

THE CHRISTIAN CARE TRUST

Charity Registration Number: 1071039

Report and Financial Statements

30 September 2019

THE CHRISTIAN CARE TRUST

Report and Financial Statements 2019 Contents

	Page
Legal & administrative information	2
Report of the Trustees	3
Independent Examiner's report to the Trustees	8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	11

THE CHRISTIAN CARE TRUST

Legal and Administrative Information For the year ended 30 September 2019

Charity Name	The Christian Care Trust.	
Charity Registration	1071039. The Trust was established on 14 April 1997 by certain individuals from St Paul's and St Luke's Church, Finchley.	
Registered Office	The Christian Care Trust, 110 Nether Street, Finchley, London N12 8EU.	
Governing document	The Trust's governing document is a Declaration of Trust made on 14 April 1997, as amended by a supplemental Trust Deed made on 31 July 1998. The Trust is an independent body with no formal links to other organisations.	
Objectives	The Declaration of Trust, as amended by the Supplemental Deed, states that the Trustees shall hold the Trust fund and its income upon trust in order to apply them for providing the relief and care of elderly persons of all classes suffering from the disabilities of old age or otherwise in need.	
Trustees	The Trustees who served during the year or who were serving at the date of this report were:	
	Derek Pierson	Chair (resigned 6 February 2019)
	Ann Gilbert	
	Vera Pierson	Secretary (resigned 18 th February 2019)
	Stephen Corcoran	Term Ended September 20 th 2019
	Mark Johnson	February 9 th 2020
	Will Hawkes	February 9 th 2020
	Suki Choi	February 9 th 2020
	Nick Harvey	February 9 th 2020
Key Management Personnel	Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff who are the senior management personnel to whom the trustees have delegated significant authority or responsibility in the day-to-day running of the charity, are the Trustees, the Home Manager, the Care Manager and the Compliance Manager.	
Bankers	Barclays Bank 5/6 High Street Hitchin Herts SG5 1BJ	
Independent Examiner	John Helm ACA Simply Churches Limited 17 Heathville Road London N19 3AL	
Solicitor	Derrick Bridges & Co 12 Wood Street Barnet Herts EN5 4BQ	

THE CHRISTIAN CARE TRUST

Report of the Trustees For the year ended 30 September 2019

The Trustees submit their report and the financial statements of the Christian Care Trust ("the Trust") for the year ended 30 September 2019. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2015 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

I. Structure, Governance & Management

I.1 Trustees

Trustees are appointed by resolution of the existing Trustees. Trustees stand for a term of 5 years and can stand for re-appointment after the term. The Trustees meet monthly to discuss a full range of matters relating to finance, fabric and general administration relating to the Trust. In addition, Trustees are given the task of monitoring and reporting to the Board on different aspects of the running of the Trust.

None of the Trust's officers receives remuneration. Trustee - Mrs Ann Gilbert, formerly the Home Manager, lives rent-free within the care home at 110 Nether Street in accordance with the terms of a tenancy agreement, which will conclude with her retirement in 2020.

The induction process for any individual newly appointed to the board of Trustees comprises an initial meeting with the Chair and receipt of copies of:

- the Declaration of Trust
- the most recent financial statements
- the Charity Commission's guidance 'The Essential Trustee'.

I.2 Personnel

There remains a core of experienced staff who have worked for the Trust since at least 2011. All new staff undertake an induction training programme, including health & safety, fire safety and lifting & manual handling. However, no new staff joined in the year under review. There is rigorous ongoing training of all staff. Staff are encouraged to take NVQ courses at levels 2, 3 or 4 as appropriate. The key management staff were as follows:

Ann Gilbert	Home Manager (until 31 st May 2019) thereafter Executive
Margaret Divaira	Compliance Manager
Simon Ellerby	Office Manager (until 31 st May 2019) thereafter Home Manager
Alison Peters	Care Manager (from 1 st June 2019)

I.2 Risk Management

The Trust's primary concern and objective is the glory of God. Whilst it is the Trust's policy to trust wholly in the Lord that He will work out His purpose to this end, the Trust also acknowledges that it has a responsibility for the identification and proper management of risks faced by the Trust in achieving its primary aim. The Trustees have therefore assessed the major risks to which the Trust is exposed, in particular those relating to the specific operational areas of the charity and its finances. The Trustees believe that, by monitoring reserve levels, by ensuring that controls exist over key financial systems, and by examining the operational risks faced by the Trust, they have established effective systems and procedures for mitigating those risks.

Risk	Management
Income: the potential reduction in income as a result of extended residential vacancies and the possibility of residents paying less than the full fee.	The Trust maintains a large financial cushion to tide it over when vacancies occur and when residents require subsidies. The Trust's charges are set at a level to build up reserves.
Expenditure: the potential for a significant increase in operational expenditure	The Trust is in a stable financial situation as regards expenditures. There is no significant risk of a large increase.
Loss of key staff: the Trust is highly dependent on the continued service of the Senior Management.	The recruitment of a Care Manager ensures the Trust would be able to cope without the services of the current Home Manager.

THE CHRISTIAN CARE TRUST

Report of the Trustees For the year ended 30 September 2019

2. Activities & Strategies

The principal activities of the Trust are the operation of a residential home for the elderly and the provision of care facilities for the elderly and infirm, both resident and non-resident. The Trust aims to provide these services in a way which will demonstrate Christian love in action. The Trust's operations are based at its residential home at Grace House, 110 Nether Street, Finchley, London N12 8EU. The property provides spacious en suite rooms, a delightful lounge and spacious dining room with direct access to a large and well-maintained garden and a newly constructed Summer House/Pavilion, and off road parking.

The Trustees have given due regard to the Charity Commission's guidance on public benefit. The Trustees believe that the charity provides benefit to the public through the various activities listed below.

Services offered to residents include:

- access to hairdressing, chiropody, massage and manicures
- friendship of local volunteers
- social activities, organised outings to church and places of interest
- opportunities to mix with local people including families and children
- monthly worship meetings
- regular Bible Study meetings

Services offered to people in their own homes include:

- a sitting service
- meal preparation
- help with getting in and out of bed, washing and bathing, toileting, dressing, eating
- laundry and housework
- shopping
- escorting (e.g. for pensions and appointments)
- administration of medication
- monitoring of progress and recovery

The home is also a meeting place for an over-50s club, typically meeting monthly every fourth Monday for lunch. During the year there was one volunteer visit the house on a weekly basis, chatting to each resident in turn. Two other volunteers visited sporadically.

The Trust's policy is to provide a higher standard of personal care and of meals than is provided in commercial care homes, in order to make life more interesting & enjoyable for residents in their declining years. The Trust's experience is that this approach improves the health and quality of life of clients who become residents. With this in mind, the Trust's ratio of care providers to residents is 1:3 during waking hours, compared with a statutory requirement of 1:8, thereby ensuring that residents are not left alone for significant periods. In addition, mental stimulus is available free of charge in the form of newspapers, books, video games and television. High quality ingredients are used to ensure meals are interesting and tasty. Meals are also provided to aged non-residents, together with cleaning & other services, on a minimal profit basis.

The Trust engages in occasional fundraising activities from friends of the Trust; gifts and legacies received are used to meet general running costs of the Trust and therefore assist in reducing the overall level of fees charged to residents. To this end, the Trust maintains close links with local Finchley Churches St Pauls, St Luke's, and Christ Church, from where many of the founding Trustees originated, - and seeks to involve and maintain ties with volunteers and friends through regular get-togethers.

3. Achievements and Performance

The house has a capacity for 8 residents with single occupancy and 10 residents with double occupancy. There were 9 residents at the beginning of the year and 8 at the year-end. There was only a little movement in the residents during the year.

THE CHRISTIAN CARE TRUST

Report of the Trustees For the year ended 30 September 2019

The Trust has established its reputation locally and is able to fill vacancies fairly quickly.

During the year the Trust was able to fulfil its commitment to maintaining a higher than industry standard ratio of carers to residents. The relevant statistics are:

	2019	2018
Number of residents (average)	9	9.5
Of whom number paying reduced or nil fees	3	3
Number of care providers	10	14
Ratio of care providers to residents (waking hours) – the Trust	1:3	1:2
Ratio of care providers to residents – commercial care homes	1:8	1:8
Number of outreach clients	2	3

There were no complaints from residents during the year.

A Care Quality Commission (CQC) inspection gave an overall rating of “Requires Improvement” in early 2019.

The Trustees wish to extend their thanks for the considerable efforts of the staff and volunteers throughout the year.

4. Financial Review

4.1 Funding

The principal sources of funding are fees from residents and outreach clients, voluntary donations and legacies and commercial loans.

Fees are charged on a variable basis, depending on the level of care required and the financial capacity of the residents. Average monthly fees per resident are £3,209 with the lowest being £2,545 and the highest £3,803. Where possible, the Trust assists residents in obtaining local authority and other external funding to meet the costs of these fees. Three residents received local authority funding in 2019 and the annual average level of local authority funding for these residents was £29,352 in 2019 (£28,882 in 2018).

The Trust has a policy of continuing to care for residents even if they are in financial difficulties. The Trust has adopted a policy of building up reserves in order to subsidise residents in financial need in the future. A large legacy was received during the year and the Trust decided not to raise fees despite increasing costs, although a fee increase will be applied in 2020.

4.2 Financial Activities and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 10 and 11 respectively. The Trust's reserves increased by £8,801 during the year (2018: increased by £107,886). The balance sheet shows total net assets of £1,406,699 (2018: £1,397,898).

4.3 Reserves Policy

The Trustees have examined the requirements for free reserves, which are those unrestricted funds not invested in tangible fixed assets. The Trustees consider that, given the nature of the Trust's work, free reserves should be equivalent to approximately 3 months' routine general fund expenditure, plus committed future expenditure on other projects where funds permit. The Trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the Trust to cope and respond to unforeseen emergencies whilst specific action plans are implemented.

THE CHRISTIAN CARE TRUST

Report of the Trustees For the year ended 30 September 2019

At 30 September 2019 the Trust had net free reserves of £233,073 (2018: £252,067) as follows:

	2019 £	2018 £
Total reserves	1,406,699	1,397,898
Less: fixed assets used for the continuing work of the Trust	(1,496,200)	(1,499,410)
Add: long term loans	229,574	260,579
Add: loans from supporters with flexible repayment dates	93,000	93,000
Free reserves	233,073	252,067
Free reserves requirement:		
3 month's budgeted routine expenditure	110,000	96,000

5. Going Concern

The significant event to have occurred prior to the signing of these accounts has been the lockdown restrictions made necessary by the COVID-19 pandemic, which broke out in early March 2020.

Each year it's the Trustees' responsibility to state whether or not the annual accounts have been drawn up on a going concern basis (see the accounting policy note on page 11). Going concern is the assumption that an entity, in this case the Trust, has the resources (financial or otherwise) needed to continue operating for the foreseeable future and, in particular, for at least 12 months from the date of approval by the Trustees of these annual accounts. If the going concern principle did not apply then the accounts would be drawn up on an insolvent basis.

Clearly, as part of this year's going concern review, the Trustees have had to consider the likely impact of COVID-19 pandemic on its operations. The Trustees have concluded that there has been some increase in the financial risks faced by the charity as a result of the lockdown restrictions imposed by the Government and this is expected to have an detrimental impact on the 2020 results. However the trustees hope to be back to full occupancy during the latter part of 2020.

Against this background, the Trustees have reviewed its financial forecast for 2020, including the value of its property. This review indicates that the Trust will incur a deficit in 2020 but that its cash reserves are more than adequate to absorb that deficit. Accordingly, the Trustees have concluded that it is appropriate to prepare the 2019 Accounts on a going-concern basis and that it is not necessary to make any adjustment to these accounts as a result of the lockdown restrictions.

6. Plans for Future Periods

The major focus of the new group of trustees is to maintain full occupancy of the home and to develop further the outreach service. The emphasis on staff training will continue as will the development of activities to improve further the social opportunities and participation of residents.

The Trust will continue to focus on generating surpluses to ensure it has sufficient funds to allow the Trust to subsidise those particular residents who are unable to meet the full cost of their fees. The receipt of a large legacy during the current financial year has enabled the Trust to meet this funding objective without raising fees.

7. Responsibilities of Trustees for the Financial Statements

The Trustees are responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its financial activities for that period.

THE CHRISTIAN CARE TRUST

Report of the Trustees For the year ended 30 September 2019

In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the activities of the charity will continue.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011. Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

8. Approval

The report of the Trustees was approved by the Trustees on June 11th 2020 and signed on their behalf by:



Nick Harvey
Trustee

THE CHRISTIAN CARE TRUST

Report of the Independent Examiner to the Trustees of The Christian Care Trust

I report on the financial statements of Christian Care Trust for the year ended 30 September 2019, set out on pages 9 to 15.

This report is made solely to the Trustees in accordance with section 145 of the Charities Act 2011 (the Act). My independent examination has been undertaken so that I might state to the Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by the law, I do not accept responsibility to anyone other than the Trust and the Trustees for my independent examination, for this report, or the opinions I have formed.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees consider that an audit is not required for this year (under section 144(2) of the Act) and that an independent examination is needed. The charity's gross income exceeds £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales. It is my responsibility to:

- Examine the accounts (under section 145 of the Act);
- To follow the procedures laid down in the General Direction given by the Charity Commission (under section 145(5)(b) of the Act); and
- To state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

My examination was carried out in accordance with General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

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 church 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.



John Helm ACA

11 June 2020

THE CHRISTIAN CARE TRUST

Statement of Financial Activities For the year ended 30 September 2019

	Note	2019 £	2018 £
Income from:	2		
Donations and legacies		36,329	129,480
Charitable activities		405,750	392,362
Investments		581	259
Other income		221	310
Total Income		442,881	522,411
Expenditure on:			
Raising funds		-	-
Charitable activities	3	434,080	414,525
Total Expenditure		434,080	414,525
Net gains/(losses) on investments		-	-
Net income before tax	4	8,801	107,886
Tax payable	5	-	-
Net income		8,801	107,886
Other recognised gains/(losses)		-	-
Net movement in funds		8,801	107,886
Total funds brought forward		1,397,898	1,290,012
Total funds carried forward		1,406,699	1,397,898

THE CHRISTIAN CARE TRUST

Balance Sheet As at 30 September 2019

	Note	2019 £	2018 £
Fixed Assets			
Tangible Assets	5	1,496,200	1,499,410
Current Assets			
Debtors	6	96,688	173,021
Cash At Bank And In Hand		214,243	150,527
		310,931	323,548
Creditors - Amounts Falling Due Within One Year	7	170,858	164,481
Net Current Assets		140,073	159,067
Total Assets Less Current Liabilities		1,636,273	1,658,477
Creditors - Amounts Falling Due After More Than One Year	8	229,574	260,579
Net Assets		1,406,699	1,397,898
Represented By:			
Unrestricted Income Funds		1,406,699	1,397,898

The financial statements were approved by the Trustees on June 11th 2020 and signed on their behalf by:



Nick Harvey
Trustee

THE CHRISTIAN CARE TRUST

Notes to the Financial Statements For the year ended 30 September 2019

I. Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Basis of accounting

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting.

The Charity meets the definition of a public benefit entity under FRS 102.

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

Income recognition

Voluntary income and donations (including legacies) are accounted for once the Charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period in which the relevant tax refund is received. Grant income is recognised on a receivable basis.

Fee income is recognised on a receivable basis.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

Expenditure recognition

Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. Longer term liabilities are discounted to present value. The Charity is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Expenditure included in Raising Funds includes amounts incurred in obtaining grants and other donations.

Charitable expenditure includes those costs in fulfilling the Charity's principal objects, as outlined in the Report of the Trustees. Charitable expenditure includes governance costs and an apportionment of support costs. Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.

Rentals under operating leases are charged as incurred over the term of the lease.

Taxation

As a charity, the Trust is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the Trust.

Tangible Fixed Assets

The cost of equipment, less any expected residual value, is depreciated on a straight-line basis over the effective useful life of the asset, which has been estimated as 5 years. Depreciation is not provided freehold property & improvements as the estimated residual value is considered to be the same or higher than the carrying value of the property in the accounts.

Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

THE CHRISTIAN CARE TRUST

Notes to the Financial Statements For the year ended 30 September 2019

1. Accounting Policies (continued)

Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

Loans

There are two types of loans funding the operations of the charity:

- Commercial loan: this is classified as a basic financial instrument, is initially recognised at the amount received and subsequently measured at amortised cost using the effective interest rate method.
- Interest free loans: these are classified as concessionary loans. Concessionary loans are initially recognised at transaction value and subsequently measured at their settlement value.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

Fund accounting

The funds held by the charity are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
- Restricted funds - these are funds that 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.

2. Income

	Unrestricted Funds 2019 £	Restricted Funds 2019 £	Total 2019 £	Total 2018 £
Donations & legacies				
Donations	3,318	-	3,318	4,970
Income tax reclaimed	-	-	-	1,521
Legacies	33,011	-	33,011	122,989
	<u>36,329</u>	<u>0</u>	<u>36,329</u>	<u>129,480</u>
Charitable activities				
Service delivery	388,463	-	388,463	367,998
Day care fees	17,287	-	17,287	24,364
	<u>405,750</u>	<u>0</u>	<u>405,750</u>	<u>392,362</u>
Investments				
Bank Interest	581	-	581	259
Other income	221	-	221	310
	<u>442,881</u>	<u>0</u>	<u>442,881</u>	<u>522,411</u>

Government grant funding from government sources included within charitable activities was £117,409 (2018: £113,217). All of these grants related to fees paid for residential care.

THE CHRISTIAN CARE TRUST

Notes to the Financial Statements For the year ended 30 September 2019

3. Expenditure on Charitable Activities

	Total 2019 £	Total 2018 £
Provision of Care		
Gross salaries	251,198	212,482
Employer's National Insurance	19,562	18,987
Employer's Allowance	(3,000)	(3,000)
Employer's Workplace Pension	4,042	1,951
Temporary staff	44,691	25,309
Staff welfare (including training)	916	4,454
Staff travel	217	299
Catering supplies	17,009	16,376
Resident welfare	5,466	4,684
CQC registration fees & CRB Fees	2,362	2,994
Staff Clothing & Sundries	722	848
	343,185	285,384
Provision of Premises & Equipment		
Premises insurance	2,728	3,093
Premises Council Tax	1,262	1,216
Premises maintenance	13,684	43,606
Premises heat, light & water	8,939	6,605
Premises mortgage interest	6,963	6,957
Fixtures & fittings & equipment depreciation	3,004	3,790
Equipment maintenance	1,860	1,367
Equipment purchases	1,095	2,451
Vehicle insurance	792	651
Vehicle running costs	2,854	2,488
Caravan running costs	797	6,089
	43,978	78,313
Provision of Administrative Support		
Administrative Salaries	33,695	40,343
Employer's National Insurance	3,473	3,940
Employer's Workplace Pension	1,692	1,289
Postage, stationery, consummables	278	22
Telephone & internet	790	787
Office equipment depreciation	205	252
Office software & equipment maintenance	3,701	4,647
Bank charges	195	208
Professional fees	1,512	(2,400)
Sundry	(624)	94
Loss on Disposal	-	326
	44,917	420
Governance		
Independent examination	2,000	1,320
Trustee meeting expenses	-	-
	2,000	1,320
	434,080	365,437

THE CHRISTIAN CARE TRUST

Notes to the Financial Statements For the year ended 30 September 2019

3. Expenditure on Charitable Activities (continued)

The average number of employees during the year was 14 (2018: 15). No employee received emoluments more than £60,000 during the year. Key Management Personnel received salaries of £76381.80 (2018: £85,334). Non-salaried Trustees received £nil (2018: £nil) in reimbursement for costs incurred on Trust business.

4. Tangible Fixed Assets

	Freehold land & buildings £	Furniture & equipment £	Total £
Cost			
At 1 October 2018	1,521,585	92,216	1,613,801
Additions	-	-	-
Disposals	-	-	-
At 30 September 2019	<u>1,521,585</u>	<u>92,216</u>	<u>1,613,801</u>
Depreciation			
At 1 October 2018	40,441	73,950	114,391
Charge for year	-	3,210	3,210
Disposals	-	-	-
At 30 September 2018	<u>40,441</u>	<u>77,160</u>	<u>117,601</u>
Net Book Value			
At 30 September 2019	<u>1,481,144</u>	<u>15,056</u>	<u>1,496,200</u>
At 30 September 2018	<u>1,481,144</u>	<u>18,266</u>	<u>1,499,410</u>

All of the fixed assets are used for charitable purposes and are held in the names of the Trustees.

The Trustees last carried out a valuation of the freehold land and buildings as at 30 September 2012. The valuation was based on advice received regarding residential property values in the Finchley area is at least £1.3 million after taking account of work necessary to convert the property back to residential use.

5. Debtors

	2019 £	2018 £
Prepayments	2,785	5,932
Fees receivable	80,983	35,002
Legacy	-	122,989
Debtor – Mrs Ann Gilbert	12,920	9,098
	<u>96,688</u>	<u>173,021</u>

THE CHRISTIAN CARE TRUST

Notes to the Financial Statements For the year ended 30 September 2019

6. Creditors - Amounts Falling Due Within One Year

	2019 £	2018 £
Trade creditors	19,130	11,500
Accruals	15,825	8,359
Commercial loan: Bank of Scotland Plc	32,000	32,000
Concessionary loan: Resident	93,000	93,000
Deferred income	-	11,665
Other creditors including taxation, workplace pensions and social security	10,903	7,957
	170,858	164,481

The details of the loans are as follows:

Bank of Scotland Plc: this loan is secured by a mortgage on the freehold property of the Trust. Repayment of the loan is over 20 years commencing in February 2009. Interest is charged at 1.75% above the Bank of Scotland base rate. The amount disclosed above represents the portion of the loan which is estimated to be repayable within one year. The amount which is payable after more than one year is disclosed in note 7 below.

Resident: the loan from the resident is interest free and repayable only in the event of the resident moving to another facility.

7. Creditors - Amounts Falling Due After More Than One Year

	2019 £	2018 £
Commercial loan: Bank of Scotland	229,574	260,579

For details of the Bank of Scotland loan see note 6 above.

8. Related Party Transactions

Mrs Ann Gilbert, a Trustee, who worked as a full time Home Manager until 31 May 2019 and thereafter as Executive Trustee without remuneration, has been provided with rent-free accommodation in the house for the better performance of her duties. The arrangement is documented in a written tenancy agreement between the Trust and Mrs Gilbert. In May 2020 the Charities Commission determined this benefit to be "unauthorised" however the Commission does not intend to the matter, the matter having been concluded to be for the public good and to the benefit of the Trust. Mrs Gilbert has confirmed her plans to retire and the arrangement will conclude in 2020

Mrs Ann Gilbert, a Trustee, has an outstanding debt to the Trust of £12,920 (2018: £9,098) arising from the net balance of transactions incurred by both parties during the year. Mrs. Gilbert has confirmed that she will repay this debt in 2020 as part of her retirement from the Trust.

Mr Simon Ellerby, the son of Mrs Ann Gilbert, a Trustee, was paid a gross salary of £33,695 (2018: £31,440) for management services during the year.