 2025

Charity no.:	1193470	Company no.:	CE024868

Set out on pages	1-2

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31st August 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.

Signed:	Ella Cooper	**Date:**	30/06/2026

Name:	Ella Cooper FCA
Relevant professional qualification(s) or body (if any):	Institute of Chartered Accountants in England and Wales (ICAEW Number 9166683)
Address:	Knaresborough Technology Park
	Knaresborough, North Yorkshire
	HG5 8LF

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.	