

# COMBE HAY

England & Wales · Charity number 1207404

## Details

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**Other names** THE GEORGE EDWARD SMART HOMES

**Status** Registered

**Legal form** CIO

**Registered** 2024-03-12

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Combe Hay CIO  
Combe Hay House  
Stepney Drive  
Scarborough  
North Yorkshire  
YO12 5DJ

**Phone** 01723375709

**Email** [enquiries@combe-hay.co.uk](mailto:enquiries@combe-hay.co.uk)

**Website** [www.combe-hay.co.uk](http://www.combe-hay.co.uk)

## Activities

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**Objects:** FOR THE PUBLIC BENEFIT, TO RELIEVE THOSE IN NEED DUE TO AGE, ILL HEALTH OR DISABILITY BY PROVIDING RESIDENTIAL ACCOMMODATION AND PERSONAL SOCIAL CARE TO PERSONS MAINLY OVER 65 YEARS OF AGE OR YOUNGER IF APPROVED BY THE TRUSTEES.

**Activities:** Provision of the residential accommodation and personal social care needs of principally older people.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Disability
- **Who:** Elderly/old People, People With Disabilities

## Geography

- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31		£0	£0	-

## Trustees

Name	Role	Appointed
<b>John Paterson</b>	Chair	2024-03-12
CAROL GAYNOR BOYES		2024-03-12
Dr Philip Jones		2025-04-23
Elaine Margaret Heritage		2024-03-12
Ian Edward Andrew Wyatt		2024-03-12
Jane Caroline Nickson		2024-03-12
Janet Rhien Cocker		2024-03-12
Jeremy John Cook		2024-06-25
Joanne Robinson Southwell		2026-03-04
June Stephenson		2024-03-12
NICHOLAS JOHN SHAW		2024-03-12

**COMBE HAY**

England & Wales - Charity number 1207404

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# Accounts

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REGISTERED CHARITY NUMBER: 1207404

for the Period 12 March 2024 to 31 December 2024

**Report of the Trustees and  
Unaudited Financial Statements  
for the Period  
12 March 2024 to 31 December 2024**

for

**Combe Hay CIO**

Ashby Berry Coulsons Ltd  
2 Belgrave Crescent  
Scarborough  
North Yorkshire  
YO11 1UB

**Contents of the Financial Statements  
for the Period 12 March 2024 to 31 December 2024**

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## Combe Hay CIO

### Report of the Trustees for the Period 12 March 2024 to 31 December 2024

The trustees present their report with the financial statements of the charity for the period 12 March 2024 to 31 December 2024. The trustees have adopted the provisions of 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 (FRS 102) (effective 1 January 2019).

The Charity is the successor of The George Edward Smart Homes (Regn No.207164 and hereinafter referred to as "GESH") which has provided residential accommodation care and support for older people in Scarborough, North Yorkshire for many years. The trustees decided to incorporate GESH as a Charitable Incorporated Organisation and to change its name to that of the residential home which it operates, namely Combe Hay. The CIO (Combe Hay - Regn No.1207404) was incorporated on 12th March 2024 and the first financial year ended on 31st December 2024. It had no assets or liabilities during that time as GESH continued to be fully functional. GESH will be dissolved and the two charities entered on the Register of Mergers at the Charity Commission. This will occur when the assets of GESH have been transferred to the CIO, dissolution accounts have been prepared and the formalities concluded. It is anticipated that this will be on 31st December 2025.

There is a comprehensive trustee report appended to the GESH accounts for the financial year ended 31st December 2024 and in relation to which the operation, aims and objectives of the CIO including public benefit will remain the same.

#### Structure, governance and management

##### Governing document

The Charity's governing document is its Constitution registered 12th March 2024. It is a Foundation Charitable Incorporated Organisation.

##### Reference and administrative details

##### Registered Charity number

1207404

##### Principal address

Stepney Drive  
Scarborough  
YO12 5DJ

##### Trustees

Dr J Paterson (appointed 12.3.24)  
J J Cook (appointed 25.6.24)  
I Wyatt (appointed 12.3.24)  
Mrs R Cocker (appointed 12.3.24)  
Mrs J Nickson (appointed 12.3.24)  
Mrs E Heritage (appointed 12.3.24)  
N Shaw (appointed 12.3.24)  
Miss C G Boyes (appointed 12.3.24)  
Mrs J Stephenson (appointed 12.3.24)  
Dr I Glaves (appointed 12.3.24) ——— (resigned 19/2/25)

**Combe Hay CIO**

**Report of the Trustees  
for the Period 12 March 2024 to 31 December 2024**

**Reference and administrative details**

**Independent Examiner**

Ashby Berry Coulsons Ltd

2 Belgrave Crescent

Scarborough

North Yorkshire

YO11 1UB

Approved by order of the board of trustees on 29 October 2025 and signed on its behalf by:

*Nick Shaw*

N Shaw - Trustee

**Independent Examiner's Report to the Trustees of  
Combe Hay CIO**

**Independent examiner's report to the trustees of Combe Hay CIO**

I report to the charity trustees on my examination of the accounts of Combe Hay CIO (the CIO) for the period 12 March 2024 to 31 December 2024.

**Responsibilities and basis of report**

As the charity trustees of the CIO 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 CIO's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 CIO 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.

A Hickey, ACCA

Ashby Berry Coulsons Ltd  
2 Belgrave Crescent  
Scarborough  
North Yorkshire  
YO11 1UB

29 October 2025

Combe Hay CIO  
**Statement of Financial Activities**  
**for the Period 12 March 2024 to 31 December 2024**

	Total funds
Notes	£
<b>NET INCOME</b>	-
<b>Total funds carried forward</b>	<u>-</u>

The notes form part of these financial statements

Combe Hay CIO

Balance Sheet  
for the period 12 months ending 31 December 2024

	Notes	Total funds
<b>Net current assets</b>		-
<b>Total assets less current liabilities</b>		-
<b>NET ASSETS</b>		-
<b>Funds</b>	3	-
<b>Total funds</b>		-

The financial statements were approved by the Board of Trustees and authorised for issue on 29 October 2025 and were signed on its behalf by:

*Nick Shaw*

N Shaw - Trustee

The notes form part of these financial statements

**Combe Hay CIO**

**Notes to the Financial Statements  
for the Period 12 March 2024 to 31 December 2024**

**1. Accounting policies**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. Trustees' remuneration and benefits**

There were no trustees' remuneration or other benefits for the period ended 31 December 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the period ended 31 December 2024.

**3. Movement in funds**

	Net movement in funds £	At 31.12.24 £
	—	—
<b>TOTAL FUNDS</b>	-	-
	====	====

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
	—	—	—
<b>TOTAL FUNDS</b>	-	-	-
	====	====	====

**Combe Hay CIO**

**Notes to the Financial Statements - continued  
for the Period 12 March 2024 to 31 December 2024**

**4. Related party disclosures**

There were no related party transactions for the period ended 31 December 2024.