ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2020

Registered Company Number: 111692C

Registered Charity Number: 927

ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

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ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

LEGAL AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 MARCH 2020

Status

St. Christopher's (Isle of Man) was incorporated in the Isle of Man as a private company limited by guarantee on 10 September 2004. The company is registered with the Isle of Man Companies Registry. The company is also a registered charity under the Isle of Man Charities Registration and Regulation Act 2019 and Charities Regulations 2020.

Trustees/ Directors

The Trustees who served from 1 April 2019 up to the date of approval of these financial statements were as follows:

Geneva Ellis BA(Hons)
Gill Guy-Edwards (appointed 10 September 2019, resigned 20 November 2019)
Daniel Hobbs BA(Hons) (resigned 5 September 2019)
Caroline Johnson
Peter Killey
Lisa Nelson (appointed 9 July 2020)
Bert O'Donoghue
Jane Poole-Wilson MA (Oxon)
Jonathan Whalley

Members

St Christopher's Fellowship, parent of St Christopher's (Isle of Man), is a corporate member of St Christopher's (Isle of Man) and has exercised its right to appoint a representative member.

St Christopher's Fellowship appointed representative member:
Bert O'Donoghue

Members:
Geneva Ellis
Jonathan Whalley

Company Secretary

Sara Kortenray (appointed 5 December 2019)
Bert O'Donoghue (resigned 5 December 2019)

Registered Office

Hope House
11-12 Hope Street
Douglas
Isle of Man
IM1 1AQ

Registered Company Number

111692C (Isle of Man)

Registered Charity Number

927 (Isle of Man)

External Auditors

Beever and Struthers
St. George's House
215-219 Chester Road
Manchester, M15 4JE

ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

REPORT OF THE COUNCIL OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2020

We have pleasure in presenting our report and the financial statements for the year ended 31 March 2020.

Principal activities

St. Christopher's (Isle of Man) provides care services for children and young people in the Isle of Man who are in need of support, housing, education and in some cases, secure accommodation. The Company is a registered Charity, Number 927.

Financial overview

We contract with the Isle of Man Government for the services it provides, which are delivered on the Isle of Man. Total income reported for the period was £5,331,526. The loss for the period was (£171,875). St. Christopher's (Isle of Man) has no share capital.

Review of activities and future developments

St Christopher's (Isle of Man) and the Isle of Man Government actively work in partnership, with regular workshops and partnership meetings attended by managers from both organisations. The joint working has brought about developing good practice models. The experiences of young people in care, can at times, lead them to present with challenging behaviours; we understand this and are committed to working with young people to keep them safe, as they mature towards independent adulthood. Good partnership working with other agencies is also critical to keeping young people safe and we would like to thank the Department of Health and Social Care, the police and related government departments for their continued support during the year.

As with the last two years, in response to the increased number of young people processed through the criminal justice system, we have brought the second and third units into use when needed at our secure care home, Cronk Sollysh. This has proved difficult at times and required a review in the staffing model for the home to ensure that there is adequate cover available for responding to emergency placements, as well as the increased occupancy at times. There needs to be sufficient, appropriately trained staff on site to ensure the care and safety of both the young people and our staff. We continue to work with the Isle of Man Government to access and refine the optimal model of working for this home.

In addition to the increase number of young people at Cronk Sollysh, occupancy at our other homes and within our outreach services, which had increased over the last year, remained high for large parts of the year. This is in part due to a reduced number of fostering placements available on the Island. This has required additional staff hours to cope with the demand, which has impacted on the financial results in the year.

The increased occupancy has resulted in St Christopher's (Isle of Man) working with some much younger children, which has required adapting ways of working from as the needs, risks and care of younger children is different from the age cohort that we usually work with.

The increased occupancy has also resulted in adapting some of our service provisions and included:

- Mothballing a three bed home and relocating the children and staff to a newly registered four bed home for a period of 1 year, initially.
- Reviewing homes that can be altered to increase the number of beds from three to four.
- Registering a home that was previously a two bed semi-independent home was also with the Registrations and Inspections Unit.

REPORT OF THE COUNCIL OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2020

At the end of this financial year, the Covid-19 pandemic affected all of our lives. During this period, our staff adopted ways of working to ensure that all services remained open during the period, whilst adhering to Isle of Man guidance on self-isolation, self-shielding, lockdown and social distancing. The number of staff available to work was severely impacted at times but our staff worked innovatively and in a child centred way to ensure the on-going running of the homes, with additional help provided by Isle of Man Government social workers deployed to us.

Our Outreach services, Education team and Wraparound team also continued to run throughout this period adapting to virtual methods of communication where possible, to ensure that young people where still able to access the help and support they needed during the period of lockdown and throughout the school closures.

The Education and Wraparound teams continue to be very successful with both services having both expanded in the previous financial year. This has enabled us to help more young people and has resulted in requiring more space to run these services. The Education team has been successfully working with care leavers, to provide a second chance at education, for those who conclude that they would benefit from additional learning. The Wraparound service, for those in and on the edges of care, is a multi-disciplinary team able to offer a range of therapeutic interventions to either support placements in residential, foster care and adoptive care, or to help families on the edge of care.

Our Voices in Participation supported children and young people team to exhibit their art work at The Handmade Superheroes art project in the Manx Museum. The project supported change public perceptions about young people in care through art and creative media. Their artwork was originally displayed at different venues and spaces around the island, but was brought together in one place to see its full impact. This is a big accolade as the museum hosts the works of many famous artists.

Our commitment to social pedagogy continues to remain strong as it is our core philosophy of care.

The additional insights social pedagogy offers to meeting the needs of young people with challenging behaviors and the enthusiasm with which this approach has been adopted by staff reinforces the view that the investment is money well spent. All new staff now receive this training as part of their induction training completed within their first six months.

Within the 2018 financial year St Christopher's Trustees undertook a review of our longer term strategy and vision consulting widely with managers, staff and young people across the organisation. This resulted in an ambition of doubling the number of children and young people we work with over the next five years. We also revised our vision statement to say that our belief is that:

"Every child and young person should be safe, loved and happy to achieve their potential"

Our three key organisational strategic aims for the 2018 to 2023:

- More excellent homes, fostering and support
- Improved emotional well-being
- Lifelong learning and thriving

St Christopher's (Isle of Man) plans for future developments are to continue to provide existing services to the Isle of Man government in accordance with contractual obligations, in order to help children, young people and their families to thrive and achieve their potential. In addition, building upon the success of our apprenticeship scheme, we developed a 'Support into Employment' scheme working closely with the job centre, benefits service and local Manx employers. . Dedicated support workers are available to support care leavers on the Isle of Man to learn the right skills they need for the workplace and to find jobs doing something they enjoy and that they can sustain. The team

provides employability skills sessions to care leavers and get to know their interests and career plans. Then, through partnerships they have built with local businesses and government departments, they

set up shadowing days and work experience so that young people can try out different areas of work that they are interested in. These opportunities can lead to more formal work placements, volunteering, apprenticeships, or even paid work.

Under the terms of our contracts with the Isle of Man Government we do not fundraise for services that we are contracted to provide. However, a number of local organisations have donated provisions which we have passed onto young people living independently for the first time for which we have been very grateful. In addition successful grant applications to Elizabeth Clucas Charitable Trust and Barclays will help fund the Support into Employment scheme in the next financial year.

Responsibilities of the Council of Trustees

The Council of Trustees are responsible for preparing the report and Financial Statements in accordance with applicable law and regulations.

Company law requires the Council of Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the year. The Council of Trustees have elected to prepare financial statements in accordance with applicable law and United Kingdom accounting standards, including FRS 102 "The Financial Reporting Standard, applicable to the UK and Republic of Ireland". In preparing these financial statements, the Council of Trustees is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom accounting standards have been followed, subject to any material departures discussed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Council of Trustees is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Isle of Man Companies Acts 1931 to 2004, Charities Registration and Regulations Act 2019 and Charities Regulations 2020. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

In accordance with Section 12 of the Isle of Man Companies Act 1982, a resolution for the appointment of Beever and Struthers as auditors of the company will be put forward at the Annual General Meeting.

Approval

This report was approved by the Council of Trustees on and signed on its behalf on 20 August 2020.

Jane Poole-Wilson, Director

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ST CHRISTOPHER'S (ISLE OF MAN)

Opinion

We have audited the financial statements of St Christopher's (Isle of Man), "the Charitable Company" for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves and the related notes to the financial statements including a summary of significant accounting policies in Note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charitable Company's affairs as at 31 March 2020 and of its deficit for the year ended 31 March 2020;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Isle of Man Companies Acts 1931 to 2004, Charities Registration and Regulations Act 2019 and Charities Regulations 2020.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charitable Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report to you in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charitable Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the Report of the Council of Trustees, other than the financial statements and our auditor's report thereon. The Trustees (who are also the directors of the Charitable Company for the purposes of company law) are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ST CHRISTOPHER'S (ISLE OF MAN)

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Isle of Man Companies Acts 1931 to 2004 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Council of Trustees

As explained more fully in the Responsibilities of the Council of Trustees set out on page 4, the Trustees (who are also the directors of the Charitable Company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charitable Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charitable Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

REPORT OF THE INDEPENDENT AUDITORS
TO THE MEMBERS OF ST CHRISTOPHER'S (ISLE OF MAN)

Use of our report

This report is made solely to the Charitable Company's members, as a body, in accordance with Section 15 of the Companies Act 1982. Our audit work has been undertaken so that we might state to the Charitable Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charitable Company and the Charitable Company's members as a body for our audit work, for this report, or for the opinions we have formed.

Beever and Struthers

Beever and Struthers
Statutory Auditor

St George's House
215-219 Chester Road
Manchester
M15 4JE

Date: 29/9/20

ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2020

	Unrestricted Funds 2020 £	Unrestricted Funds 2019 £
Income		
Government fees including rental income	5,331,526	5,101,184
	5,331,526	**5,101,184**
Expenditure		
Staff Costs	4,089,096	3,622,629
Other Costs	1,423,267	1,531,798
	5,512,363	**5,154,427**
Gain on disposal of property, plant and equipment (fixed assets)	1,979	2,601
Operating Loss	**(178,858)**	**(50,642)**
Interest receivable	6,983	5,873
Total comprehensive loss for the year	**(171,875)**	**(44,769)**

All amounts relate to continuing activities. There were no recognised gains and losses other than those included in the Statement of Comprehensive Income.

The financial statements on pages 8 to 15 were approved by the Council of Trustees on 20 August 2020 and signed on its behalf by:

..... J Poole-Wilson (Director)

..... B O'Donoghue (Director)

The notes on pages 11 to 15 form an integral part of these financial statements.

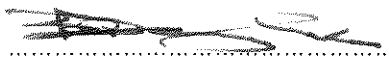
ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020

	Notes	2020 £	2019 £
Fixed Assets			
Tangible Fixed Assets	4	426,787	427,896
Current Assets			
Debtors	5	2,390,027	2,562,824
Cash and cash equivalents		31,728	17,978
		2,421,755	2,580,802
Creditors: amounts falling due within one year	6	(307,727)	(254,008)
Net Current Assets		2,114,028	2,326,794
Total Assets less Current Liabilities		2,540,815	2,754,690
Provision for Liabilities	7	(150,000)	(192,000)
Net Assets		2,390,815	2,562,690
Reserves			
Unrestricted Reserves		2,390,815	2,562,690
		2,390,815	2,562,690

The financial statements on pages 8 to 15 were approved by the Council of Trustees on 20 August 2020 and signed on its behalf by:

..... J Poole-Wilson (Director)



..... B O'Donoghue (Director)

The notes on pages 11 to 15 form an integral part of these financial statements.

ST CHRISTOPHER'S (ISLE OF MAN)
(A PRIVATE COMPANY LIMITED BY GUARANTEE)

STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 MARCH 2020

	Unrestricted Reserves
	£
Balance as at 1 April 2018	2,607,459
Loss from Statement of Comprehensive Income	(44,769)
Balance as at 31 March 2019	**2,562,690**
Loss from Statement of Comprehensive Income	(171,875)
Balance as at 31 March 2020	**2,390,815**

The notes on pages 11 to 15 form an integral part of these financial statements.

1. ACCOUNTING POLICIES

Incorporation

St Christopher's (Isle of Man) was incorporated in the Isle of Man on 10 September 2004 under the Isle of Man Companies Acts 1931 to 2004, Company Number 111692C. The registered office is Fenella House, Fenella Avenue, Willaston, Douglas, IM2 6PD. St Christopher's (Isle of Man) is also a registered charity under the Isle of Man Charities Registration and Regulations Act 2019 and Charities Regulations 2020, Charity Number 927.

Basis of accounting

The Charitable Company's financial statements have been prepared in accordance with applicable United Kingdom Generally Accepted Accounting Practice (UK GAAP). The financial statements are prepared on the historical cost basis of accounting and are presented in sterling £. The Charitable Company's financial statements have been prepared in compliance with FRS 102.

As a public benefit entity, St Christopher's (Isle of Man) has applied the public benefit entity 'PBE' prefixed paragraphs of FRS 102.

Cash flow statement

The Council of Trustees have taken advantage of the exemption from including a Statement of Cash Flows as per paragraph 1.12 of FRS 102 in the financial statements as the consolidated financial statements of St Christopher's Fellowship a registered company and charity registered in England (Company Number 321509) are publicly available from the Company Secretary at 1 Putney High Street, London, SW15 1SZ.

Fixed assets and depreciation

Tangible fixed assets are stated at cost, less accumulated depreciation. Freehold land is not depreciated.

Where a care property comprises two or more major components with substantially different useful economic lives, each component is accounted for separately and depreciated over its individual useful economic life. Expenditure relating to subsequent replacement or renewal of components is capitalised as incurred.

The Charitable Company depreciates freehold care properties by component on a straight-line basis over the estimated useful economic lives of the component categories. The useful economic lives for identified components are as follows:

	Years
Boilers	10
Kitchens	20
Bathrooms	30
Windows	40
Roofs	50
Structure	100

Depreciation is charged on other tangible fixed assets on a straight-line basis, over the expected economic useful lives which are as follows:

	Years
Fixtures, fittings and equipment - homes	3
Fixtures, fittings and equipment - offices	4
Motor vehicles	4
Computer equipment - hardware	4
Computer equipment - software	5

1. ACCOUNTING POLICIES (continued)

Turnover
Turnover represents rental income receivable, revenue grants and fees from national governments and other income. Rental income is recognised when the property is available to let net of voids. Contractual income is recognised under the contractual arrangements.

Leased assets
Rentals paid under operating leases are charged to the Statement of Comprehensive Income as incurred.

Pension costs
The cost of providing retirement pensions with the Charitable Company's defined contribution schemes is charged to expenses over the periods benefiting from the employees' services.

Provisions
St Christopher's (Isle of Man) only provides for legal or contractual liabilities in line with service or property obligations.

Going Concern
The Trustees have considered the impact of COVID19 on its operations and have concluded that there is a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. No other significant concerns have been noted in the business plan updated for 2019/20. Therefore, the company's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Statement of Financial Position date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

a. Categorisation of properties. The Charitable Company has undertaken a detailed review of the intended use of all properties. In determining the intended use, the Charitable Company has considered if the asset is held for social benefit or to earn commercial rentals.

b. Impairment. The Charitable Company has identified a cash generating unit for impairment assessment purposes at a property scheme level.

Other key sources of estimation and assumptions

a. Tangible fixed assets. Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

1. ACCOUNTING POLICIES (continued)

b. Provisions. Provisions are included in the financial statements where there is a present legal or constructive obligation to transfer economic benefits and is based on expected liabilities and costs associated with fulfilling the legal obligations of the service contracts.

2. RESULT FOR THE YEAR

	2020	2019
	£	£
The result for the year is stated after charging:		
Depreciation	34,236	31,868
Gain on the sale of fixed assets	1,979	2,601
Auditors remuneration (excluding VAT)	6,888	4,000
Operating leases - property	169,539	137,362
- other	6,053	3,158

3. REMUNERATION AND LOANS TO COUNCIL OF TRUSTEES

The Charitable Company made no loans to Trustees or officers of the Charitable Company in the period.

Emoluments to Trustees and key management personnel are paid through St Christopher's Fellowship a registered company and charity registered in England (Company Number 321509) and are disclosed in the Group Financial Statements.

4. FIXED ASSETS

	Care Properties	Furniture & Equipment	Total
	£	£	£
Cost			
At 1 April 2019	376,067	146,732	522,799
Additions	-	43,503	43,503
Disposals	-	(46,149)	(46,149)
At 31 March 2020	376,067	144,086	520,153
Depreciation			
At 1 April 2019	16,922	77,981	94,903
Charge for the year	4,181	30,055	34,236
Disposals	-	(35,773)	(35,773)
At 31 March 2020	21,103	72,263	93,366
Net Book Value at 31 March 2020	354,964	71,823	426,787
Net Book Value at 31 March 2019	359,145	68,751	427,896

5. DEBTORS

	2020	2019
	£	£
Trade debtors	17,101	38,358
Amount owing by parent company	2,283,678	2,414,588
Sundry debtors and prepayments	89,248	109,878
	2,390,027	2,562,824

Treasury management is provided by the parent company (Note 10), with the objectives of ensuring that operational cashflow needs can be met, assets are safeguarded and interest is earned.

6. CREDITORS – amounts falling due within one year

	2020	2019
	£	£
Trade creditors	22,252	24,400
Taxes and social security	102,437	82,152
Accruals	63,415	57,439
Income received in advance and other creditors	119,623	90,017
	307,727	254,008

7. PROVISIONS

	£
At the start of the year	192,000
Additions	-
Released in the year against expenditure	-
Unused amounts released in the year	(42,000)
At the end of the year	150,000

The provision relates to the costs of meeting changed contractual requirements for the provision of services and contractual commitments under property leases, which have already been incurred, but which will not be paid until future accounting periods.

8. MEMBERS' LIABILITY

The Charitable Company is a company limited by guarantee and has no share capital. Every Trustee who is also a member of the Charitable Company undertakes to contribute up to £1 in the event of the Charitable Company being wound up.

9. OPERATING LEASES

The Charitable Company holds certain properties and office equipment under non-cancellable operating leases. At the end of the year the Charitable Company had commitments of future minimum lease payments as follows:

	2020 Property £	2020 Other £	2019 Property £	2019 Other £
Leases expiring:				
Within next year	151,825	3,017	81,186	6,090
In second to fifth year	204,109	-	-	2,839
In more than five years	-	-	-	-

The lease agreements do not include any contingent rent or restrictions.

10. ULTIMATE PARENT COMPANY AND RELATED PARTY TRANSACTIONS

The Charitable Company's ultimate parent company is St Christopher's Fellowship, a registered company and charity registered in England (Company Number 321509). The Charitable Company has taken advantage of the exemption provided by section 33.1A of FRS 102 not to disclose related party transactions with other group companies. Copies of the group financial statements are available from the Secretary, St Christopher's Fellowship, 1 Putney High Street, London, SW15 1SZ.

11. FINANCIAL INSTRUMENTS

The Charitable Company's financial instruments may be analysed as follows:

	2020 £	2019 £
Financial assets measured at cost:		
Cash and cash equivalents	31,728	17,978
Financial assets measured at amortised cost:		
Intercompany debtor	2,283,678	2,414,588
Trade debtors	17,101	38,358
Sundry debtors	52,155	52,660
	2,384,662	**2,523,584**
Financial liabilities measured at amortised cost:		
Trade creditors	22,252	24,400
	22,252	**24,400**

12. CAPITAL COMMITMENTS

The Charitable Company has no capital commitments as at 31 March 2020 (2019: none).

13. EVENTS AFTER THE END OF THE REPORTING PERIOD

A strategic review of the two small 2 bed homes for care leavers owned by St Christopher's (Isle of Man) are no longer the right solution for the requirements of care leavers. These properties were put up for sale in August 2020 and have both been sold subject to contract.