

ST CHRISTOPHER'S HOMES

England & Wales · Charity number 203787

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address St. Christophers Home
Abington Park Crescent
Northampton
NN3 3AD

Phone 01604637125

Website www.stchristopherscofehome.co.uk

Activities

Objects: THE PROVISION OF HOMES FOR THE WELFARE, COMFORT AND RELIEF IN SICKNESS OF PERSONS IN NEED WHO ARE AGED OR INFIRM. SUCH HOMES ARE INTENDED PRIMARILY BUT NOT EXCLUSIVELY FOR THE ACCOMMODATION OF MEMBERS OF THE CHURCH OF ENGLAND.

Activities: The object of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons who are aged or infirm.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** NORTHAMPTONSHIRE
- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£3,265,622	£3,165,225	£4,233,050	111
2023-12-31	£2,762,464	£2,971,082	£4,108,913	101
2022-12-31	£2,463,050	£2,608,035	£4,279,079	103
2021-12-31	£2,232,572	£2,277,344	£4,592,301	102
2020-12-31	£2,351,264	£2,231,808	£4,437,185	109

Trustees

Name	Role	Appointed
Ashley Dunkley		
Donald Loe		2018-05-23
ELIZABETH LOE		
Eileen Clinton		2019-09-02
Father Oliver Cross		2022-02-05
MICHAEL CLARKE		2011-10-08
Major David Michael Crouch		2019-11-18
Martin Sharman		2018-05-23
Rev Byung Jun Kim		2019-04-29

ST CHRISTOPHER'S HOMES

England & Wales - Charity number 203787

Accounts

REGISTERED CHARITY NUMBER: 203787

REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
ST CHRISTOPHER'S HOME

Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

ST CHRISTOPHER'S HOME

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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ST CHRISTOPHER'S HOME

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2024**

TRUSTEES CHAIRMAN	Mr. Donald Loe
VICE CHAIRMAN	Mrs. Eileen Clinton
TREASURER	Mr. Ashley Dunkley
EX OFFICIO	Father Oliver Cross
NOMINATED	Rev'd Byung Jun Kim
ELECTED	Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman Major Michael Crouch Mr. Timothy Dolan
	Resigned January 2025
PATRON	Lord Bishop of Peterborough (President)
MANAGER	Miss S. Clarke
PRINCIPAL ADDRESS	Abington Park Crescent Northampton Northamptonshire NN3 3AD
REGISTERED CHARITY NUMBER	203787
AUDITORS	Shaw Gibbs (Audit) Limited Chartered Certified Accountants Statutory Auditor Eagle House 28 Billing Road Northampton Northamptonshire NN1 5AJ
SOLICITORS	SP Law Part of the EMW Family 8 Spencer Parade Northampton NN1 5AA

ST CHRISTOPHER'S HOME

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2024**

BANKERS

National Westminster Bank plc
41 Weston Favell Centre Northampton
NN3 8JT

INVESTMENT MANAGERS

Cave & Sons
Lockgates House
Rushmills
Bedford Road
Northampton
NN4 7YB

Area of Activity

The ecclesiastical parishes of:

Area

Abington
Billing
Boughton
Dallington
Duston
Far Cotton
Grange Park
Hardingstone
Kingsthorpe
Moulton
Northampton

Church

St Peter and Paul
St Andrew and All Saints
St John the Baptist
St James
St Luke and St Francis
St Mary
Collingtree, St Columba and Grange Park
St Edmund
St John the Baptist, St David and St Mark
St Peter and St Paul
All Saints with St Katherine and St Peter
Christ Church
Emmanuel
Holy Sepulchre with St Andrew and St Lawrence
St Alban the Martyr
St Giles
St Benedict
St James
St Matthew
St Michael and All Angels with St Edmund
Holy Trinity and St Paul
St Augustine
St John the Baptist
St John the Baptist
St Peter
St George the Martyr

Piddington with Horton
Quinton and Preston Deanery
Weston Favell
Wootton

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their report with the financial statements of the charity for the year ended 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;

- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care, but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

Public benefit

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2024 was £91,544 (2023 £114,249). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Fundraising

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviours:

- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviours.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Sarah Clarke, Manager, writes:-

During the past year we have continued to focus on developing and improving areas of the Home for the benefit of the Residents. We saw the introduction of two new Activity coordinators in May on a job share basis, and 2024 has seen a much more varied and exciting programme of activity for residents and Independent Livers alike with a variety of outings to places of interest and to enjoy shows. Residents enjoyed regular mini-bus trips, shopping excursions, and themed events like strawberries and cream teas on the lawn. Stephen and the Maintenance Team worked hard to upkeep the beautiful landscaped gardens, and walkways for leisurely walks.

A successful summer fete was organised by our new activity coordinators. Their hard work to enhance the fete and make it more appealing to people of all ages was demonstrated when they achieved record breaking funds for our resident's recreational activity fund pot.

During February of 2024, the Local Authority, West Northants Council inspected us. Overall, the inspection was positive but there were some minor areas identified that needed remedying. These were in regard to tracking trends and themes of maintenance works and schedules. We collaborated with the Local Authority contract monitoring officer and developed an action plan signing off the actions as improvements to the areas identified as they were made and evidenced.

Leadership in Kitchen changed In May 2024, when Chris was appointed as the new Kitchen Manager. He has worked diligently to enhance the skills of the kitchen team and raise the quality of food provisions. Special food-themed events and tasters were organised in collaboration with the Activity Team, making meals more enjoyable and varied.

While recruiting for care staff has been manageable, specialised skilled roles remain challenging to fill, often due to applicants lacking the necessary experience. The introduction of a new sickness policy improved attendance and reduced casual sickness within staff teams. Additionally, staff received face-to-face training sessions to enhance their knowledge and skills, with many commencing RQF qualifications to further develop their expertise.

Despite personal health challenges, Stephen Clamp and the wider Maintenance Team worked exceptionally hard throughout the year to ensure the home was maintained and refreshed, with decoration efforts contributing to the home's aesthetic appeal.

Lisa Dowdy played a crucial role in managing the room vacancies and ensuring new residents joined promptly. She also maintained a high occupancy rate throughout the year by utilising the Home's upstairs accommodation with respite bookings. Lisa took on the responsibility of overseeing the granting and the surrender process for our Independent Living properties ensuring a fast turnaround.

2024 was marked as a year of continued growth and improvement, with the team focusing on areas for enhancement and committing to positive changes to elevate the quality and well-being of all residents, both within the main home and the Independent Living properties.

Overall, 2024 we continued with our objective of growth and improvement. The Home's team of staff and Trustees has a clear focus on areas for improvement going forwards and, are committed to making positive changes to enhance the quality and wellbeing of all whom reside at St Christopher's inside the Home and within the Independent Living properties.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

ACHIEVEMENT AND PERFORMANCE

New Plans and Developments

A programme of planned maintenance and refurbishment ensures that the facilities are kept at a high standard and the grounds continue to be maintained in an excellent way, an amenity which is valued by all. The estate staff are to be commended for this.

Visitors will have noticed continual improvements to the public areas and corridors in the main part of the home. We wish to provide an environment that meets the expectations of residents and relatives in the 21st century, as rooms become vacant, it is the policy of the Home to modernise, improve, and redecorate to meet this standard.

Externally we have been doing restoration on the main home stone external walls, rainwater goods and garden walls. More is planned for 2025 including chimneys and roofing.

Due to the change in the bin store areas at the entrance we have provided 3 new paved car parking spaces at the rear.

New entrance signs have been provided at the junction with Abington Park Crescent.

A new hot water heating system was installed in the summer due to the failure of one of the systems in Cedars. This was paid for by insurers.

Due to the efficiency of the new plate to plate exchangers in Cedars we have removed the two calorifiers from The Hollies cellar boiler room and replaced it with a single plate to plate exchanger. These changes bring a marked improvement in efficiency in the heating of water.

A new walk in refrigerator room has been re-installed in the main kitchen.

Sadly, Stephen Clamp has not been able to attend at the Home full time due to his illness, he came when he could, but in the meantime, he did manage his team from home by liaising with them, Sarah, Lisa and Donald. Sadly, Stephen passed away in February 2025. May he rest in peace. The Home owes him a great deal.

FINANCIAL REVIEW

Financial position

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. The continued reliance on agency support staff along with the levels of care and support staffing and the further impact following the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a surplus of £94,614 (2023 £218,448 deficit). The Charity received in the year £71,972 (2023 £77,937) from its investment portfolio. This investment portfolio year end revaluation resulted in a surplus on unrestricted and restricted funds of £23,740 (2023 £38,452). Overall the net surplus for the year was £124,137 (2023 £170,166 deficit).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

Investment policy and objectives

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in the year was in line with the benchmarks agreed by the Trustees with the investment manager.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

FINANCIAL REVIEW

Reserves policy

The Trustees consider that there are two principal areas of financial risk. The first of these is the possibility of a loss of revenue or additional costs due to a particularly severe epidemic or pandemic. The second is the possibility of major expenditure being incurred on unforeseen repairs to buildings or equipment.

The Trustees believe that it would be appropriate to hold free reserves of approximately £250,000 for these eventualities. The free reserves held at the end of the year amounted to £766,305 (2023 £56,336). Reserves are high at the year end, and are being held due to some improvement and repair work that will take place in 2025. After this, cash reserves will be returned to an appropriate level, or the trustees will look at increasing the reserves policy, to meet the rising ongoing costs of the charity. Reserves are monitored at Trustees' meeting on a regular basis.

The total funds held at the end of the reporting period was £4,233,050 (2023 £4,108,913) of which are restricted funds £173,531 (2023 £169,454) which are not available for general purposes. Designated funds at the year end amounted to £488,144 (2023 £450,650). Total funds after making allowances for restricted and designated funds amounted to £3,571,375 (2023 £3,488,809). Tangible fixed assets amounted to £1,809,804 (2023 £2,303,874). Investments were £995,266 (2023 £1,128,599) and current asset investments were £661,675 (2023 £620,104).

As noted in the Balance Sheet and in note 13, the Charity's investment portfolio amounted to £995,266 (2023 £1,128,599). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances are higher at the year end than in recent years because most of the independent living accommodation has been "bought" on long leases rather than rented, at the year end 1 is held for resale. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

Recruitment and appointment of new trustees

The Trustees comprise:

- the Rural Dean of the Deanery of Northampton
- two members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
- the Trustees may also co-opt up to six further people to act as Trustees
- a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with guidance documentation from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

ST CHRISTOPHER'S HOME

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Trustees meet regularly and are responsible for the strategic direction and policy of the Home. They specifically consider applications from prospective residents and matters concerning the wellbeing of the residents and staff. The Finance Manager, Residential Manager and the PA/Secretary to the Residential Manager also attend these meetings.

Responsibility for the day to day running of the Home rests with the Residential Manager and her management team. The Trustees are responsible for setting their pay, which is reviewed annually.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

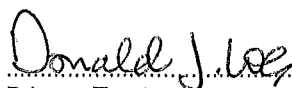
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

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


.....
D Loe - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Opinion

We have audited the financial statements of St Christopher's Home (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

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 this gives rise to a material misstatement in the financial statements themselves. 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, United Kingdom Generally Accepted Accounting Practice and relevant Taxation legislation.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and the understatement of revenue. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing meeting minutes, regulatory correspondence and professional fees, detailed substantive testing on the completeness of income, and reviewing accounting estimates for biases.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

These inherent limitations are particularly significant in the case of misstatement resulting from fraud as this may involve sophisticated schemes designed to avoid detection, including deliberate failure to record transactions, collusion or the provision of intentional misrepresentations.

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 Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Shaw Gibbs (Audit) Limited

Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

Date: 30 May 2025

ST CHRISTOPHER'S HOME

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	101,144	-	101,144	13,446
Charitable activities					
Coach House and other properties	4	49,428	-	49,428	42,602
St Martins Court		28,443	-	28,443	31,891
Sinking Fund		-	6,402	6,402	5,712
Care Home		2,920,727	-	2,920,727	2,587,155
Investment income	3	67,671	4,301	71,972	77,937
Other income		87,506	-	87,506	3,721
Total		<u>3,254,919</u>	<u>10,703</u>	<u>3,265,622</u>	<u>2,762,464</u>
EXPENDITURE ON					
Charitable activities					
Care Home	5	<u>3,160,305</u>	<u>4,920</u>	<u>3,165,225</u>	<u>2,971,082</u>
Net gains on investments		<u>20,366</u>	<u>3,374</u>	<u>23,740</u>	<u>38,452</u>
NET INCOME/(EXPENDITURE)		114,980	9,157	124,137	(170,166)
Transfers between funds	18	<u>5,080</u>	<u>(5,080)</u>	<u>-</u>	<u>-</u>
Net movement in funds		120,060	4,077	124,137	(170,166)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>3,939,459</u>	<u>169,454</u>	<u>4,108,913</u>	<u>4,279,079</u>
TOTAL FUNDS CARRIED FORWARD		<u>4,059,519</u>	<u>173,531</u>	<u>4,233,050</u>	<u>4,108,913</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

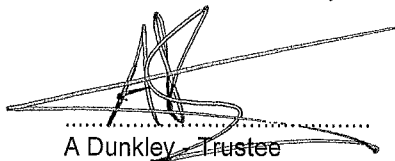
The notes form part of these financial statements

ST CHRISTOPHER'S HOME

BALANCE SHEET
31 DECEMBER 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	12	1,809,804	-	1,809,804	2,303,874
Investments	13	<u>995,266</u>	<u>-</u>	<u>995,266</u>	<u>1,128,599</u>
		2,805,070	-	2,805,070	3,432,473
CURRENT ASSETS					
Debtors	14	210,407	-	210,407	197,460
Investments	15	488,144	173,531	661,675	620,104
Cash at bank and in hand		<u>864,295</u>	<u>-</u>	<u>864,295</u>	<u>163,565</u>
		1,562,846	173,531	1,736,377	981,129
CREDITORS					
Amounts falling due within one year	16	(308,397)	-	(308,397)	(304,689)
		<u>1,254,449</u>	<u>173,531</u>	<u>1,427,980</u>	<u>676,440</u>
NET CURRENT ASSETS					
		<u>1,254,449</u>	<u>173,531</u>	<u>1,427,980</u>	<u>676,440</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>4,059,519</u>	<u>173,531</u>	<u>4,233,050</u>	<u>4,108,913</u>
NET ASSETS					
		<u>4,059,519</u>	<u>173,531</u>	<u>4,233,050</u>	<u>4,108,913</u>
FUNDS					
Unrestricted funds	18			4,059,519	3,939,459
Restricted funds				<u>173,531</u>	<u>169,454</u>
TOTAL FUNDS					
				<u>4,233,050</u>	<u>4,108,913</u>

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


A Dunkley - Trustee


D Loe - Trustee

The notes form part of these financial statements

ST CHRISTOPHER'S HOME

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	1,275	(327,785)
Finance costs paid		<u>(2,019)</u>	<u>(1,997)</u>
Net cash used in operating activities		<u>(744)</u>	<u>(329,782)</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		-	(347,213)
Purchase of fixed asset investments		(55,643)	(147,003)
Purchase of current asset investments		(50,971)	(39,147)
Sale of tangible fixed assets		514,000	-
Sale of fixed asset investments		222,116	319,863
Dividends received		<u>71,972</u>	<u>77,937</u>
Net cash provided by/(used in) investing activities		<u>701,474</u>	<u>(135,563)</u>
Change in cash and cash equivalents in the reporting period			
Cash and cash equivalents at the beginning of the reporting period		<u>163,565</u>	<u>628,910</u>
Cash and cash equivalents at the end of the reporting period		<u>864,295</u>	<u>163,565</u>

The notes form part of these financial statements

ST CHRISTOPHER'S HOME

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2024

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024 £	2023 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	124,137	(170,166)
Adjustments for:		
Depreciation charges	18,570	21,976
Gain on investments	(23,740)	(38,452)
Profit on disposal of fixed assets	(38,500)	-
Finance costs	2,019	1,997
Dividends received	(71,972)	(77,937)
Increase in debtors	(12,947)	(16,511)
Increase/(decrease) in creditors	<u>3,708</u>	<u>(48,692)</u>
Net cash provided by/(used in) operations	<u>1,275</u>	<u>(327,785)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/24 £	Cash flow £	At 31/12/24 £
Net cash			
Cash at bank and in hand	<u>163,565</u>	<u>700,730</u>	<u>864,295</u>
	<u>163,565</u>	<u>700,730</u>	<u>864,295</u>
Liquid resources			
Deposits included in cash	-	-	-
Current asset investments	<u>620,104</u>	<u>41,571</u>	<u>661,675</u>
	<u>620,104</u>	<u>41,571</u>	<u>661,675</u>
Total	<u>783,669</u>	<u>742,301</u>	<u>1,525,970</u>

The notes form part of these financial statements

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, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are prepared on a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The financial statements are presented in sterling which is the functional currency of the Charity and rounded to the nearest £.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2024

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Motor vehicles - 25% on reducing balance

Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses, excluding freehold property which is accounted for at cost. The property value is not depreciated as the property is maintained to an acceptable standard, so as to hold its cost value. Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation methods, useful lives and residual values are reviewed at each balance sheet date. The selection of these residual values and estimated lives requires the exercise of judgement. The trustees are required to assess whether there is an indication of impairment to the carrying value of assets. In making that assessment, judgements are made in estimating value in use. The trustees consider that the individual carrying values of assets are supportable by their value in use.

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.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short term deposits with an original maturity date of three months or less.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income under administrative expenses.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Chapel collections	615	506
Donations and gifts	96,057	9,745
Donations from fundraising	4,472	2,195
Grants	-	1,000
	<u>101,144</u>	<u>13,446</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
WNC Winter fuel incentive	<u>-</u>	<u>1,000</u>

3. INVESTMENT INCOME

	2024	2023
	£	£
Income from listed investments	56,504	63,126
Income from unlisted investments	<u>15,468</u>	<u>14,811</u>
	<u>71,972</u>	<u>77,937</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2024	2023
		£	£
Rents received	Coach House and other properties	17,062	13,896
Service charges	Coach House and other properties	32,366	28,706
Rents received	St Martins Court	1,360	8,160
Service charges	St Martins Court	27,083	23,731
Service charges	Sinking Fund	6,402	5,712
Tenants/contribution to sinking fund	Care Home	18,003	18,623
Fees receivable	Care Home	2,902,724	2,442,141
Independent living admin fees	Care Home	-	126,391
		<u>3,005,000</u>	<u>2,667,360</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Care Home	<u>2,813,361</u>	<u>351,864</u>	<u>3,165,225</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024 £	2023 £
Staff costs	2,087,565	1,975,198
Rates and water	23,454	19,603
Insurance	51,244	42,436
Light and heat	81,813	69,932
Telephone	10,988	10,784
General expenses	1,122	2,337
Training and other staff costs	25,904	31,910
Cleaning materials & contracts	136,015	135,729
Sinking fund contribution	18,003	18,623
Property improvements	79,706	17,839
Advertising & marketing	1,712	178
Garden and grounds expenses	28,855	26,038
Travelling inc motor expenses	7,671	4,336
Registration fee's	8,071	8,072
Advertising and recruitment	4,738	4,655
Recreational expenses	17,649	15,058
Provisions	137,724	142,935
Chapel expenses	1,935	1,076
Building and general maintenance	68,603	75,632
Depreciation	18,570	21,976
Interest payable and similar charges	2,019	1,997
	<u>2,813,361</u>	<u>2,626,344</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Care Home	<u>296,142</u>	<u>55,722</u>	<u>351,864</u>

ST CHRISTOPHER'S HOME

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

7. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2024	2023
	Care Home	Total
	£	activities
		£
Wages	251,289	190,817
Social security	25,766	18,867
Pensions	9,375	8,187
Postage and stationery	9,712	7,423
Auditors' remuneration	18,642	8,400
Professional fees	<u>37,080</u>	<u>111,044</u>
	<u>351,864</u>	<u>344,738</u>

8. AUDITORS' REMUNERATION

	2024	2023
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>18,642</u>	<u>8,400</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

10. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	2,157,965	2,014,090
Social security costs	169,922	141,052
Other pension costs	<u>46,108</u>	<u>37,927</u>
	<u>2,373,995</u>	<u>2,193,069</u>

The average monthly number of employees during the year was as follows:

	2024	2023
Direct care & support	103	92
Administration	8	9
Voluntary workers and Trustees	<u>14</u>	<u>14</u>
	<u>125</u>	<u>115</u>

No employees received emoluments in excess of £60,000.

Key management comprise of the home manager, deputy manager, estates manager and finance manager. Key management remuneration totalled £191,142 (2023: £157,500) for the year.

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	13,446	-	13,446
Charitable activities			
Coach House and other properties	42,602	-	42,602
St Martins Court	31,891	-	31,891
Sinking Fund	-	5,712	5,712
Care Home	2,587,155	-	2,587,155
Investment income	73,819	4,118	77,937
Other income	3,721	-	3,721
Total	<u>2,752,634</u>	<u>9,830</u>	<u>2,762,464</u>
EXPENDITURE ON			
Charitable activities			
Care Home	<u>2,971,082</u>	<u>-</u>	<u>2,971,082</u>
Net gains on investments	<u>25,347</u>	<u>13,105</u>	<u>38,452</u>
NET INCOME/(EXPENDITURE)	(193,101)	22,935	(170,166)
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>4,132,560</u>	<u>146,519</u>	<u>4,279,079</u>
TOTAL FUNDS CARRIED FORWARD	<u>3,939,459</u>	<u>169,454</u>	<u>4,108,913</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

12. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1 January 2024	2,214,861	475,937	54,453	2,745,251
Disposals	<u>(475,500)</u>	<u>-</u>	<u>-</u>	<u>(475,500)</u>
At 31 December 2024	<u>1,739,361</u>	<u>475,937</u>	<u>54,453</u>	<u>2,269,751</u>
DEPRECIATION				
At 1 January 2024	-	399,404	41,973	441,377
Charge for year	<u>-</u>	<u>15,450</u>	<u>3,120</u>	<u>18,570</u>
At 31 December 2024	<u>-</u>	<u>414,854</u>	<u>45,093</u>	<u>459,947</u>
NET BOOK VALUE				
At 31 December 2024	<u>1,739,361</u>	<u>61,083</u>	<u>9,360</u>	<u>1,809,804</u>
At 31 December 2023	<u>2,214,861</u>	<u>76,533</u>	<u>12,480</u>	<u>2,303,874</u>

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

13. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	1,128,599
Additions	55,643
Disposals	(201,019)
Revaluations	<u>12,043</u>
At 31 December 2024	<u>995,266</u>
NET BOOK VALUE	
At 31 December 2024	<u>995,266</u>
At 31 December 2023	<u>1,128,599</u>

There were no investment assets outside the UK.

The historical cost of the listed investments at the year end is £954,258 (2023 £1,051,748).

Investments making up greater than 5% of the total portfolio at the year end include:

Trojan Investment Funds Trojan Global Income S Dis £61,645
Baillie Gifford UK Global Equity £50,539

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade debtors	186,602	177,809
Other debtors	-	700
Prepayments and accrued income	<u>23,805</u>	<u>18,951</u>
	<u>210,407</u>	<u>197,460</u>

15. CURRENT ASSET INVESTMENTS

	2024	2023
	£	£
Sinking Fund Investment	<u>661,675</u>	<u>620,104</u>

Analysis of Sinking Fund Investment within respective areas of the Charity:

	2024	2023
	£	£
St Christopher's Home	488,144	450,650
St Martins Court	71,402	74,007
Other Properties	<u>102,129</u>	<u>95,447</u>
	<u>661,675</u>	<u>620,104</u>

Current asset investments are made up of:

	2024	2023
	£	£
Listed investments	639,697	450,650
Amounts held in cash waiting to be invested	<u>21,978</u>	<u>74,007</u>
	<u>661,675</u>	<u>620,104</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	30,554	53,546
Social security and other taxes	32,301	31,295
Other creditors	32,556	31,813
Accruals and deferred income	<u>212,986</u>	<u>188,035</u>
	<u>308,397</u>	<u>304,689</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024 £	2023 £
Within one year	846	846
Between one and five years	<u>1,481</u>	<u>2,327</u>
	<u>2,327</u>	<u>3,173</u>

18. MOVEMENT IN FUNDS

	At 1/1/24 £	Net movement in funds £	Transfers between funds £	At 31/12/24 £
Unrestricted funds				
General fund	3,488,809	77,486	5,080	3,571,375
Sinking fund - main home	<u>450,650</u>	<u>37,494</u>	-	<u>488,144</u>
	3,939,459	114,980	5,080	4,059,519
Restricted funds				
Sinking fund - St Martins Court	74,007	2,475	(5,080)	71,402
Sinking fund - other properties	<u>95,447</u>	<u>6,682</u>	-	<u>102,129</u>
	<u>169,454</u>	<u>9,157</u>	<u>(5,080)</u>	<u>173,531</u>
TOTAL FUNDS	<u>4,108,913</u>	<u>124,137</u>	<u>-</u>	<u>4,233,050</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,225,748	(3,160,305)	12,043	77,486
Sinking fund - main home	<u>29,171</u>	-	<u>8,323</u>	<u>37,494</u>
	3,254,919	(3,160,305)	20,366	114,980
Restricted funds				
Sinking fund - St Martins Court	5,424	(4,920)	1,971	2,475
Sinking fund - other properties	<u>5,279</u>	-	<u>1,403</u>	<u>6,682</u>
	<u>10,703</u>	<u>(4,920)</u>	<u>3,374</u>	<u>9,157</u>
TOTAL FUNDS	<u>3,265,622</u>	<u>(3,165,225)</u>	<u>23,740</u>	<u>124,137</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/1/23 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
General fund	3,745,253	(256,444)	3,488,809
Sinking fund - main home	<u>387,307</u>	<u>63,343</u>	<u>450,650</u>
	4,132,560	(193,101)	3,939,459
Restricted funds			
Sinking fund - St Martins Court	61,614	12,393	74,007
Sinking fund - other properties	<u>84,905</u>	<u>10,542</u>	<u>95,447</u>
	<u>146,519</u>	<u>22,935</u>	<u>169,454</u>
TOTAL FUNDS	<u>4,279,079</u>	<u>(170,166)</u>	<u>4,108,913</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,723,318	(2,971,082)	(8,680)	(256,444)
Sinking fund - main home	<u>29,316</u>	<u>-</u>	<u>34,027</u>	<u>63,343</u>
	2,752,634	(2,971,082)	25,347	(193,101)
Restricted funds				
Sinking fund - St Martins Court	5,007	-	7,386	12,393
Sinking fund - other properties	<u>4,823</u>	<u>-</u>	<u>5,719</u>	<u>10,542</u>
	<u>9,830</u>	<u>-</u>	<u>13,105</u>	<u>22,935</u>
TOTAL FUNDS	<u>2,762,464</u>	<u>(2,971,082)</u>	<u>38,452</u>	<u>(170,166)</u>

The General Fund holds the reserves which provides the funding for all other activities which St Christopher's Home undertakes.

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home.

The Sinking Funds provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is split between St Martins Court and Other Properties.

Transfers between funds

During the year amounts have been transferred from the sinking fund to the general fund, for property repairs and maintenance spent in previous years, that were incorrectly allocated to the general fund, instead of the sinking fund.

19. EMPLOYEE BENEFIT OBLIGATIONS

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £46,108 (2023 - £37,927).

20. RELATED PARTY DISCLOSURES

During the year Cobley Desborough, a company in which Trustee Ashley Dunkley is a Partner, provided accountancy services to the charity amounting to £5,760 (2023: £8,520).

There were no further related party transactions for the year ended 31 December 2024, nor the year ended 31 December 2023.

ST CHRISTOPHER'S HOMES

England & Wales - Charity number 203787

Accounts

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
ST CHRISTOPHER'S HOME**

Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

ST CHRISTOPHER'S HOME

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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ST CHRISTOPHER'S HOME

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2023**

TRUSTEES CHAIRMAN	Mr. Donald Loe	
VICE CHAIRMAN	Mrs. Eileen Clinton	
TREASURER	Mr. Ashley Dunkley	
EX OFFICIO	Father Oliver Cross	
NOMINATED	Rev'd Byung Jun Kim	
ELECTED	Mr. Stephen V. Billings Mrs. Celia Irwin Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman Major Michael Crouch Mr. Timothy Dolan	Resigned 25/10/23 Resigned 31/07/23
PATRON	Lord Bishop of Peterborough (President)	
MANAGER	Miss S. Clarke	
PRINCIPAL ADDRESS	Abington Park Crescent Northampton Northamptonshire NN3 3AD	
REGISTERED CHARITY NUMBER	203787	
AUDITORS	Shaw Gibbs (Audit) Limited Chartered Certified Accountants Statutory Auditor Eagle House 28 Billing Road Northampton Northamptonshire NN1 5AJ	
SOLICITORS	SP Law Part of the EMW Family 8 Spencer Parade Northampton NN1 5AA	

ST CHRISTOPHER'S HOME

REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 DECEMBER 2023

BANKERS

National Westminster Bank plc
41 Weston Favell Centre Northampton
NN3 8JT

INVESTMENT MANAGERS

Cave & Sons
Lockgates House
Rushmills
Bedford Road
Northampton
NN4 7YB

Area of Activity

The ecclesiastical parishes of:

Area

Abington
Billing
Boughton
Dallington
Duston
Far Cotton
Grange Park
Hardingstone
Kingsthorpe
Moulton
Northampton

Church

St Peter and Paul
St Andrew and All Saints
St John the Baptist
St James
St Luke and St Francis
St Mary
Collingtree, St Columba and Grange Park
St Edmund
St John the Baptist, St David and St Mark
St Peter and St Paul
All Saints with St Katherine and St Peter
Christ Church
Emmanuel
Holy Sepulchre with St Andrew and St Lawrence
St Alban the Martyr
St Giles
St Benedict
St James
St Matthew
St Michael and All Angels with St Edmund
Holy Trinity and St Paul
St Augustine
St John the Baptist
St John the Baptist
St Peter
St George the Martyr

Piddington with Horton
Quinton and Preston Deanery
Weston Favell
Wootton

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;

- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care, but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

Public benefit

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2023 was £114,249 (2022 £122,816). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Fundraising

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviours:

- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviours.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Sarah Clarke, Manager, writes:-

During the past year we have continued to focus on developing and improving areas of the Home for the benefit of the Residents. There was a clear need to focus on activity provisions within the Home and the Wider Independent Living community and efforts and attentions were drawn to reuniting the communities as one following the previous years of separation. A strong emphasis was placed on improving the quality of life and social interactions for all. Bringing both communities back together again. Trustees and Staff in all departments have worked hard to provide opportunities for everyone to come together again through themed events and social activity. Stephen Clamp organized an overnight trip to the seaside for a small group of Residents and Independent Living Residents which was enjoyed thoroughly. There is a desire to make this a regular yearly feature such that Residents can be supported to enjoy a small holiday away from Home.

2023 saw another big event with the Coronation of King Charles III. Once again a huge array of events were organized to host a celebration for our St Christopher's community and extended to the further reach of our Local Community, Friends, and Family. A wonderful time was had by all with four days of special events planned and coordinated by the Trustees, Staff and Volunteers of the Home.

During February of 2023, the Local Authority, West Northants Council inspected us. Overall, the inspection was positive but there were some minor areas identified that needed remedying. These were in regard to tracking trends and themes identified on Audits. Together with enhancing food choices to include lighter bite options for Residents to select and the addition of Two New Emergency Grab bags to be used in the event of a whole Home evacuation. We collaborated with the Local Authority contract monitoring officer and developed an action plan signing off the actions as improvements to the areas identified as they were made and evidenced. This was signed off as completed in April 2023. As a result of the inspection some additional new audits were put into place for oversight of the quality of service and ongoing monitoring.

Recruitment and retention of staff continued to be one of the most challenging areas. Despite making efforts to recruit the right people for the right roles there was still little interest in working within the social care sector. Some Homes took up the governments programs for recruiting overseas workers under certificates of Sponsorship. We chose not to pursue this route as the process itself was complex and extremely costly with many conditions on the recruitment of overseas workers and the employer to contend with. The service did require the use of agency staffing in order to maintain safe staffing levels.

One area that was identified as requiring improvements was staff sickness as this was deemed to be costing the Home an excessive amount each year owing to the very generous company enhanced sickness payments. A thorough review was conducted and a consultation process commenced with staff to enact the changes, with the new policy set to come into place February 2024.

Training was an area that was able to vastly improve in 2023 with staff receiving a number of face to face training sessions to enhance their knowledge and skills. The focus, as always is to ensure that compliance with the mandatory core training elements are maintained for all staff but, a drive forward to also provide the extra specialist subjects was made. 2023 saw a number of refreshers taking place for in house trainers to enable us to continue to deliver the mandatory training subjects in house allowing for the further use of the budget on specialized subjects as denoted by the needs of the current resident group. A number of staff commenced RQF qualifications at levels appropriate for their individual roles which they will undertake over periods of 12 - 24 months further enhancing the skill set and knowledge of our staff and provisions to the people who use our services.

Stephen Clamp and the Maintenance Team worked exceptionally hard throughout the year to ensure that the Home was maintained and refreshed with the decoration of communal areas and corridors taking a priority to maintain the aesthetic appearances of our Home environment. This has been widely commented and remarked upon by all whom visit the Home.

Lisa Dowdy has worked exceptionally hard to ensure that room vacancies are well managed, and we have seen new residents joining us promptly throughout with our waiting list continuing to grow.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

Overall, 2023 was a year of growth and improvement. The Homes team of staff and Trustees has a clear focus on areas for improvement going forwards and, are committed to making positive changes to enhance the quality and wellbeing of all whom reside at St Christopher's inside the Home and within the Independent Living properties.

New Plans and Developments

A programme of planned maintenance and refurbishment ensures that the facilities are kept at a high standard and the grounds continue to be maintained excellently, an amenity which is valued by all. The estate staff are to be commended for this.

Visitors will have noticed continual improvements to the public areas and corridors in the main part of the home. We wish to provide an atmosphere that meets the expectations of residents in the 21st century, as rooms become vacant, it is the policy of the trustees to modernise, improve, and redecorate to meet this standard.

Following on from the agreement with the neighbours at 5 Abington Park Crescent the new boundary wall has been constructed along the new boundary to separate the driveway from their demise. The new bin store has been created at the side of the northern car park so as to enclose all the bins stored in that area. The car park and borders have all been updated to give better circulation and more soft landscaping. New signs have also been erected to show people the way from the front entrance to various parts of the home. Latterly a footway has been marked on the drive to keep pedestrians to one side.

Improvements have been made to the kitchen with new cooking equipment including a new 6 burner double oven and a Rational Combi oven. This involved alterations to the gas supply.

New heating and hot water boilers were installed in the Willows wing.

Work has been carried out to repair leaks in the flat roofs at the Hollies, the Willows, The Cedars, and St Martins Court.

Gary Cleaver who worked in the Estates Dept. retired in February.

Stephen Clamp has not been able to attend at the Home due to his illness full time, coming in when he can, but he has been managing his team from home and liaising with Sarah and Donald in the meantime. Stephen returned to work in March but was not fully fit.

A staffroom for the male carers has been formed in Hollies Room No 8.

The ironwork in the St Martins car park was raised to remove puddles after rain.

Some more roof leaks had to be repaired on the St Martin's Court roof and some gable copings rebbed.

We have removed the Portakabin at the main entrance and provided a new entrance screen and doors.

The new and old summerhouse wall boarding has been decorated with good quality stain as have other boarded areas on the estate.

ST CHRISTOPHER'S HOME

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

FINANCIAL REVIEW

Financial position

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. The continued reliance on agency support staff along with the levels of care and support staffing and the further impact following the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a deficit of £218,448 (2022 £154,281 deficit). The Charity received in the year £77,937 (2022 £73,749) from its investment portfolio. This investment portfolio year end revaluation resulted in a surplus on unrestricted and restricted funds of £38,452 (2022 £168,237 deficit). Overall the net deficit for the year was £170,166 (2022 £313,222).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

Investment policy and objectives

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in the year was in line with the benchmarks agreed by the Trustees with the investment manager.

Reserves policy

The Trustees consider that there are two principal areas of financial risk. The first of these is the possibility of a loss of revenue or additional costs due to a particularly severe epidemic or pandemic. The second is the possibility of major expenditure being incurred on unforeseen repairs to buildings or equipment.

The Trustees believe that it would be appropriate to hold free reserves of approximately £250,000 for these eventualities. The free reserves held at the end of the year amounted to £56,336 (2022 £309,959). Reserves are low at the year end due to 2 independent living accommodation properties being bought back by the charity and ready for resale. Once these properties are resold, cash reserves will be returned to an appropriate level. Reserves are monitored at Trustees' meeting on a regular basis.

The total funds held at the end of the reporting period was £4,108,913 (2022 £4,279,079) of which are restricted funds £169,454 (2022 £146,519) which are not available for general purposes. Designated funds at the year end amounted to £450,650 (2022 £387,307). Total funds after making allowances for restricted and designated funds amounted to £3,488,809 (2022 £3,745,253). Tangible fixed assets amounted to £2,303,874 (2022 £1,978,637). Investments were £1,128,599 (2022 £1,310,138) and current asset investments were £620,104 (2022 £533,826).

As noted in the Balance Sheet and in note 13, the Charity's investment portfolio amounted to £1,128,599 (2022 £1,310,138). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances are lower at the year end than in recent years because most of the independent living accommodation has been "sold" on long leases rather than rented, however at the year end 2 are held for resale. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Trustees comprise:

- the Rural Dean of the Deanery of Northampton
- two members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
- the Trustees may also co-opt up to six further people to act as Trustees
- a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with guidance documentation from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

Organisational structure

The Trustees meet regularly and are responsible for the strategic direction and policy of the Home. They specifically consider applications from prospective residents and matters concerning the wellbeing of the residents and staff. The Finance Manager, Residential Manager and the PA/Secretary to the Residential Manager also attend these meetings.

Responsibility for the day to day running of the Home rests with the Residential Manager and her management team. The Trustees are responsible for setting their pay, which is reviewed annually.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, 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 charity will continue in business.

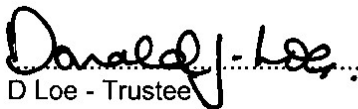
ST CHRISTOPHER'S HOME

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

Approved by order of the board of trustees on 9th October 2024 and signed on its behalf by:

.....
D Loe - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Opinion

We have audited the financial statements of St Christopher's Home (the 'charity') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

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 this gives rise to a material misstatement in the financial statements themselves. 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, sample testing on the posting of journals, reviewing accounting estimates for biases, performing analytical procedures to identify any unusual or unexpected relationships, testing of income cut-off and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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 Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF ST CHRISTOPHER'S HOME

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
Eagle House
28 Billing Road
Northampton
Northamptonshire
NN1 5AJ

Date: 30 October 2024

ST CHRISTOPHER'S HOME

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	13,446	-	13,446	48,613
Charitable activities					
Coach House and other properties	4	42,602	-	42,602	44,302
St Martins Court		31,891	-	31,891	31,316
Sinking Fund		-	5,712	5,712	5,316
Care Home		2,587,155	-	2,587,155	2,258,822
Investment income	3	73,819	4,118	77,937	73,749
Other income		<u>3,721</u>	<u>-</u>	<u>3,721</u>	<u>932</u>
Total		<u>2,752,634</u>	<u>9,830</u>	<u>2,762,464</u>	<u>2,463,050</u>
EXPENDITURE ON					
Charitable activities					
Care Home	5	<u>2,971,082</u>	<u>-</u>	<u>2,971,082</u>	<u>2,608,035</u>
Net gains/(losses) on investments		<u>25,347</u>	<u>13,105</u>	<u>38,452</u>	<u>(168,237)</u>
NET INCOME/(EXPENDITURE)		(193,101)	22,935	(170,166)	(313,222)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>4,132,560</u>	<u>146,519</u>	<u>4,279,079</u>	<u>4,592,301</u>
TOTAL FUNDS CARRIED FORWARD		<u>3,939,459</u>	<u>169,454</u>	<u>4,108,913</u>	<u>4,279,079</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

ST CHRISTOPHER'S HOME

BALANCE SHEET
31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	12	2,303,874	-	2,303,874	1,978,637
Investments	13	<u>1,128,599</u>	<u>-</u>	<u>1,128,599</u>	<u>1,310,138</u>
		3,432,473	-	3,432,473	3,288,775
CURRENT ASSETS					
Debtors	14	197,460	-	197,460	180,949
Investments	15	450,650	169,454	620,104	533,826
Cash at bank and in hand		<u>163,565</u>	<u>-</u>	<u>163,565</u>	<u>628,910</u>
		811,675	169,454	981,129	1,343,685
CREDITORS					
Amounts falling due within one year	16	<u>(304,689)</u>	<u>-</u>	<u>(304,689)</u>	<u>(353,381)</u>
NET CURRENT ASSETS					
		<u>506,986</u>	<u>169,454</u>	<u>676,440</u>	<u>990,304</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>3,939,459</u>	<u>169,454</u>	<u>4,108,913</u>	<u>4,279,079</u>
NET ASSETS					
		<u><u>3,939,459</u></u>	<u><u>169,454</u></u>	<u><u>4,108,913</u></u>	<u><u>4,279,079</u></u>
FUNDS					
Unrestricted funds	18			3,939,459	4,132,560
Restricted funds				<u>169,454</u>	<u>146,519</u>
TOTAL FUNDS					
				<u><u>4,108,913</u></u>	<u><u>4,279,079</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 9th October 2024 and were signed on its behalf by:


A Dunkley - Trustee


D Loe - Trustee

The notes form part of these financial statements

ST CHRISTOPHER'S HOME**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	1	(327,785)	(95,131)
Finance costs paid		<u>(1,997)</u>	<u>(1,813)</u>
Net cash used in operating activities		<u>(329,782)</u>	<u>(96,944)</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(347,213)	(284,500)
Purchase of fixed asset investments		(147,003)	(178,636)
Purchase of current asset investments		(39,147)	(36,952)
Sale of tangible fixed assets		-	282,500
Sale of fixed asset investments		319,863	32,440
Sale of investment property		-	155,450
Dividends received		<u>77,937</u>	<u>73,749</u>
Net cash (used in)/provided by investing activities		<u>(135,563)</u>	<u>44,051</u>
Change in cash and cash equivalents in the reporting period			
Cash and cash equivalents at the beginning of the reporting period		<u>628,910</u>	<u>681,803</u>
Cash and cash equivalents at the end of the reporting period		<u>163,565</u>	<u>628,910</u>

The notes form part of these financial statements

ST CHRISTOPHER'S HOME

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2023

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2023 £	2022 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(170,166)	(313,222)
Adjustments for:		
Depreciation charges	21,976	25,451
(Gain)/losses on investments	(38,452)	168,237
Finance costs	1,997	1,813
Dividends received	(77,937)	(73,749)
(Increase)/decrease in debtors	(16,511)	8,446
(Decrease)/increase in creditors	<u>(48,692)</u>	<u>87,893</u>
Net cash used in operations	<u>(327,785)</u>	<u>(95,131)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/23 £	Cash flow £	At 31/12/23 £
Net cash			
Cash at bank and in hand	<u>628,910</u>	<u>(465,345)</u>	<u>163,565</u>
	<u>628,910</u>	<u>(465,345)</u>	<u>163,565</u>
Liquid resources			
Deposits included in cash	-	-	-
Current asset investments	<u>533,826</u>	<u>86,278</u>	<u>620,104</u>
	<u>533,826</u>	<u>86,278</u>	<u>620,104</u>
Total	<u>1,162,736</u>	<u>(379,067)</u>	<u>783,669</u>

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, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are prepared on a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The financial statements are presented in sterling which is the functional currency of the Charity and rounded to the nearest £.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

1. **ACCOUNTING POLICIES - continued**

Tangible fixed assets

Motor vehicles - 25% on reducing balance

Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses, excluding freehold property which is accounted for at cost. The property value is not depreciated as the property is maintained to an acceptable standard, so as to hold its cost value. Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation methods, useful lives and residual values are reviewed at each balance sheet date. The selection of these residual values and estimated lives requires the exercise of judgement. The trustees are required to assess whether there is an indication of impairment to the carrying value of assets. In making that assessment, judgements are made in estimating value in use. The trustees consider that the individual carrying values of assets are supportable by their value in use.

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.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short term deposits with an original maturity date of three months or less.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income under administrative expenses.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Chapel collections	506	346
Donations and gifts	9,745	59,236
Donations from fundraising	2,195	545
Grants	<u>1,000</u>	<u>(11,514)</u>
	<u>13,446</u>	<u>48,613</u>

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Covid funding	-	(11,514)
WNC Winter fuel incentive	<u>1,000</u>	<u>-</u>
	<u>1,000</u>	<u>(11,514)</u>

3. INVESTMENT INCOME

	2023	2022
	£	£
Income from listed investments	63,126	59,434
Income from unlisted investments	<u>14,811</u>	<u>14,315</u>
	<u>77,937</u>	<u>73,749</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023	2022
		£	£
Rents received	Coach House and other properties	13,896	13,896
Service charges	Coach House and other properties	28,706	30,406
Rents received	St Martins Court	8,160	5,865
Service charges	St Martins Court	23,731	25,451
Service charges	Sinking Fund	5,712	5,316
Tenants/contribution to sinking fund	Care Home	18,623	17,325
Fees receivable	Care Home	2,442,141	2,241,497
Independent living admin fees	Care Home	<u>126,391</u>	<u>-</u>
		<u>2,667,360</u>	<u>2,339,756</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Care Home	<u>2,626,344</u>	<u>344,738</u>	<u>2,971,082</u>

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023 £	2022 £
Staff costs	1,975,198	1,717,048
Rates and water	19,603	8,942
Insurance	42,436	40,317
Light and heat	69,932	73,879
Telephone	10,784	7,778
General expenses	2,337	1,901
Training and other staff costs	31,910	24,995
Cleaning materials & contracts	135,729	123,823
Sinking fund contribution	18,623	17,325
Property improvements	17,839	43,284
Advertising & marketing	178	1,885
Garden and grounds expenses	26,038	24,919
Travelling inc motor expenses	4,336	5,233
Registration fee's	8,072	8,072
Advertising and recruitment	4,655	18,764
Recreational expenses	15,058	9,068
Provisions	142,935	108,781
Chapel expenses	1,076	4,402
Building and general maintenance	75,632	96,016
Depreciation	21,976	25,451
Interest payable and similar charges	<u>1,997</u>	<u>1,813</u>
	<u>2,626,344</u>	<u>2,363,696</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Care Home	<u>225,294</u>	<u>119,444</u>	<u>344,738</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**7. SUPPORT COSTS - continued**

Support costs, included in the above, are as follows:

	2023	2022
	Care Home	Total
	£	activities
	£	£
Wages	190,817	185,826
Social security	18,867	18,049
Pensions	8,187	8,280
Postage and stationery	7,423	6,141
Auditors' remuneration	8,400	3,600
Professional fees	<u>111,044</u>	<u>22,443</u>
	<u>344,738</u>	<u>244,339</u>

8. AUDITORS' REMUNERATION

	2023	2022
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>8,400</u>	<u>3,600</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

10. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	2,014,090	1,772,301
Social security costs	141,052	125,060
Other pension costs	<u>37,927</u>	<u>31,842</u>
	<u>2,193,069</u>	<u>1,929,203</u>

The average monthly number of employees during the year was as follows:

	2023	2022
Direct care & support	92	81
Administration	9	8
Voluntary workers and Trustees	<u>14</u>	<u>14</u>
	<u>115</u>	<u>103</u>

No employees received emoluments in excess of £60,000.

Key management comprise of the home manager, deputy manager, estates manager and finance manager. Key management remuneration totalled £157,500 (2022: £149,960) for the year.

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	48,613	-	48,613
Charitable activities			
Coach House and other properties	44,302	-	44,302
St Martins Court	31,316	-	31,316
Sinking Fund	-	5,316	5,316
Care Home	2,258,822	-	2,258,822
Investment income	69,769	3,980	73,749
Other income	932	-	932
Total	<u>2,453,754</u>	<u>9,296</u>	<u>2,463,050</u>
EXPENDITURE ON			
Charitable activities			
Care Home	<u>2,608,035</u>	<u>-</u>	<u>2,608,035</u>
Net gains/(losses) on investments	<u>(150,506)</u>	<u>(17,731)</u>	<u>(168,237)</u>
NET INCOME/(EXPENDITURE)	(304,787)	(8,435)	(313,222)
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>4,437,347</u>	<u>154,954</u>	<u>4,592,301</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>4,132,560</u></u>	<u><u>146,519</u></u>	<u><u>4,279,079</u></u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

12. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1 January 2023	1,878,861	475,937	43,240	2,398,038
Additions	<u>336,000</u>	<u>-</u>	<u>11,213</u>	<u>347,213</u>
At 31 December 2023	<u>2,214,861</u>	<u>475,937</u>	<u>54,453</u>	<u>2,745,251</u>
DEPRECIATION				
At 1 January 2023	-	380,090	39,311	419,401
Charge for year	<u>-</u>	<u>19,314</u>	<u>2,662</u>	<u>21,976</u>
At 31 December 2023	<u>-</u>	<u>399,404</u>	<u>41,973</u>	<u>441,377</u>
NET BOOK VALUE				
At 31 December 2023	<u>2,214,861</u>	<u>76,533</u>	<u>12,480</u>	<u>2,303,874</u>
At 31 December 2022	<u>1,878,861</u>	<u>95,847</u>	<u>3,929</u>	<u>1,978,637</u>

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

13. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	1,310,138
Additions	147,003
Disposals	(319,862)
Revaluations	<u>(8,680)</u>
At 31 December 2023	<u>1,128,599</u>
NET BOOK VALUE	
At 31 December 2023	<u>1,128,599</u>
At 31 December 2022	<u>1,310,138</u>

There were no investment assets outside the UK.

The historical cost of the listed investments at the year end is £1,051,748 (2022 £1,232,663).

Investments making up greater than 5% of the total portfolio at the year end include:

Trojan Investment Funds Trojan Global Income S Dis £58,452

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	177,809	164,671
Other debtors	700	150
Prepayments and accrued income	<u>18,951</u>	<u>16,128</u>
	<u>197,460</u>	<u>180,949</u>

15. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Sinking Fund Investment	<u>620,104</u>	<u>533,826</u>

Analysis of Sinking Fund Investment within respective areas of the Charity:

	2023	2022
	£	£
St Christopher's Home	450,650	387,307
St Martins Court	74,007	61,614
Other Properties	<u>95,447</u>	<u>84,905</u>
	<u>620,104</u>	<u>533,826</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	53,546	41,811
Social security and other taxes	31,295	24,043
Other creditors	31,813	72,262
Accruals and deferred income	<u>188,035</u>	<u>215,265</u>
	<u>304,689</u>	<u>353,381</u>

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	846	-
Between one and five years	<u>2,327</u>	<u>-</u>
	<u>3,173</u>	<u>-</u>

ST CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023

18. MOVEMENT IN FUNDS

	At 1/1/23 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
General fund	3,745,253	(256,444)	3,488,809
Sinking fund - main home	<u>387,307</u>	<u>63,343</u>	<u>450,650</u>
	4,132,560	(193,101)	3,939,459
Restricted funds			
Sinking fund - St Martins Court	61,614	12,393	74,007
Sinking fund - other properties	<u>84,905</u>	<u>10,542</u>	<u>95,447</u>
	<u>146,519</u>	<u>22,935</u>	<u>169,454</u>
TOTAL FUNDS	<u>4,279,079</u>	<u>(170,166)</u>	<u>4,108,913</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,723,318	(2,971,082)	(8,680)	(256,444)
Sinking fund - main home	<u>29,316</u>	<u>-</u>	<u>34,027</u>	<u>63,343</u>
	2,752,634	(2,971,082)	25,347	(193,101)
Restricted funds				
Sinking fund - St Martins Court	5,007	-	7,386	12,393
Sinking fund - other properties	<u>4,823</u>	<u>-</u>	<u>5,719</u>	<u>10,542</u>
	<u>9,830</u>	<u>-</u>	<u>13,105</u>	<u>22,935</u>
TOTAL FUNDS	<u>2,762,464</u>	<u>(2,971,082)</u>	<u>38,452</u>	<u>(170,166)</u>

Comparatives for movement in funds

	At 1/1/22 £	Net movement in funds £	Transfers between funds £	At 31/12/22 £
Unrestricted funds				
General fund	4,437,347	(304,787)	-	4,132,560
Restricted funds				
Sinking fund - St Martins Court	86,862	(5,248)	(20,000)	61,614
Sinking fund - other properties	<u>68,092</u>	<u>(3,187)</u>	<u>20,000</u>	<u>84,905</u>
	<u>154,954</u>	<u>(8,435)</u>	<u>-</u>	<u>146,519</u>
TOTAL FUNDS	<u>4,592,301</u>	<u>(313,222)</u>	<u>-</u>	<u>4,279,079</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**18. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,453,754	(2,608,035)	(150,506)	(304,787)
Restricted funds				
Sinking fund - St Martins Court	4,745	-	(9,993)	(5,248)
Sinking fund - other properties	<u>4,551</u>	<u>-</u>	<u>(7,738)</u>	<u>(3,187)</u>
	<u>9,296</u>	<u>-</u>	<u>(17,731)</u>	<u>(8,435)</u>
TOTAL FUNDS	<u>2,463,050</u>	<u>(2,608,035)</u>	<u>(168,237)</u>	<u>(313,222)</u>

The General Fund holds the reserves which provides the funding for all other activities which St Christopher's Home undertakes.

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home.

The Sinking Funds provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is split between St Martins Court and Other Properties.

19. EMPLOYEE BENEFIT OBLIGATIONS**Defined contribution schemes**

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £37,927 (2022 - £31,842).

20. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023, nor the year ended 31 December 2022.

ST CHRISTOPHER'S HOMES

England & Wales - Charity number 203787

Accounts

Charity registration number 203787

ST. CHRISTOPHER'S HOME
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

Charity number 203787

HMRC reference X76380

Registered office Abington Park Crescent
Northampton
NN3 3AD
Tel: 01604 637125
Fax: 01604 604114
Email info@stchristopherscofehome.co.uk

Patron Lord Bishop of Peterborough (President)

Trustees

Chairman	Mr. Donald Loe	
Vice Chairman	Mrs. Eileen Clinton	
Treasurer	Mr. Ashley Dunkley F.C.C.A. F.M.A.A.T	
Ex Officio	Father Oliver Cross	Elected 05.02.22
Nominated	Rev'd Byung Jun Kim	
Elected	Mr. Tony Allen Mr. Stephen V. Billings Mr. John Kidney Mrs. Celia Irwin Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman Major Michael Crouch Mr. Timothy Dolan	Resigned 18.05.22 Resigned 25.10.23 Resigned 06.04.22 Resigned 31.07.23

Manager Miss S. Clarke

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

External Advisors

Accountants	Jervis & Partners 30 Harborough Road Kingsthorpe, Northampton NN2 7AZ	Bankers	National Westminster Bank plc 41 Weston Favell Centre Northampton NN3 8JT
Solicitors	SP Law 110 Whitworth Road Northampton NN1 4HJ	Auditors	Shaw Gibbs (Audit) Limited Chartered Certified Accountants Statutory Auditor 264 Banbury Road Oxford Oxfordshire OX2 7DY
Investment Managers	Cave & Sons Lockgates House Rushmills Bedford Road Northampton NN4 7YB	Pension Auto Enrolment	The People's Pension Manor Royal Crawley West Sussex RH10 9QP

Area of Activity

The ecclesiastical parishes of

Area	Church
Abington	St Peter and St Paul
Billing	St Andrew and All Saints
Boughton	St John the Baptist
Dallington	St James
Duston	St Luke and St Francis
Far Cotton	St Mary
Grange Park	Collingtree, St Columba and Grange Park
Hardingstone	St Edmund
Kingsthorpe	St John the Baptist, St David and St Mark
Moulton	St Peter and St Paul
Northampton	All Saints with St Katherine and St Peter Christ Church Emmanuel Holy Sepulchre with St Andrew and St Lawrence Holy Trinity and St Paul St Alban the Martyr St Augustine St Giles St Benedict St James St Matthew St Michael and All Angels with St Edmund
Piddington with Horton	St John the Baptist
Quinton and Preston Deanery	St John the Baptist
Weston Favell	St Peter
Wootton	St George the Martyr

ST. CHRISTOPHER'S HOME

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ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their annual report and financial statements for the year ended 31 December 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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).

1. **Objectives and Activities**

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;

- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

2. **Fundraising**

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviors:

- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviors.

3. **Public benefit**

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2022 was £122,816 (2021 £81,951). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4. Performance

Sarah Clarke, Manager, writes:-

During the past year we have had a clear focus on developing and improving areas of the home for the benefit of the Residents. Moving forward from the challenges of the Coronavirus Pandemic there was a clear need to focus on activity provisions within the home and the Wider Independent Living community. Striving to improve the quality of life and social interactions for all. Bringing both communities back together again. Trustees and Staff in all departments have worked hard to provide opportunities for everyone to come together again through themed events and social activity.

The first Big event since the Pandemic held at the home was the Platinum Jubilee of Queen Elizabeth II, this saw the whole of the St Christopher's community coming together for a special event for the first time. This extended to the further reach of our local community, Friends, and Family. A wonderful time was had by all with four days of special events planned and coordinated by the Trustees, Staff and Volunteers of the home.

We have focused also on raising the standards of our food provisions. We recruited and introduced a Kitchen Manager in order to overhaul the Kitchen department and ensure that the quality of and enjoyment from food could be enhanced for all residents. This has seen an overhaul of the Kitchen equipment and menus starting to take place and the hard work and efforts of the Kitchen Team regained our five star food Hygiene rating in September of 2022.

During January of 2022, the Local Authority West Northants Council inspected us. Overall, the inspection was positive but there were some areas identified that needed tightening up on. These were in regard to tracking trends and themes on maintenance. Together with enhancing care plan information further in regard to mental capacity and their preferences and engaging relatives' feedback which they acknowledged had been difficult over the previous year owing to the Pandemic. We collaborated with the Local authority contract monitoring officer and developed an action plan signing off the actions as improvements to the areas identified as they were made and evidenced.

Recruitment and retention of staff became one of the most challenging areas. The Coronavirus Pandemic saw people leave the Health and Social Care Sector at a concerning rate given the pressures and experiences during those times it was inevitable. This caused challenges in recruiting unfamiliar staff to the service and as a result in order to maintain safe staffing levels Agency support was required.

Training was an area that was able to vastly improve in 2022 and saw the staff receiving face to face training sessions once again. The focus as always is to ensure that compliance with the mandatory core training elements are maintained for all staff but a drive forward to also provide the extra specialist subjects was made owing to the fact that these could now take place face to face again and further enhance the skills and knowledge of our staff. 2022 also saw the introducing of a new Mandatory course introduced to all Health and Social Care settings and staff commenced undertaking the Mandated Oliver McGowan training on Learning Disabilities and Autism.

Stephen Clamp and the Maintenance Team worked exceptionally hard throughout the year to ensure that the home was maintained and refreshed with the decoration of communal areas and corridors taking a priority to maintain the aesthetic appearances of our Home environment. This has been widely commented and remarked upon by all whom visit the home.

Lisa Dowdy has worked exceptionally hard to ensure that room vacancies are well managed, and we have seen new residents joining us promptly throughout. With our waiting list continuing to grow. September saw our Deputy Manager Katrina take Maternity leave and welcome a new Baby Boy Leo in October. This saw Tracey Glover one of our Team Leaders step up to the mark to help to perform higher roles and duties in order to maintain the homes leadership and support myself. My thanks to goes to Tracey for this.

Overall, 2022 was a better year for the home and its people following on from the previous two years of struggles. There was a deep sense of returning to normality and there was a buzz about the home at having our doors finally open again and visitors free flowing. There was still reluctance from some residents.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

5. Risk Assessment

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

6. Financial Review

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. The continued reliance on agency support staff along with the levels of care and support staffing and the further impact following the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a deficit of £154,281 (2021 £53,454 deficit), The Charity received in the year £73,749 (2021 £63,832) from its investment portfolio. This investment portfolio year end revaluation resulted in a deficit on unrestricted and restricted funds of £168,237 (2021 £199,888 surplus). These resources have also been supported generously by COVID funding, donations and gifts including legacies and fundraising activities amounting to £48,613 (2021 £170,567).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

7. Investment powers, policy and performance

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in 2022 was in line with the benchmarks agreed by the Trustees with the investment manager.

8. Reserves

The Trustees consider that there are two principal areas of financial risk. The first of these is the possibility of a loss of revenue or additional costs due to a particularly severe epidemic or pandemic. The second is the possibility of major expenditure being incurred on unforeseen repairs to buildings or equipment.

The Trustees believe that it would be appropriate to hold free reserves of approximately £250,000 for these eventualities. The free reserves held at the end of the year amounted to £309,959 (2021 £450,756). Reserves are monitored at Trustees' meeting on a regular basis.

The total funds held at the end of the reporting period was £4,279,079 (2021 £4,592,301) of which are restricted funds £146,519 (2021 £154,954) which are not available for general purposes. Designated funds of £387,307 (2021 £405,687) are held at the year end, and general funds of £3,745,253 (2021 £4,031,660) Tangible fixed assets amounted to £1,978,637 (2021 £2,002,089), Investments were £1,310,138 (2021 £1,423,862) and current assets investment were £533,826 (2021 £560,640).

As noted in the Balance Sheet and in note 13, the Charity's investment portfolio amounted to £1,310,138 (2021 £1,423,862). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances continue to remain higher than usual in recent years because most of the independent living accommodation has been "sold" on long leases rather than rented. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

9. New Plans and Developments

The temporary building hired to store PPE and to create a space outside the main Home for Covid testing and for use by workmen for Welfare facilities has now been removed.

A programme of planned maintenance and refurbishment ensures that the facilities are kept at a high standard and the grounds continue to be maintained excellently, an amenity which is valued by all. The Estates staff are to be commended for this.

Visitors will have noticed continual improvements to public areas and corridors in the main part of the Home. We wish to provide an atmosphere that meets the expectations of residents in the 21st century; as rooms become vacant, it is the policy of the Trustees to modernize, improve and re-decorate to meet this standard.

During 2022, as part of the planned maintenance, work has been carried out internally on the main Home.

Following on from the significant investment in 2021, we have continued with the Refurbishment as required of residents' rooms, including up-dating of en-suite facilities. The main corridors to each wing have been redecorated and provided with new light fittings and occasional furniture.

Investment in the fabric, fixtures and fittings has been limited to the immediate needs of the Home. An agreement has been drawn up about the boundary dispute with the present owners of No 5 Abington Park Crescent. The dispute arises from a land swap between the Diocese of Peterborough and St Christopher's Home in 1982. The issue is our present bin store is located on a piece of land that the owners of No 5 have a right of way over. This was not an issue with the Diocese of Peterborough, but it is now in private ownership. In exchange for the boundaries being relocated to their previous positions we will have the benefit of a covenant from the present owners not to use their front garden for access and parking of cars and we will have the right to have signs on the fence and the new wall and for the cables and existing lights to be retained and new ones added to the new wall.

As a result of the dispute a new bin store will be required, and we have obtained planning permission to build a new roofed bin store structure on the triangle of land at the rear of No 5 Abington Park Crescent. Construction drawings will be prepared to show an option to have a bin store with or without a roof. The cost of this has turned out to be prohibitively expensive and so a new fenced and landscaped area will be created on western part of the north car park.

The boiler in the Willows wing has been replaced.

The main dining room has been refurbished using a recent legacy.

We have provided an easement to have Ultra-Fast Broadband infrastructure available within the grounds of Home with City Fibre Ltd. This has not been progressed as installation would have caused unsightly external cabling on the Coach House.

A new boiler has been installed to heat the common parts of St Martin's Court.

New windows have been installed in St Ragner's chapel sanctuary and blinds have installed on the south side.

The kitchen units in the Cedars have been replaced with stainless steel units and tops as have those in the main kitchen pantry. Hot trollies and plate warmers have been provided for the dining rooms. The south side of the north wing of the Hollies roof (above the laundry and boiler house) has been reroofed using new felt and battens and the existing slates and ridge tiles.

Replacement flat roofing has been carried out on the south end of the Willows Wing and St Martins Court corridors.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10. Governance

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

The Trustees comprise

- the Rural Dean of the Deanery of Northampton
- two members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
- the Trustees may also co-opt up to six further people to act as Trustees
- a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with the charity's governing document and guidance documentation 'The Essential Trustee: What you need to know' from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Mrs E Loe

Mr T Allen

(Resigned 18 May 2022)

Mr SV Billings

(Resigned 25 October 2023)

Mr D Loe

Mr M Clarke

Mr M Sharman

Mrs C Irwin

Mr A Dunkley

Mr J Kidney

(Resigned 6 April 2022)

Rev'd BJ Kim

Mrs E Clinton

Major M Crouch

Mr T Dolan

Mrs. Celia Irwin

(Resigned 31 July 2023)

Father Oliver Cross

(Appointed 5 February 2022)

The Trustees meet regularly and are responsible for the strategic direction and policy of the Home. They specifically consider applications from prospective residents and matters concerning the wellbeing of the residents and staff. The Finance Manager, Residential Manager and the PA/Secretary to the Residential Manager also attend these meetings.

Responsibility for the day to day running of the Home rests with the Residential Manager and her management team. The Trustees are responsible for setting their pay, which is reviewed annually.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

11. Thanks and acknowledgements

Donald Loe, Chair of Trustees writes:

This report covers the calendar year 2022.

We are blessed to have the services of a dedicated staff team led by Miss Sarah Clarke, the Residential Home Manager, supported by our assistant Deputy Manager Katrina Jones, and our PA Secretary Lisa Dowdy who have worked hard to support the residents, the independent residents, and each other; for this we are most grateful.

The Trustees were sorry to lose the services of Mr. Peter Howard, our Finance Administrator in August. We were grateful for his unstinting management of the financial and business aspects of the Home during his 15 years of service. A permanent replacement was not made during the remainder of the year. We do not underestimate the additional pressure this has put upon the running of the Home. We must say here how well Sarah, Lisa and Nirali have coped in the accounts department after Peter Howard left and who were supported by Ashley Dunkley.

In addition, our Estates Manager Mr. Stephen Clamp has suffered a serious illness during which time he has kept in touch with the Home whilst he was unable to attend. For his tireless work and dedication looking after the Home we are truly grateful.

The life of the Home during 2022 has continued to be a challenging time for staff and Trustees. We are indeed indebted to them for their dedication, application, and skill.

The Residential Manager, Mrs. Clinton and Mrs. Irwin have worked closely to produce together to follow on Action Plans required by the CQC in 2021. This continued throughout the year to attend to the items set out in the new targets.

We are also blessed to have the Reverend Byung Jun Kim, Rector of Abington as our chaplain, his ministry amongst us all is a great benefit to the Home. Combined with the services of the Reverend Rachel Hetherington the Pastoral needs of the Home are well served.

We appreciate too, the support of other local clergy who regularly lead the worship in both of our chapels; the Lay leadership provided for services by members of the St Christopher's community and volunteers is also highly valued.

The St. Ragner's Christmas service in December 2022 was streamed to the Home and the residents had their own Communion service on a Thursday.

Services have been restricted in number in St Ragner's Chapel and in the Home due to the pandemic. During the year we were still in Outbreak mode in February and staff vaccinations mandatory, by April we were in Exposed Mode, however in November the memorial service was postponed, and at Christmas time services were cancelled due to Covid.

The staffing was restructured in the kitchen and improvements made.

We managed some Platinum Jubilee celebrations which were well received by all concerned and there were lots of fine contributions from staff and volunteers. A tree was planted to the west of The Willows to mark the event.

In April John Kidney advised he was to stand down at the next AGM meeting. We are grateful to John for his services to St. Christophers as a Trustee and Chairman. We wish him and Jo health and happiness in their retirement on the south coast.

In May the volunteers met and planned their re-entry into the Home after the Covid restrictions were lifted. From June the Trustees were back in the Home doing their inspections. Film nights put on by Celia Irwin and other volunteers were enjoyed. The shop re-opened and the Independent Living community were allowed back in the residence after a lateral flow test and wearing a mask.

In August we welcomed three Bishops from South Korea who were visiting the Diocese as part an exchange with Seoul Diocese. They were shown the residence and the grounds and enjoyed afternoon tea in the chapel with residents and we were thanked in a traditional way with a Korean song of gratitude.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

In September the Trustees meeting was held via Zoom. The whole Home mourned the loss of Her Majesty Queen Elizabeth II.

Katrina Jones was appointed as Deputy Manager and later gave birth to her son Leo.

A new Finance Manager was appointed but was taken ill at the end of the year.

As always, we are very grateful to those who have made donations to the Home during the year and for legacies which, when combined with contributions made over many years, it enable us to support the charitable objectives of St Christopher's and to provide those much-appreciated extras.

Residents and Independent Residents support the activities of the Manager and our Activities Organiser, in planning and supporting the organisation of a wide range of social events and activities for the benefit of everybody at St Christopher's. The number of these has been restricted this year due to the pandemic. We are grateful for the support of the Trustees and a core group of Volunteers in the last difficult year.

Our Board of Trustees is highly committed to ensuring that the Home is governed and managed well. Through regular weekly monitoring visits, they support the manager in developing the Home and safeguarding the residents, staff, and the future of St. Christopher's. By regular testing this continued, when needed, during the lockdown caused by the pandemic.

Each member of the Board, whilst having the responsibility of ensuring general good governance of St. Christopher's, is encouraged to specialise in various areas of activity around the Home.

Thanks must go to the Trustees for their continued commitment to the extensive workload that the Home generates. During 2022 we have sub-committees these are now arranged as:

- Finance and Personnel
- Care, Pastoral, Social, Fund Raising & Independent Living
- Buildings and Health and Safety

We gratefully acknowledge the hard work put in by all the Trustees during a difficult year which included working, at times, outside the confines of the Residential Home for Health and Safety reasons.

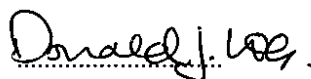
Meetings were held via Zoom and interviews were held, when required, in the summer house and coffee lounge where a full width screen had been erected and microphones installed, in 2021, to provide separation between staff, residents, and visitors when visits took place.

Whilst recognising that Trustees need to have a clear understanding of the laws and regulations that apply to the Home and the expectations of our Regulators - CQC and Local Authority inspectors, unfortunately due to the pandemic no on-site training courses have been held during the year.

The Manager and Trustees still had to deal with the legislation requiring the Mandatory Vaccination of Staff. The Home took advice from our Human Resources consultant and solicitors to protect the interests of the Home.

As a result of inspections requested by the Trustees a decision was made to look carefully at the kitchen and to make necessary improvements. This was implemented.

The Trustees' report was approved by the Board of Trustees.



Mr D. Loe

Trustee

Dated: 29/10/2024



Mr A Dunkley

Trustee

Dated: 29/10/2024

ST. CHRISTOPHER'S HOME

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales 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 the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

ST. CHRISTOPHER'S HOME

REPORT OF THE INDEPENDENT AUDITOR'S TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Opinion

We have audited the financial statements of St. Christopher's Home (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 charity 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report other than the financial statements and our Report of the Independent Auditors report thereon.

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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

ST. CHRISTOPHER'S HOME

REPORT OF THE INDEPENDENT AUDITOR'S TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory framework within the charity operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Charities Act 2011 together with the Charities SORP (FRS102) 2019. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

ST. CHRISTOPHER'S HOME

REPORT OF THE INDEPENDENT AUDITOR'S TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Our responsibilities for the audit of the financial statements (continued)

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charity's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charity for fraud. The laws and regulations we considered in this context were Charity Commission regulations, GDPR, anti-fraud and bribery legislation, taxation legislation and employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, sample testing on the posting of journals, reviewing accounting estimates for biases, performing analytical procedures to identify any unusual or unexpected relationships, testing of income cut-off and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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 Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Shaw Gibbs (Audit) Limited
Chartered Certified Accountants
Statutory Auditor
264 Banbury Road
Oxford
Oxfordshire
OX2 7DY

Date: 29 October 2024

ST. CHRISTOPHER'S HOME

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Income from:							
Donations and legacies	3	48,613	-	48,613	170,567	-	170,567
Charitable activities	4	2,335,372	5,316	2,340,688	1,993,105	5,068	1,998,173
Investments	5	69,769	3,980	73,749	60,218	3,614	63,832
Total income		2,453,754	9,296	2,463,050	2,223,890	8,682	2,232,572
Expenditure on:							
Charitable activities	6	2,608,035	-	2,608,035	2,277,344	-	2,277,344
Total expenditure		2,608,035	-	2,608,035	2,277,344	-	2,277,344
Net gains/(losses) on investments	10	(150,506)	(17,731)	(168,237)	181,673	18,215	199,888
Net income/(expenditure) and movement in funds		(304,787)	(8,435)	(313,222)	128,219	26,897	155,116
Reconciliation of funds:							
Fund balances at 1 January 2022		4,437,347	154,954	4,592,301	4,309,128	128,057	4,437,185
Fund balances at 31 December 2022		4,132,560	146,519	4,279,079	4,437,347	154,954	4,592,301

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

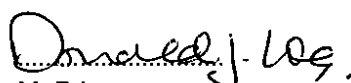
ST. CHRISTOPHER'S HOME

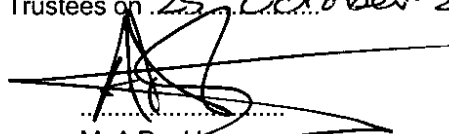
BALANCE SHEET

AS AT 31 DECEMBER 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		1,978,637		2,002,089
Investments	13		1,310,138		1,423,862
			<u>3,288,775</u>		<u>3,425,951</u>
Current assets					
Debtors	14	180,949		189,395	
Investments	15	533,826		560,640	
Cash at bank and in hand		628,910		681,803	
		<u>1,343,685</u>		<u>1,431,838</u>	
Creditors: amounts falling due within one year	16	353,381		265,488	
		<u>353,381</u>		<u>265,488</u>	
Net current assets			990,304		1,166,350
Total assets less current liabilities			<u>4,279,079</u>		<u>4,592,301</u>
The funds of the charity					
Restricted income funds	18	146,519		154,954	
Unrestricted funds	19	4,132,560		4,437,347	
		<u>4,279,079</u>		<u>4,592,301</u>	

The financial statements were approved by the Trustees on 25th October 2023 .


Mr D Loe
Trustee


Mr A Dunkley
Trustee

ST. CHRISTOPHER'S HOME

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash absorbed by operations	23		(96,944)		(101,036)
Investing activities					
Purchase of tangible fixed assets		(284,500)		(1,359,510)	
Proceeds on disposal of tangible fixed assets		282,500		1,284,000	
Restricted funds fair value gains/(losses)		(63,772)		65,255	
Purchase of investments		(178,636)		(237,072)	
Proceeds on disposal of investments		187,896		242,191	
Interest received		73,749		63,832	
Net cash generated from investing activities			17,237		58,696
Net cash used in financing activities			-		-
Net decrease in cash and cash equivalents			(79,707)		(42,340)
Cash and cash equivalents at beginning of year			1,242,443		1,284,783
Cash and cash equivalents at end of year			1,162,736		1,242,443
Relating to:					
Cash at bank and in hand			628,910		681,803
Short term deposits included in current asset investments			533,826		560,640

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

(a) General information and basis of preparation

St. Christopher's Home is a Charity resident in England. The address of the Registered Office is given in the Charity information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England.

(b) Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets. The principal accounting policies adopted are set out below.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	nil
Fixtures and fittings	20% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Legacies receivable	59,236	70,741
COVID Funding	(11,514)	98,536
Fundraising income	891	1,290
	<u>48,613</u>	<u>170,567</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

	Rents received - Coach House and other	Rents received - St Martins Court	Service charges - Coach House and other	Service charges - St Martins Court	Service charges - Contribution to the Sinking Fund	Fees receivable	Total 2022	Total 2021
	2022	2022	2022	2022	2022	2022		
	£	£	£	£	£	£	£	£
Charitable activities	-	-	-	-	-	2,241,497	2,241,497	1,916,755
Charitable rental income	13,896	5,865	30,406	25,451	5,316	17,325	98,259	80,916
Other income	-	-	-	-	-	932	932	502
	<u>13,896</u>	<u>5,865</u>	<u>30,406</u>	<u>25,451</u>	<u>5,316</u>	<u>2,259,754</u>	<u>2,340,688</u>	<u>1,998,173</u>
Analysis by fund								
Unrestricted funds	13,896	5,865	30,406	25,451	-	2,259,754	2,335,372	1,993,105
Restricted funds - general	-	-	-	-	5,316	-	5,316	5,068
	<u>13,896</u>	<u>5,865</u>	<u>30,406</u>	<u>25,451</u>	<u>5,316</u>	<u>2,259,754</u>	<u>2,340,688</u>	<u>1,998,173</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

(Continued)

For the year ended 31 December 2021

	Rents received - Coach House and other	Rents received - St Martins Court	Service charges - Coach House and other	Service charges - St Martins Court	Service charges - Contribution to the Sinking Fund	Fees receivable	Total 2021
	£	£	£	£	£	£	£
Charitable activities	-	-	-	-	-	1,916,755	1,916,755
Charitable rental income	13,247	1,312	24,618	20,171	5,068	16,500	80,916
Other income	-	-	-	-	-	502	502
	<u>13,247</u>	<u>1,312</u>	<u>24,618</u>	<u>20,171</u>	<u>5,068</u>	<u>1,933,757</u>	<u>1,998,173</u>
Analysis by fund							
Unrestricted funds	13,247	1,312	24,618	20,171	-	1,933,757	1,993,105
Restricted funds - general	-	-	-	-	5,068	-	5,068
	<u>13,247</u>	<u>1,312</u>	<u>24,618</u>	<u>20,171</u>	<u>5,068</u>	<u>1,933,757</u>	<u>1,998,173</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

5 Income from investments

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Income from listed investments	69,769	-	69,769	60,218	-	60,218
Income from unlisted investments	-	3,980	3,980	-	3,614	3,614
	<u>69,769</u>	<u>3,980</u>	<u>73,749</u>	<u>60,218</u>	<u>3,614</u>	<u>63,832</u>

6 Expenditure on charitable activities

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Charitable activities</u>		
Support and governance costs	2,608,035	2,277,344
	<u>2,608,035</u>	<u>2,277,344</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

7 Support costs

	Support costs	Governance costs	2022 Support costs	Governance costs	2021
	£	£	£	£	£
Staff costs	1,760,807	212,155	1,972,962	1,486,725	1,726,311
Depreciation	25,451	-	25,451	28,978	28,978
Provisions	108,781	-	108,781	89,320	89,320
Rates and water	8,942	-	8,942	5,765	5,765
Light and heat	73,879	-	73,879	70,176	70,176
Cleaning materials, contracts and domestic items	123,823	-	123,823	145,194	145,194
Building and general maintenance	96,016	-	96,016	76,935	76,935
Sinking Fund contribution	17,325	-	17,325	16,500	16,500
Property improvements	43,284	-	43,284	-	-
Insurance	40,317	-	40,317	33,019	33,019
Advertising and marketing of Home	1,885	-	1,885	790	790
Garden and grounds expenses	24,919	-	24,919	20,381	20,381
Travelling	5,233	-	5,233	4,947	4,947
Registration fees	8,072	-	8,072	8,624	8,624
Telephone	7,778	-	7,778	5,960	5,960
Advertising - support	-	-	-	324	324
Recreational expenses	9,068	-	9,068	4,393	4,393
Bank charges	1,813	-	1,813	1,917	1,917
General expenses	1,901	-	1,901	8,805	8,805
Chapel expenses	4,402	-	4,402	2,132	2,132
Audit fees	-	3,600	3,600	-	3,540
Legal and professional	-	22,443	22,443	-	17,611
Printing, postage and stationery	-	6,141	6,141	-	5,722
	<u>2,363,696</u>	<u>244,339</u>	<u>2,608,035</u>	<u>2,010,885</u>	<u>2,277,344</u>
Analysed between Charitable activities	<u>2,363,696</u>	<u>244,339</u>	<u>2,608,035</u>	<u>2,010,885</u>	<u>2,277,344</u>

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Direct Care & Support	81	80
Governance	8	8
Voluntary workers and Trustees	14	14
	<hr/>	<hr/>
Total	103	102
	<hr/>	<hr/>

Employment costs	2022 £	2021 £
Wages and salaries	1,816,061	1,586,768
Social security costs	125,059	108,607
Other pension costs	31,842	30,936
	<hr/>	<hr/>
	1,972,962	1,726,311
	<hr/>	<hr/>

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

Key management are made up of the home manager, deputy manager, estates manager and finance manager. Remuneration of key management personnel is as follows.

	2022 £	2021 £
Aggregate compensation	149,960	145,500
	<hr/>	<hr/>

10 Gains and losses on investments

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Gains/(losses) arising on:	£	£	£	£	£	£
Revaluation of investments	(137,719)	-	(137,719)	152,308	-	152,308
Sale of investments	(12,787)	(17,731)	(30,518)	29,365	18,215	47,580
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	(150,506)	(17,731)	(168,237)	181,673	18,215	199,888
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 January 2022	1,876,861	475,937	43,240	2,396,038
Additions	284,500	-	-	284,500
Disposals	(282,500)	-	-	(282,500)
	<u>1,878,861</u>	<u>475,937</u>	<u>43,240</u>	<u>2,398,038</u>
At 31 December 2022	1,878,861	475,937	43,240	2,398,038
Depreciation and impairment				
At 1 January 2022	-	355,948	38,001	393,949
Depreciation charged in the year	-	24,142	1,310	25,452
	<u>-</u>	<u>380,090</u>	<u>39,311</u>	<u>419,401</u>
At 31 December 2022	-	380,090	39,311	419,401
Carrying amount				
At 31 December 2022	<u>1,878,861</u>	<u>95,847</u>	<u>3,929</u>	<u>1,978,637</u>
At 31 December 2021	<u>1,876,861</u>	<u>119,989</u>	<u>5,239</u>	<u>2,002,089</u>

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

	2022	2021
	£	£
Freehold – historical cost	<u>1,878,861</u>	<u>1,876,861</u>

13 Fixed asset investments

	Listed investments
	£
Cost or valuation	
At 1 January 2022	1,423,862
Additions	178,636
Valuation changes	(91,683)
Disposals	(200,677)
	<u>1,310,138</u>
At 31 December 2022	1,310,138
Carrying amount	
At 31 December 2022	<u>1,310,138</u>
At 31 December 2021	<u>1,423,862</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

14 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	164,671	163,023
Other debtors	150	550
Prepayments and accrued income	16,128	25,822
	<u>180,949</u>	<u>189,395</u>

15 Current asset investments

	2022	2021
	£	£
Sinking Fund Investment	<u>533,826</u>	<u>560,640</u>

Analysis of Sinking Fund Investment within respective areas of the Charity

	2022	2021
	£	£
St Christopher's Home	387,307	405,686
St Martins Court	61,614	86,862
Other Properties	<u>84,905</u>	<u>68,092</u>
	<u>533,826</u>	<u>560,640</u>

16 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other taxation and social security	24,043	46,780
Trade creditors	41,811	37,396
Other creditors	72,262	60,776
Accruals and deferred income	215,265	120,536
	<u>353,381</u>	<u>265,488</u>

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £31,842 (2021 - £30,936).

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

18 Movement in funds

The Sinking Funds provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is split between St Martins Court and Other Properties (see note 15).

	At 1 January 2022	Incoming resources	Gains and losses	Transfer between funds	At 31 December 2022
	£	£	£	£	£
Sinking fund – St Martins Court	86,862	4,745	(9,993)	(20,000)	61,614
Sinking fund – Other Properties	68,092	4,551	(7,738)	20,000	84,905
Total restricted funds	154,954	9,296	(17,731)	-	146,519
	At 1 January 2021	Incoming resources	Gains and losses	Transfer between funds	At 31 December 2021
	£	£	£	£	£
Sinking fund – St Martins Court	72,127	4,434	10,301	-	86,862
Sinking fund – Other Properties	55,930	4,248	7,914	-	68,092
Total restricted funds	128,057	8,682	18,215	-	154,954

The General Fund holds the reserves which provides the funding for all other activities which St Christopher's Home undertakes. The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home (see note 15).

	At 1 January 2022	Incoming resources	Expenditure	Gains and losses	Transfer between funds	At 31 December 2022
	£	£	£	£	£	£
Designated funds – Sinking fund main home	405,687	27,660	-	(46,040)	-	387,307
General funds	4,031,660	2,426,094	(2,608,035)	(104,466)	-	3,745,253
Total unrestricted funds	4,437,347	2,453,754	(2,608,035)	(150,506)	-	4,132,560
	At 1 January 2021	Incoming resources	Expenditure	Gains and losses	Transfer between funds	At 31 December 2021
	£	£	£	£	£	£
Designated funds – Sinking fund main home	332,854	25,793	-	47,040	-	405,687
General funds	3,976,274	2,198,097	(2,277,344)	134,633	-	4,031,660
Total unrestricted funds	4,309,128	2,223,890	(2,277,344)	181,673	-	4,437,347

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

20 Analysis of net assets between funds

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 December 2022 are represented by:			
Tangible assets	1,978,637	-	1,978,637
Investments	1,310,138	-	1,310,138
Current assets/(liabilities)	843,785	146,519	990,304
	<u>4,132,560</u>	<u>146,519</u>	<u>4,279,079</u>

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Fund balances at 31 December 2021 are represented by:			
Tangible assets	2,002,089	-	2,002,089
Investments	1,423,862	-	1,423,862
Current assets/(liabilities)	1,011,396	154,954	1,166,350
	<u>4,437,347</u>	<u>154,954</u>	<u>4,592,301</u>

21 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

22 Analysis of changes in net funds

The charity had no material debt during the year.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

23 Cash generated from operations	2022 £	2021 £
(Deficit)/surplus for the year	(313,222)	155,116
Adjustments for:		
Investment income recognised in statement of financial activities	(73,749)	(63,832)
Loss/(gain) on disposal of investments	12,787	(29,365)
Fair value gains and losses on investments	137,719	(152,308)
Depreciation and impairment of tangible fixed assets	25,451	28,978
Movements in working capital:		
Decrease/(increase) in debtors	8,446	(7,810)
Increase/(decrease) in creditors	87,893	(13,600)
Cash absorbed by operations	<u>(114,675)</u>	<u>(82,821)</u>
Restricted funds fair value (gains)/losses	17,731	(18,215)
Per cash flow statement page	<u>(96,944)</u>	<u>(101,036)</u>

ST CHRISTOPHER'S HOMES

England & Wales - Charity number 203787

Accounts

Charity registration number 203787

ST. CHRISTOPHER'S HOME
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

Charity number 203787

HMRC reference X76380

Registered office Abington Park Crescent
Northampton
NN3 3AD
Tel: 01604 637125
Fax: 01604 604114
Email info@stchristopherscofehome.co.uk

Patron Lord Bishop of Peterborough (President)

Trustees

Chairman	Mr. Donald Loe	
Vice Chairman	Mrs. Eileen Clinton	
Treasurer	Mr. Ashley Dunkley F.C.C.A. F.M.A.A.T	
Ex Officio	Rev'd Rachel Hetherington	(Resigned 27th May 2021)
Nominated	Rev'd Byung Jun Kim	
Elected	Mr. Tony Allen Mr. Stephen V. Billings Mr. John Kidney Mrs. Celia Irwin Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman	
Co-opted	Mrs. Eileen Clinton Major Michael Crouch Mr. Timothy Dolan	

Manager Miss S. Clarke

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

External Advisors

Auditors	Jervis & Partners 30 Harborough Road Kingsthorpe, Northampton NN2 7AZ	Bankers	National Westminster Bank plc 41 Weston Favell Centre Northampton NN3 8JT
Solicitors	SP Law incorporating Martin Adams & McColl 110 Whitworth Road Northampton NN1 4HJ		
Investment Managers	Cave & Sons Lockgates House Rushmills Bedford Road Northampton NN4 7YB	Pension Auto Enrolment	The People's Pension Manor Royal Crawley West Sussex RH10 9QP

Area of Activity

The ecclesiastical parishes of

Area	Church
Abington	St Peter and St Paul
Billing	St Andrew and All Saints
Boughton	St John the Baptist
Dallington	St James
Duston	St Luke and St Francis
Far Cotton	St Mary
Grange Park	Collingtree, St Columba and Grange Park
Hardingstone	St Edmund
Kingsthorpe	St John the Baptist, St David and St Mark
Moulton	St Peter and St Paul
Northampton	All Saints with St Katherine and St Peter Christ Church Emmanuel Holy Sepulchre with St Andrew and St Lawrence Holy Trinity and St Paul St Alban the Martyr St Augustine St Giles St Benedict St James St Matthew St Michael and All Angels with St Edmund
Piddington with Horton	St John the Baptist
Quinton and Preston Deanery	St John the Baptist
Weston Favell	St Peter
Wootton	St George the Martyr

ST. CHRISTOPHER'S HOME

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ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their annual report and financial statements for the year ended 31 December 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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).

1. Objectives and Activities

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;

- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care, but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

2. Fundraising

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviours:

- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviours.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

3. Public benefit

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2021 was £81,951 (2020 £127,661). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

4. Performance

Sarah Clarke, Manager, writes:-

I am honestly not sure how I even begin to put into words the significance and gravity of the past year. During 2021 the ongoing Coronavirus Pandemic continued to place unprecedented and challenging times upon us all at St Christopher's. January 2021 saw a significant outbreak sweep through the home 10 days after residents had received their first dose of vaccination. It really was a devastating and worrying time for us all. Within two weeks the home had a majority of residents testing positive with the virus and a significant amount of the staff team also succumbing to the effects of the virus. During this time, although it was distressing and overwhelming, the staff pulled tighter together to continue to care for the residents to the best of their abilities with staff performing care rather than their usual role within the home there were many long days and nights as staff battled the virus head on taking care of some very poorly residents some of which sadly departed us at that time. This marks such a significant time in the history of the home and it is a time that all of us who were present during that time will carry with us for the rest of our lives. We must never forget those that we loved and lost during this period and the efforts of all of the staff at the home who pulled together despite their own fears to care for the residents. We are also truly thankful to all of the relatives and trustees who despite not being able to enter the home during this time supported from afar giving words of thanks, support and encouragement.

During our outbreak we underwent an inspection by the Care Quality Commission (CQC) and it was deemed at this time that there were areas within the home that required improvement this was not helped by the fact that the home was experiencing a significant outbreak at the time. However, they found that during that period the record keeping wasn't as stringent as it needed to be but did acknowledge in the reporting that no harm had been observed to occur. They also identified that the usual regular meetings hadn't necessarily taken place owing to lockdowns and restrictions and it was noted that our call bell system was beginning to fail and was no longer able to record data of calls.

Myself and the Trustees worked hard on creating an action plan to respond to the findings of the CQC and made vast improvements to the home as a result this saw the installation of a brand new call bell system to ensure that the existing system did not fail completely as the engineer had identified that it would soon fail. The new call system would give residents the assurance that the call system would not fail and allows for more freedom of residents and previous black spots on the system such as some of the patio areas outdoors were able to have out door call points in situ with residents having pendants meaning that the resident could call and staff would know exactly where the call had been triggered and locate them to provide the assistance needed. The new system also means that management are able to identify lengths of time residents are calling and address any concerns with staff in these findings giving the evidence that is required to be demonstrated to our inspectorate body.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

4. Performance (continued)

We recognised that in order to embrace new digital ways of working and also improving communications and connectivity for our Residents and their loved ones, the introduction of Wi-Fi was a necessity.

This was achieved throughout the Home by the introduction of ceiling Wi-Fi access points in conjunction with the introduction of a leased line for greater broadband provision providing us with a faster & more secure connectivity, this has proven to be a great success with many more Residents embracing technology to keep in touch with their families, along with allowing us to improve working practices, some of which I will detail later in this section.

Another improvement that stemmed from the CQC visit was to look at the way in which we record information the Home had always used paper documentation for residents care records and this is something that is phasing out in the majority of homes our old paper records meant that staff would complete multiple sheets of paper to evidence different elements of care delivery. Myself and Katrina Jones (nee Bailey) Assistant Deputy looked at the many electronic systems for care planning and care delivery recording that were available, we received demonstrations from representatives from each company and we spoke with other services using the many different electronic systems to get genuine user feedback before finally settling on a system named Person Centred Software. This was finally introduced in September 2021 and staff all now have a small handheld device with which they are able to enter their care notes at the time of giving the care by either tapping on the corresponding task icon and typing in the information around the care delivered or tapping the icon and talking into the handset which is enabled for voice dictation. Team Leaders and management have a far greater access to information on each resident and the system is also designed to enable user to flag any concerns up to other staff on duty and clever enough to recognise other concerns that without a physical check of numerous paper sheets which previously would have the potential to have been missed such as poor fluid intake.

During November we undertook a further review with our lead inspector from the Care Quality Commission where we went through the action plan and report to evidence what improvements had been made. This was held over a two hour long Teams Meeting and also involved the sending prior of numerous evidencing documentation to the inspector such that she was satisfied that progress was being made to rectify the issues identified in the report. This went well and the Inspector was satisfied that good progress was being made.

With the ongoing difficulties with isolation and Covid sickness, agency staffing had been needed to help us to maintain safe staffing levels although this is not ideal and a huge cost to the home it was an absolute necessity at times to ensure that we continued to operate in a safe manner.

Training continued to take place online through distance learning programmes and Microsoft teams sessions streamed direct from our trainers in place of face to face whilst this has not always been ideal and some attendance has been marred by staff sickness it has helped to keep staff knowledge and skills up to date in a safe way.

2021 was a year like no other and I could say so much more. A year that commenced with some pain and great sadness a year that we will always remember. It is such an important story to tell and picture to paint for everyone who was excluded from our Home, and I am sure that, once the pandemic reaches an end, one that we will all share with future generations. It came with a loss of freedom, loved ones and a longing to feel the presence and warmth of visitors. St Christopher's, always such a busy, vibrant and lively home, was quiet and it felt very strange for us all. I am so grateful to all of my amazing residents' relatives and the Trustees for their endless compassion, kindness and unfaltering belief in all of us. Throughout, the support we have had has been tremendous. However, the biggest thanks of all has to go to our lovely residents and staff. We were very much all locked in together and I feel honored and humbled by the support they have all shown. We wouldn't be where we are today without everyone's hard work and patience.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

5. Risk Assessment

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

6. Financial Review

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. With the continuing levels of care and support staffing and the impact of the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a deficit of £53,454 (2020 £111,093 surplus), The Charity received in the year £63,832 (2020 £62,701) from its investment portfolio. This investment portfolio year end revaluation resulted in a surplus on unrestricted and restricted funds of £199,888 (2020 £51,864 deficit). These resources have also been supported generously by COVID funding, donations and gifts including legacies and fundraising activities amounting to £170,567 (2020 £98,249).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

7. Investment powers, policy and performance

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in 2021 was in line with the benchmarks agreed by the Trustees with the investment manager.

8. Reserves

As noted in the Balance Sheet and in note 11, the Charity's investment portfolio amounted to £1,423,862 (2020 £1,294,349). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances continue to remain higher than usual in recent years because most of the independent living accommodation has been "sold" on long leases rather than rented. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

9. New Plans and Delvelopments

Due to the pandemic a temporary building has been hired to store PPE and to create a space outside the main Home for Covid testing and for use by workmen for Welfare facilities. This is still in place.

A programme of planned maintenance and refurbishment ensures that facilities are kept at a high standard and the grounds continue to be maintained excellently, an amenity which is valued by all. The entrance areas to the main house and the St Martin's Court have been refurbished together with the coffee lounge terrace and steps.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

9. New Plans and Developments (continued)

Visitors will have noticed continual improvements to public areas and corridors in the main part of the Home. We wish to provide an atmosphere that meets the expectations of residents in the 21st century; as rooms become vacant, it is the policy of the Trustees to modernise, improve and re-decorate to meet this standard.

During 2021, as part of the planned maintenance, work has been carried out internally on the main Home. A boosted Wi-Fi system has been provided throughout the Home to support a new hand-held digital method of recording activities in resident's rooms and ancillary areas by the care staff and for the storing and updating of Care Plans including attendance, medication, and cleaning. The new Wi-Fi system also brings better coverage in the Home for mobile phones, iPads and computers.

A new call bell system has also been procured as the existing one was failing.

A new Leased Line has been procured to improve access to the Internet for the Home in conjunction with improved Firewall security.

The Passenger lifts in St Martin's Court and the main Home have been fully refurbished.

Following on from the significant investment in 2020, we have continued with the Refurbishment as required of residents' rooms, including up-dating of en-suite facilities.

Investment in the fabric, fixtures and fittings has been limited to the immediate needs of the Home.

We have been resolving a boundary dispute with the present owners of No 5 Abington Park Crescent. The dispute arises from a land swap between the Diocese of Peterborough and St Christopher's Home in 1982. The issue is our present bin store is located on a piece of land that the owners of No 5 have a right of way over. This was not an issue with the Diocese of Peterborough, but it is now in private ownership. In exchange for the boundaries being relocated to their previous positions we will have the benefit of a covenant from the present owners not to use their front garden for access and parking of cars and we will have the right to have signs on the fence and the new wall and for the cables and existing lights to be retained and new ones added to the new wall.

As a result of the dispute a new bin store will be required, and we have obtained planning permission to build a new roofed bin store structure on the triangle of land at the rear of No 5 Abington Park Crescent. Construction drawings will be prepared to show an option to have a bin store with or without a roof.

The north boundary wall has been repointed in selective areas to ensure its resilience to the elements.

There is also need to have the boiler in the Willows wing replaced and proposals have been sought and are being reviewed to see how this can be achieved.

The lighting has been improved to the entrance and main corridor in St Martin's Court.

The replacement of 2 windows in the chapel is planned to improve ventilation and ease of opening.

A second mobility scooter store has been erected adjacent to the existing one on the edge of the St Martin's Court car park and the old summer house, will also benefit from a refurbishment in early 2022

Plans are in hand to refurbish the main dining room using a recent legacy.

We have provided an easement to have Ultra-Fast Broadband infrastructure available within the grounds of the Home with City Fibre Ltd.

The main Home has also benefited from a new controller for the heating system situated in the Cedars plant room.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10. Governance

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

The Trustees comprise

- the Rural Dean of the Deanery of Northampton
- three members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
- the Trustees may also co-opt up to six further people to act as Trustees
- a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with guidance documentation from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Mrs E Loe

Mr T Allen

Mr SV Billings

Mr D Loe

Mr M Clarke

Mr M Sharman

Mrs C Irwin

Mr A Dunkley

Mr J Kidney

Rev'd R Hetherington

(Resigned 27 May 2021)

Rev'd BJ Kim

Mrs E Clinton

Major M Crouch

Mr T Dolan

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10. Governance

Thanks and Acknowledgements

Donald Loe, Chair of Trustees writes:

Due to the pandemic, we were unable to hold Annual General Meetings in 2020 or 2021. This report therefore covers, in part, events since the last AGM but focusses primarily on the last 12 months.

Firstly, we must again thank John Kidney for his tireless work in the past as Chair and Trustee. John is standing down this year so we will lose the formal benefit of his great knowledge and his experience of the running of the Home, but he has said he will be available on the telephone if we wish. We wish both John and Jo a happy retirement on the south coast and look forward to welcoming John as a visitor when he is in Northampton.

We are blessed to have the services of a dedicated staff team led by Miss Sarah Clarke, our Home Manager, supported by our assistant Deputy Manager Katrina Jones, that provide a good standard of support for residents, independent residents, and each other; for this we are most grateful.

The commitment of our staff team has enabled us during the Covid 19 pandemic to continue to provide a dedicated and good all round service, which is recognised by residents and family members and is much appreciated by all. The Trustees are especially grateful to Mr Peter Howard for his unstinting management of financial and business aspects of the Home and to Mr Stephen Clamp for his tireless work looking after the Home and his help with care at critical times. We do not underestimate the additional pressure the pandemic has put upon the running of the Home.

The life of the Home during 2021 has been a challenging time for staff and Trustees. We are indeed indebted to them for their dedication, application, and skill.

In January we had to cope with the virus and sadly the loss of quite a few residents' lives. St Ragener's was closed for services. Gatherings in the Home and St Ragener's were stopped. Some staff suffered from Covid, and this put pressure on remaining staff to cover and maintain standards. Some of the residents in St Martin's Court caught the virus.

Despite all this a Rose of Northampton Award was made to staff. The awards are given to many people who during the pandemic have consistently put the needs of others ahead of their own, keeping communities connected and supporting the most vulnerable members of society. The 'Rose of Northamptonshire' awards have been launched so that the people of Northamptonshire can recognise and thank them."

In February a CQC report was received and straight away the Residential Manager and Mrs Clinton and Mrs Irwin worked closely to produce an Action Plan required by the report. This was diligently followed up throughout the year to attend to the items set out in the report.

Due to the pandemic the Home was still not open to visitors in June. The present position, as of 20th April 2022, is we are not locked down. However, visitors are asked to take lateral flow tests before entering.

We are also blessed to have the Reverend Byung Jun Kim, Rector of Abington as our chaplain, his ministry amongst us all is a great benefit to the Home.

In June the Reverend Rachel Hetherington was appointed as the Independent Living and Pastoral Work co-ordinator in the Home, where she continued her dedicated work, especially needed during the pandemic, as a chaplain, to provide spiritual support for residents and staff. As a result, Rachel could no longer be a Trustee.

We have also welcomed Lisa Dowdy as PA and Secretary to Sarah Clarke. Lisa has settled in quickly and we are grateful to her for her diligence and flexibility in that role.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10. Governance

Thanks and Acknowledgements (continued)

We appreciate too, the support of other local clergy who regularly lead the worship in both of our chapels; the Lay leadership provided for services by members of the St Christopher's community and volunteers is also highly valued.

Services have been restricted in number in St Ragener's Chapel and in the Home due to the pandemic.

As always, we are very grateful to those who have made donations to the Home during the year and for legacies which, when combined with contributions made over many years, enable us to support the charitable objectives of St Christopher's and to provide those much appreciated little extras.

Residents and Independent Residents support the activities of the Manager and our Activities Organiser, in planning and supporting the organisation of a wide range of social events and activities for the benefit of everybody at St Christopher's. The number of these has been restricted this year due to the pandemic. We are grateful for the support of the Trustees and a core group of Volunteers in the last difficult year.

Our Board of Trustees is highly committed to ensuring that the Home is governed and managed well.

Through regular weekly monitoring visits, they support the manager in developing the Home and safeguarding the residents, staff, and the future of St. Christopher's. By regular testing this has continued during the lockdown caused by the pandemic.

Each member of the Board, whilst having the responsibility of ensuring general good governance of St. Christopher's, is encouraged to specialise in various areas of activity around the Home.

Thanks must go to the Trustees for their continued commitment to the extensive workload that the Home generates. During 2021 the plan to introduce sub-committees was implemented. These are now arranged as

- Finance and Personnel
- Care, Pastoral, Social, Fund Raising & Independent Living
- Buildings and Health and Safety

We gratefully acknowledge the hard work put in by all the Trustees during a difficult year mainly working outside the confines of the Residential Home for Health and Safety reasons.

Meetings were held via Zoom and interviews continued to be held in the converted summer house and coffee lounge where a full width screen had been erected and microphones installed to provide separation between staff, residents, and visitors when visits took place. A covered, drive in, outdoor space was also created on the parking spaces near the Elms for separated visiting in the better weather and later removed.

Whilst recognising that Trustees need to have a clear understanding of the laws and regulations that apply to the Home and the expectations of our Regulators - CQC and Local Authority inspectors, unfortunately due to the pandemic no on-site training courses have been held during the year.

The Manager and Trustees had to deal with the legislation requiring the Mandatory Vaccination of Staff. The Home took advice from our Human Resources consultant and solicitors to protect the interests of the Home.

As a result of inspections requested by the Trustees a decision was made to look carefully at the kitchen and to make necessary improvements. This is work in progress.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees' report was approved by the Board of Trustees.



Mr D Loe

Trustee

Dated: 25 May 2022



Mr A Dunkley

Trustee

Dated: 25 May 2022

ST. CHRISTOPHER'S HOME

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales 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 the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Opinion

We have audited the financial statements of St. Christopher's Home (the 'charity') for the year ended 31 December 2021 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 charity 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

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 Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees 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 charity'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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Use of our report

This report is made solely to the charity's Trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jervis & Partners

25 May 2022

**Chartered Accountants
Statutory Auditor**

30 Harborough Road
Kingsthorpe
Northampton
NN2 7AZ

Jervis & Partners is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ST. CHRISTOPHER'S HOME

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

		Unrestricted funds 2021 £	Restricted funds 2021 £	Total Unrestricted funds 2021 £	Restricted funds 2020 £	Total 2020 £
	Notes					
Income and endowments from:						
Donations and legacies	3	170,567	-	170,567	98,249	98,249
Charitable activities	4	1,993,105	5,068	1,998,173	5,013	2,188,978
Investments	5	60,218	3,614	63,832	3,350	62,701
Other income	6	-	-	-	1,336	1,336
Total income		2,223,890	8,682	2,232,572	8,363	2,351,264
Expenditure on:						
Raising funds	7	2,277,344	-	2,277,344	-	2,231,808
Total expenditure		2,277,344	-	2,277,344	-	2,231,808
Net gains/(losses) on investments	11	181,673	18,215	199,888	8,763	(51,864)
Net movement in funds		128,219	26,897	155,116	17,126	67,592
Fund balances at 1 January 2021		4,309,128	128,057	4,437,185	110,931	4,369,593
Fund balances at 31 December 2021		4,437,347	154,954	4,592,301	128,057	4,437,185

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

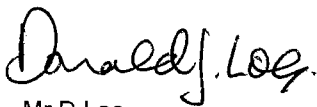
ST. CHRISTOPHER'S HOME

BALANCE SHEET

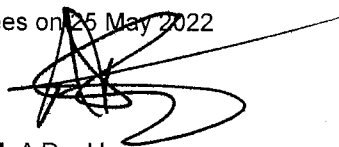
AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	12		2,002,089		1,955,556
Investments	13		1,423,862		1,294,349
			<u>3,425,951</u>		<u>3,249,905</u>
Current assets					
Debtors	14	189,395		181,585	
Investments	15	560,640		460,911	
Cash at bank and in hand		681,803		823,872	
		<u>1,431,838</u>		<u>1,466,368</u>	
Creditors: amounts falling due within one year	16	(265,488)		(279,088)	
Net current assets			1,166,350		1,187,280
Total assets less current liabilities			<u>4,592,301</u>		<u>4,437,185</u>
Income funds					
Restricted funds			154,954		128,057
Unrestricted funds			4,437,347		4,309,128
			<u>4,592,301</u>		<u>4,437,185</u>

The financial statements were approved by the Trustees on 25 May 2022



Mr D Loe
Trustee



Mr A Dunkley
Trustee

ST. CHRISTOPHER'S HOME

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	20		(101,036)		118,345
Investing activities					
Purchase of tangible fixed assets		(1,359,510)		(145,407)	
Proceeds on disposal of tangible fixed assets		1,284,000		135,000	
Proceeds on disposal of investments		70,374		40,957	
Interest received		63,832		62,701	
Net cash generated from investing activities			58,696		93,251
Net cash used in financing activities			-		-
Net (decrease)/increase in cash and cash equivalents			(42,340)		211,596
Cash and cash equivalents at beginning of year			1,284,783		1,073,187
Cash and cash equivalents at end of year			1,242,443		1,284,783
Relating to:					
Cash at bank and in hand			681,803		823,872
Short term deposits included in current asset investments			560,640		460,911

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

(a) General information and basis of preparation

St. Christopher's Home is a Charity resident in England. The address of the Registered Office is given in the Charity information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102, and UK Generally Accepted Practice as it applies from 1 January 2015.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the Charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	nil
Fixtures and fittings	20% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Chapel collections	-	194
Legacies receivable	70,741	16,697
COVID Funding	98,536	81,348
Fundraising income	1,290	10
	<u>170,567</u>	<u>98,249</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

4 Charitable activities

	Rents received		Service charges - Coach House and other		Service charges - St Martins Court		Service charges - Contribution to the Sinking Fund		Fees receivable		Total	
	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2020
	£	£	£	£	£	£	£	£	£	£	£	£
Charitable activities												
Charitable rental income	13,247	1,312	24,618	20,171	5,068	1,916,755	16,500	1,916,755	80,916	2,105,096	83,144	
Other income	-	-	-	-	-	502	-	502	502	738	738	
	<u>13,247</u>	<u>1,312</u>	<u>24,618</u>	<u>20,171</u>	<u>5,068</u>	<u>1,933,757</u>	<u>1,933,757</u>	<u>1,933,757</u>	<u>81,418</u>	<u>2,188,978</u>	<u>83,882</u>	
Analysis by fund												
Unrestricted funds	13,247	1,312	24,618	20,171	-	1,933,757	-	1,933,757	1,993,105	2,183,965	5,013	
Restricted funds	-	-	-	-	5,068	-	5,068	-	506	738	738	
	<u>13,247</u>	<u>1,312</u>	<u>24,618</u>	<u>20,171</u>	<u>5,068</u>	<u>1,933,757</u>	<u>5,068</u>	<u>1,933,757</u>	<u>1,998,173</u>	<u>2,188,978</u>	<u>5,751</u>	

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

4 Charitable activities

For the year ended 31 December 2020

(Continued)

	Rents received - Coach House and other	Rents received - St Martins Court	Service charges - Coach House and other	Service charges - St Martins Court	Service charges - Contribution to the Sinking Fund	Fees receivable	Total 2020
	£	£	£	£	£	£	£
Charitable activities	-	-	-	-	-	2,105,096	2,105,096
Charitable rental income	13,103	5,193	24,245	19,090	5,013	16,500	83,144
Other income	-	-	-	-	-	738	738
	<u>13,103</u>	<u>5,193</u>	<u>24,245</u>	<u>19,090</u>	<u>5,013</u>	<u>2,122,334</u>	<u>2,188,978</u>
Analysis by fund							
Unrestricted funds	13,103	5,193	24,245	19,090	-	2,122,334	2,183,965
Restricted funds	-	-	-	-	5,013	-	5,013
	<u>13,103</u>	<u>5,193</u>	<u>24,245</u>	<u>19,090</u>	<u>5,013</u>	<u>2,122,334</u>	<u>2,188,978</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

5 Investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Income from listed investments	60,218	-	60,218	59,351	-	59,351
Income from unlisted investments	-	3,614	3,614	-	3,350	3,350
	<u>60,218</u>	<u>3,614</u>	<u>63,832</u>	<u>59,351</u>	<u>3,350</u>	<u>62,701</u>

6 Other income

	Total	Unrestricted funds
	2021	2020
	£	£
Meals	-	1,170
Laundry	-	166
	<u>-</u>	<u>1,336</u>

7 Raising funds

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
<u>Trading costs</u>		
Support and governance costs	2,277,344	2,231,808
	<u>2,277,344</u>	<u>2,231,808</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

8 Support costs

	Support costs	Governance costs	2021	Support costs	Governance costs	2020
	£	£	£	£	£	£
Staff costs	1,486,725	239,586	1,726,311	1,461,434	234,876	1,696,310
Depreciation	28,978	-	28,978	37,735	-	37,735
Provisions	89,320	-	89,320	86,901	-	86,901
Rates and water	5,765	-	5,765	10,366	-	10,366
Light and heat	70,176	-	70,176	64,160	-	64,160
Cleaning materials, contracts and domestic items	145,194	-	145,194	112,776	-	112,776
Building and general maintenance	76,935	-	76,935	84,898	-	84,898
Sinking Fund contribution	16,500	-	16,500	16,500	-	16,500
Property improvements	-	-	-	4,102	-	4,102
Insurance	33,019	-	33,019	24,054	-	24,054
Advertising and marketing of Home	790	-	790	446	-	446
Garden and grounds expenses	20,381	-	20,381	22,198	-	22,198
Travelling	4,947	-	4,947	5,338	-	5,338
Registration fees	8,624	-	8,624	8,621	-	8,621
Telephone	5,960	-	5,960	4,254	-	4,254
Advertising - support	324	-	324	273	-	273
Recreational expenses	4,393	-	4,393	16,428	-	16,428
Bank charges	1,917	-	1,917	1,915	-	1,915
General expenses	8,805	-	8,805	6,683	-	6,683
Chapel expenses	2,132	-	2,132	1,754	-	1,754
Audit fees	-	3,540	3,540	-	3,480	3,480
Legal and professional	-	17,611	17,611	-	16,510	16,510
Printing, postage and stationery	-	5,722	5,722	-	6,106	6,106
	<u>2,010,885</u>	<u>266,459</u>	<u>2,277,344</u>	<u>1,970,836</u>	<u>260,972</u>	<u>2,231,808</u>
Analysed between						
Trading	<u>2,010,885</u>	<u>266,459</u>	<u>2,277,344</u>	<u>1,970,836</u>	<u>260,972</u>	<u>2,231,808</u>

Governance costs includes payments to the auditors of £3,540 (2020- £3,480) for audit fees.

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Direct Care & Support	80	86
Governance	8	8
Voluntary workers and Trustees	14	15
Total	<u>102</u>	<u>109</u>

Employment costs	2021 £	2020 £
Wages and salaries	1,566,984	1,539,097
Social security costs	108,607	111,575
Other pension costs	50,720	45,638
	<u>1,726,311</u>	<u>1,696,310</u>

There were no employees whose annual remuneration was more than £60,000.

11 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021 £	2021 £	2021 £	2020 £	2020 £	2020 £
Revaluation of investments	152,308	-	152,308	(45,652)	-	(45,652)
Gain/(loss) on sale of investments	29,365	18,215	47,580	(14,975)	8,763	(6,212)
	<u>181,673</u>	<u>18,215</u>	<u>199,888</u>	<u>(60,627)</u>	<u>8,763</u>	<u>(51,864)</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Motor vehicles £	Total £
Cost				
At 1 January 2021	1,807,611	469,677	43,240	2,320,528
Additions	1,353,250	6,260	-	1,359,510
Disposals	(1,284,000)	-	-	(1,284,000)
At 31 December 2021	1,876,861	475,937	43,240	2,396,038
Depreciation and impairment				
At 1 January 2021	-	328,551	36,420	364,971
Depreciation charged in the year	-	27,397	1,581	28,978
At 31 December 2021	-	355,948	38,001	393,949
Carrying amount				
At 31 December 2021	1,876,861	119,989	5,239	2,002,089
At 31 December 2020	1,807,610	141,126	6,820	1,955,556

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

	2021 £	2020 £
Freehold	1,876,861	1,807,610

13 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2021 & 31 December 2021	1,294,349
Carrying amount	
At 31 December 2021	1,294,349
At 31 December 2020	1,294,349

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

14 Debtors	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	163,023	162,407
Other debtors	550	-
Prepayments and accrued income	25,822	19,178
	<u>189,395</u>	<u>181,585</u>

15 Current asset investments	2021	2020
	£	£
Sinking Fund Investment	<u>560,640</u>	<u>460,911</u>

Analysis of Sinking Fund Investment within respective areas of the Charity

	2021	2020
	£	£
St Christopher's Home	405,686	332,854
St Martins Court	86,862	72,127
Other Properties	68,092	55,929
	<u>560,640</u>	<u>460,911</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

16 Creditors: amounts falling due within one year	2021	2020
	£	£
Other taxation and social security	46,780	22,176
Trade creditors	37,396	31,042
Other creditors	60,776	84,590
Accruals and deferred income	120,536	141,280
	<u>265,488</u>	<u>279,088</u>

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £30,936 (2020 - £30,785).

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

18 Analysis of net assets between funds

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Fund balances at 31 December 2021 are represented by:						
Tangible assets	2,002,089	-	2,002,089	1,955,556	-	1,955,556
Investments	1,423,862	-	1,423,862	1,294,349	-	1,294,349
Current assets/ (liabilities)	1,011,396	154,954	1,166,350	1,059,223	128,057	1,187,280
	<u>4,437,347</u>	<u>154,954</u>	<u>4,592,301</u>	<u>4,309,128</u>	<u>128,057</u>	<u>4,437,185</u>

Purposes of unrestricted funds

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home (see note 15).

The General Fund holds the reserve which provides the funding for all other activities which St Christopher's Home undertakes.

Purposes of restricted funds

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated between St Martins Court and Other Properties (see note 15)

19 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

20	Cash generated from operations	2021 £	2020 £
	Surplus for the year	155,116	67,592
	Adjustments for:		
	Investment income recognised in statement of financial activities	(63,832)	(62,701)
	(Gain)/loss on disposal of investments	(29,365)	14,975
	Fair value gains and losses on investments	(152,308)	45,652
	Depreciation and impairment of tangible fixed assets	28,978	37,735
	Movements in working capital:		
	(Increase) in debtors	(7,810)	(35,333)
	(Decrease)/increase in creditors	(13,600)	59,188
	Cash (absorbed by)/generated from operations	<u>(82,821)</u>	<u>127,108</u>
	Restricted funds fair value gains/(losses)	<u>(18,215)</u>	<u>(8,763)</u>
	Per cash flow statement page	<u>(101,036)</u>	<u>118,345</u>

21 Analysis of changes in net funds

The charity had no debt during the year.

ST CHRISTOPHER'S HOMES

England & Wales - Charity number 203787

Accounts

Charity Registration No. 203787

ST. CHRISTOPHER'S HOME
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

Charity number	203787																						
HMRC reference	X76380																						
Registered office	Abington Park Crescent Northampton NN3 3AD Tel: 01604 637125 Fax: 01604 604114 Email info@stchristopherscofehome.co.uk																						
Patron	Lord Bishop of Peterborough (President)																						
Trustees	<table><tr><td>Chairman</td><td>Mr. John Kidney Mr. Donald Loe</td><td>(Stepped down 1st September 2020) (Elected 1st September 2020)</td></tr><tr><td>Vice Chairman</td><td>Mr. Michael Clarke Mrs. Eileen Clinton</td><td>(Stepped down 1st September 2020) (Elected 1st September 2020)</td></tr><tr><td>Treasurers</td><td>Mr. Ashley Dunkley F.C.C.A. F.M.A.A.T</td><td></td></tr><tr><td>Ex Officio</td><td>Rev'd Rachel Hetherington</td><td></td></tr><tr><td>Nominated</td><td>Rev'd Byung Jun Kim</td><td></td></tr><tr><td>Elected</td><td>Mr. Tony Allen Mr. Stephen V. Billings Mr. Martin Carnell Mr. John Kidney Mrs. Celia Irwin Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman</td><td>(Re-elected 26th June 2020) (Re-elected 26th June 2020) (Passed away 6th October 2020) (Re-elected 26th June 2020)</td></tr><tr><td>Co-opted</td><td>Mrs. Eileen Clinton Major Michael Crouch Mr. Timothy Dolan</td><td>(Co-opted 2nd September 2019) (Co-opted 18th November 2019) (Co-opted 2nd September 2019)</td></tr></table>	Chairman	Mr. John Kidney Mr. Donald Loe	(Stepped down 1st September 2020) (Elected 1st September 2020)	Vice Chairman	Mr. Michael Clarke Mrs. Eileen Clinton	(Stepped down 1st September 2020) (Elected 1st September 2020)	Treasurers	Mr. Ashley Dunkley F.C.C.A. F.M.A.A.T		Ex Officio	Rev'd Rachel Hetherington		Nominated	Rev'd Byung Jun Kim		Elected	Mr. Tony Allen Mr. Stephen V. Billings Mr. Martin Carnell Mr. John Kidney Mrs. Celia Irwin Mr. Michael Clarke Mrs. Elizabeth Loe Mr. Martin Sharman	(Re-elected 26th June 2020) (Re-elected 26th June 2020) (Passed away 6th October 2020) (Re-elected 26th June 2020)	Co-opted	Mrs. Eileen Clinton Major Michael Crouch Mr. Timothy Dolan	(Co-opted 2nd September 2019) (Co-opted 18th November 2019) (Co-opted 2nd September 2019)	
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Co-opted	Mrs. Eileen Clinton Major Michael Crouch Mr. Timothy Dolan	(Co-opted 2nd September 2019) (Co-opted 18th November 2019) (Co-opted 2nd September 2019)																					
Manager	Miss S. Clarke																						

ST. CHRISTOPHER'S HOME

LEGAL AND ADMINISTRATIVE INFORMATION

External Advisors

Auditors	Jervis & Partners 30 Harborough Road Kingsthorpe, Northampton NN2 7AZ	Bankers	National Westminster Bank plc 41 Weston Favell Centre Northampton NN3 8JT
Solicitors	SP Law incorporating Martin Adams & McColl 110 Whitworth Road Northampton NN1 4HJ		
Investment Managers	Cave & Sons Lockgates House Rushmills Bedford Road Northampton NN4 7YB	Pension Auto Enrolment	The People's Pension Manor Royal Crawley West Sussex RH10 9QP

Area of Activity

The ecclesiastical parishes of

Area	Church
Abington	St Peter and St Paul
Billing	St Andrew and All Saints
Boughton	St John the Baptist
Dallington	St James
Duston	St Luke and St Francis
Far Cotton	St Mary
Grange Park	Collingtree, St Columba and Grange Park
Hardingstone	St Edmund
Kingsthorpe	St John the Baptist, St David and St Mark
Moulton	St Peter and St Paul
Northampton	All Saints with St Katherine and St Peter Christ Church Emmanuel Holy Sepulchre with St Andrew and St Lawrence Holy Trinity and St Paul St Alban the Martyr St Augustine St Giles St Benedict St James St Matthew St Michael and All Angels with St Edmund
Piddington with Horton	St John the Baptist
Quinton and Preston Deanery	St John the Baptist
Weston Favell	St Peter
Wootton	St George the Martyr

ST. CHRISTOPHER'S HOME

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ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their report and financial statements for the year ended 31 December 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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)".

1. Objectives and Activities

The objective of the Charity is the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England. The Trustees do not believe that the range of beneficiaries is unreasonably restricted by the Charity's constitution.

To this end, the Charity provides a range of different types of accommodation;

- 34 flats and bungalows within the perimeter of the estate for those residents who live independently but value the support of St. Christopher's community and its good neighbourly services.
- 54 en-suite rooms in the main Home for those requiring fully supported living. The Home's kitchen, laundry and communal areas, as well as the Home's chapels, are situated within the main Home.

The Trustees' aim is to provide the best possible living environment for those who have chosen to come to live at St. Christopher's. The Home is not registered to provide dementia care, but does support those in residential accommodation with a high level of physical dependency, wherever possible. The Home's aim remains to provide a caring and spiritually sustaining environment for those who wish to avail themselves of the Charity's facilities.

2. Fundraising

The Charity raises some funds from the public. It does not use professional or commercial participators but relies on Trustees, Staff and Volunteers to carry out any fund raising activities.

It follows the Charity Commission Guidance "Charity fundraising: a guide to Trustee duties (CC20)" when undertaking fundraising.

The Trustees are not aware of any failures to comply with this standard and monitor all fundraising activities undertaken by the Charity.

When undertaking fund raising the Charity has to protect vulnerable people and other members of the public from the following behaviours:

- Unreasonable intrusion on a person's privacy;
- Unreasonable persistent approaches for the purpose of soliciting or otherwise procuring money or other property on behalf of the Charity;
- Placing undue pressure on a person to give money or other property;

The Trustees have ensured that the Charity's fundraising activities are undertaken without resorting to such behaviours.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

3. Public benefit

While the Charity charges fees for the services it provides, these are often less than those in the private sector. In addition, the Charity tries to ensure that, regardless of their financial position, no resident will be forced to leave the Home for financial reasons alone. A number of residents are in receipt of local authority funding which cover a proportion of the fees charged. If there are no further contributions, the Trustees use the Charity's own resources; the cost of such support in 2020 was £127,661 (2019 £152,035). The Trustees have had regard to the public benefit guidance published by the Charity Commission and the Trustees continue to maintain the Home's admission procedures to try to ensure that an affordable balance between those able to pay the Home's normal fees and those unable to do so would be maintained.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

4. Performance

Sarah Clarke, Manager, writes:-

During 2020 we have, as everyone has, been restricted in terms of our normal daily life within the Home. The coronavirus pandemic placed us all into unprecedented and challenging times. We took the difficult decision early on in March of 2020 to close our doors to all but essential visitors those being essential medical staff only. This was one of the hardest decisions I have ever had to take in my whole career in care and with a heavy heart we had to separate residents from their loved ones to protect them from the ever looming threat the virus imposed upon us.

Residents and staff were high in spirit and worked tirelessly together to support each other. We had many uplifting moments and many difficult and uncertain moments throughout, but the morale between all residents and staff alike was that we are all in this together and that we would take care of each other and support each other though none of us knew, or envisaged, that it would be for so long. Residents made reference to war times and how they had survived that and that the conditions they are in now are a lot more comfortable, their resilience and the love they showed the staff throughout was so humbling.

The separation from family members really took its toll on some residents and we acted fast to ensure that we could afford contact in other ways. The home has every possible video calling account available such that we could work within the bounds of what our resident's relatives had access to, thereby maintaining contact. Residents soon became familiar with WhatsApp, Facebook Messenger, Skype and even Zoom, giving them much desired and needed contact with their loved ones. There were even a few remote GP ward rounds conducted by video calls. One resident in particular, when I said the Doctor wanted to see them, was amazed at how the Doctor could be in their office and they could see and talk to them on the screen. It was a new way of keeping the outside links that everyone so craved and desired and formed an essential part of working to ensure everyone was kept safe. We noticed that some residents didn't cope too well with the Ipad and tablet or phone devices due to sight issues and this prompted us to introduce a better bigger screen. We looked at options for this and purchased two 50" interactive tables – basically two rather large iPads on wheels that could be taken to residents in their rooms to offer a better option for video calling. These were a huge hit with residents and staff as, with their introduction, it also allowed for games and other activities to entertain and stimulate the residents, promoting wellbeing.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

4. Performance (continued)

I recall, sometime in April, staff becoming more aware and fearful of the pandemic due to the significant news coverage and them questioning whether they had enough protective equipment. At this time, it was stressed by the government officials and scientists that staff in care homes did not need to wear facemasks nor did the general public, it was needed only for those working with the most severely unwell patients in hospitals on intensive care units. I remember a week later gathering staff and explaining to disregard what I had said a week earlier and that they must all now wear facemasks at all times whilst inside the building across all departments. It was an all-consuming job trying to secure equipment for staff to wear in order to be safe, especially facemasks, but we managed to secure enough supplies, albeit at a heavily inflated cost and some shopping around to find any stocks. We also had a major issue accessing hand soap as our no touch hand dispenser refills were not available from any supplier. All manufactured refills had been commandeered and sent straight to the NHS.

As you know this was during a time where restrictions were in place and there were limits on the buying of such items. Therefore, staff and relatives were asked to pick up a couple of bottles of hand soap in their weekly shop along with other items like Milton sterilising fluid and tablets. This helped to keep the home stocked with supplies to ensure enhanced cleaning and effective handwashing. A few emails were exchanged with local MPs to try to help with the stocks all being taken for the NHS and to explain the struggles that we in social care were having. We worked with our usual suppliers and some others to obtain enough stocks of everything available, buying in bulk, such that we were well covered.

During April we also installed an outdoor motion sensed tap and sink to ensure that everyone entering or leaving the home had the access and facilities to wash and dry their hands. We placed Sani brush rubberised disinfection doormats at every entry point such that these could be filled with Milton sterilising fluid so no one would inadvertently be bringing anything in on their shoes. We changed staff practice and required all staff to travel to and from work in their own clothing and change into uniform on arrival and change again prior to leaving their shift.

As the warmer weather approached and the restrictions and first lockdown lifted, we placed a huge drive-in gazebo in the disabled parking bays at the front entrance to the home. This allowed us to welcome visitors for the first time since March. It was a really emotional time and many happy tears were shed by staff, residents and relatives as they were reunited, albeit outside and distanced. There was a real feeling of something being a lot better than nothing.

As the colder and wetter weather approached and drew in it was recognised that the visiting tent had served its purpose but would not be a sustainable option in the coming months and work went underway by our amazing Estates team Steve and Gary to adapt both the summerhouse and coffee rooms to create a full floor to ceiling screened area where visits could take place. Very early on, using the summerhouse, we recognised that the sound quality was very poor and so we approached a local sound tech company to come and install a two-way specialist microphone and speaker set up in each of the areas to include a hearing loop system also. These areas were extremely busy and well used as at the time we were not permitted to have visitors inside the main home, so this was the next best thing alongside regular video and telephone calls.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

4. Performance (continued)

Residents were separated into smaller bubble groups to allow them the space to socially distance during activities and dining. This saw us set the two lounges up as dining areas such that all residents could enjoy the company of others whilst they dine.

Throughout the lockdown I reached out and took part in linked meetings with outside organisations via Teams and Zoom. I got involved with a couple of projects led by our local GP and the Time for Care Team. This allowed me to take part in helping to pioneer the Home as one of the first to host video ward rounds and this secured a free Ipad as an extra communication tool for the home to keep and use. I also took part in a project surrounding shared care planning, again with the Time for Care Team and Local GP. This was focused on improving links between care homes and their surgeries and having shared records of care, especially in regard to neurological observations, and setting baselines with the GPs to establish each individual resident's normal range.

Training, as we know it at St Christopher's, had to be re-thought. As a home we have always preferred face to face training for our staff. Although generally more expensive than e learning, the quality is far better and having a trainer face to face allows staff to be inquisitive and challenge their own knowledge and fill in their gaps, something it is felt cannot be achieved with an online e learning tick box course. Sadly, due to the pandemic we had to move training online and some courses have had to be e learning. Others have been conducted online via teams with one of our trainers with staff logging in allowing them to still question and stretch their knowledge and utilise the full potential of the training.

2020 was a year like no other and I could say so much more. It is such an important story to tell and picture to paint for everyone who was excluded from our Home, and I am sure that, once the pandemic reaches an end, one that we will all share with future generations. It came with a loss of freedom and a longing to feel the presence and warmth of visitors. St Christopher's, always such a busy, vibrant and lively home, was quiet and it felt very strange for us all. I am so grateful to all of my amazing residents' relatives and the Trustees for their endless compassion, kindness and unfaltering belief in all of us. Throughout, the support we have had has been tremendous. However, the biggest thanks of all has to go to our lovely residents and staff. We were very much all locked in together and I feel honoured and humbled by the support they have all shown. We wouldn't be where we are today without everyone's hard work and patience.

5. Risk Assessment

The Trustees have considered the main areas of risk which could affect the continuing operations of the Charity and have insurance policies in place to mitigate any damage such identified risks might cause.

6. Financial Review

St Christopher's is reliant on the incoming resources provided by the activities in the furtherance of the Charity's objectives. With the continuing levels of care and support staffing and the impact of the introduction of the National Living Wage, the net incoming resources for unrestricted funds before investment revaluations reflected a surplus of £111,093 (2019 £35,897 deficit), The Charity received in the year £66,342 (2019 £69,253) from its investment portfolio. This investment portfolio year end revaluation resulted in a surplus on unrestricted and restricted funds of £183,054 (2019 £198,908 surplus). These resources have also been supported generously by COVID funding, donations and gifts including legacies and fundraising activities amounting to £98,249 (2019 £9,826).

As noted above, the Trustees use the Charity's resources to help those residents who are unable to pay the full fees. They budget, however, on the basis that full fees will be paid and regard the investment income as the chief source of support for those unable to pay in full. Existing residents do not therefore subsidise those who pay less than full fees. In general, budgets are framed to produce a broadly neutral financial position.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

7. Investment powers, policy and performance

There are no restrictions on the Charity's power to invest however the Trustees have committed themselves to follow the ethical principles set out in the policy statement produced by the Church of England Advisory Group. A copy of this policy statement is available on request from the Home. The Charity's investment managers take account of this statement in their management of the Charity's portfolio.

These managers are tasked to produce a targeted level of income while trying to grow the real value of the portfolio. Performance in 2020 was in line with the benchmarks agreed by the Trustees with the investment manager.

8. Reserves

As noted in the Balance Sheet and in note 11, the Charity's investment portfolio amounted to £1,294,349 (2019 £1,386,790). As explained above, the income from this portfolio is dedicated to meeting the Home's charitable objectives. Cash balances continue to remain higher than usual in recent years because most of the independent living accommodation has been "sold" on long leases rather than rented. Whether to "buy" or rent is a decision for the individual independent living resident. The Trustees are therefore committed to maintaining large cash balances in order to facilitate the management of the Charity's estate. The future expected cash flow is reviewed by the Trustees on a regular basis.

9. New Plans and Developments

Due to the pandemic a temporary building was hired to store PPE and to create a space outside the main Home for Covid testing and for use by workmen for Welfare facilities.

A programme of planned maintenance and refurbishment ensures that facilities are kept at a high standard and the grounds continue to be maintained excellently, an amenity which is valued by all.

Visitors will have noticed continual improvements to public areas and corridors in the main part of the Home. We wish to provide an atmosphere that meets the expectations of residents in the 21st century; as rooms become vacant, it is the policy of the Trustees to modernise, improve and re-decorate to meet this standard.

During 2020, as part of the planned maintenance, work has been carried out internally on the main Home.

Plans have been made for 2021 to provide a Wifi system throughout the Home to support a new hand-held digital method of recording activities in resident's rooms and ancillary areas by the care staff and for the storing and updating of Care Plans including attendance, medication, and cleaning. A new call bell system is to be procured as the existing one is failing. The new Wifi system also brings better coverage in the Home for mobile phones, Ipads and computers. A new Leased Line is to be procured to improve access to the Internet for the Home. It is planned to refurbish the lifts in St Martin's Court and the main Home in 2021. A new site pick-up truck is also to be provided in 2021.

Following on from the significant investment in 2019, we have continued with the

Refurbishment as required of residents' rooms, including up-dating of en-suite facilities.
Two large screen TV's that can be used as games' tables.

Investment in the fabric, fixtures and fittings has been limited to the immediate needs of the Home.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

10. Governance

The Charity was founded by and operated under a Trust Deed dated 15 February 1943 until 16 March 2005, when a new Scheme approved by the Charity Commission, came into effect. This Scheme, is the Charity's present governing instrument.

The Trustees comprise

- the Rural Dean of the Deanery of Northampton
- three members elected by the House of Clergy of the Deanery of Northampton
- up to fourteen people elected by the representatives of the Parishes covering the Charity's area of activity (see LEGAL AND ADMINISTRATIVE INFORMATION page)
 - the Trustees may also co-opt up to six further people to act as Trustees
 - a Chair is elected by the Trustees from among their number

The names of those elected by the Parish representatives are shown on LEGAL AND ADMINISTRATION INFORMATION page. These Trustees are elected for a 3-year term and one third of them will retire at each Annual General Meeting.

On appointment, new Trustees are provided with guidance documentation from the Charity Commission, and are made as fully aware as possible of the Charity's activities and are encouraged to develop their contributions as Trustees in those areas to which their individual expertise and experience calls them.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Mrs E Loe

Mr T Allen

Mr SV Billings

Mr D Loe

Mr M Clarke

Mr M Sharman

Mrs C Irwin

Mr A Dunkley

Mr J Kidney

Rev'd R Hetherington

Rev'd BJ Kim

Mrs E Clinton

Major M Crouch

Mr T Dolan

Mr M Carnell

(Deceased 6 October 2020)

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

10. Governance

Thanks and Acknowledgements

Donald Loe, Chair of Trustees from September 2020, writes:

First, we must thank John Kidney, the retiring Chair of Trustees, for his tireless work in the past as Chair and Trustee. We have asked John to stay on as a Trustee for the time being, so we do not lose the benefit of his great knowledge and his experience of the running of the Home. We wish both John and Jo a happy retirement on the south coast.

Secondly, we must, retrospectively, give our thanks to Roger Cobley for his many years of service on the board of Trustees as he has retired. Roger actually retired in May 2019. Roger and his practice, Cobley Desborough, have been looking after the overview of the Finances for many years and we are grateful to them and for Ashley Dunkley carrying on as a Trustee. We wish Roger and Irene a very happy retirement.

Sadly, we must record the loss of Martin Carnell a much-respected colleague on the Trustees, who has passed away.

We are blessed to have the services of a dedicated staff team led by Miss Sarah Clarke, our Home Manager, supported by Mr Giuliano Labban our Deputy Manager and Miss Katrina Bailey our Assistant Deputy Manager, that provide a good standard of support for residents, independent residents, and each other; for this we are most grateful.

The commitment of our staff team has enabled us during the Covid 19 pandemic to continue to provide a dedicated and good service, which is recognised by residents, family members, health care professionals and the local the community and is much appreciated by all. The Trustees are especially grateful to Mr Peter Howard for his unstinting management of financial and business aspects of the Home. We do not underestimate the additional pressure the pandemic has put upon the running of the Home.

We are also blessed to have the Reverend Byung Jun Kim, Rector of Abington as our chaplain, his ministry amongst us all is a great benefit to the Home. The Reverend Rachel Hetherington has continued her great work, especially needed during the pandemic, as a chaplain, to provide spiritual support for residents and staff.

We appreciate too, the support of other local clergy who regularly lead the worship in both of our chapels; the Lay leadership provided for services by members of the St Christopher's community is also highly valued.

Services have been restricted in number in St Ragener's Chapel due to the pandemic.

As always, we are very grateful to those who have made donations to the Home during the year and also for legacies which, when combined with contributions made over many years, enable us to support the charitable objectives of St Christopher's and also to provide those much appreciated 'little extras'.

Residents and Independent Residents support the activities of the Manager and our Activities Organiser, in planning and supporting the organisation of a wide range of social events and activities for the benefit of everybody at St Christopher's. The number of these has been restricted this year due to the pandemic.

Our Board of Trustees is highly committed to ensuring that the Home is governed and managed well.

Through regular monitoring visits they support the manager in developing the Home and safeguarding the residents, staff, and the future of St. Christopher's. These have been curtailed do due to the lockdown caused by the pandemic.

Each member of the Board, whilst having the responsibility of ensuring general good governance of St. Christopher's, is encouraged to specialise in various areas of activity around the Home.

ST. CHRISTOPHER'S HOME

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

10. Governance

Thanks and Acknowledgements (continued)

Thanks must go to the Trustees for their continued commitment to the extensive workload that the Home generates. In 2021 there is a plan to introduce sub-committees.

We also acknowledge the work put in by all the Trustees during a difficult year working outside the confines of the Residential Home for Health and Safety reasons. Meetings were held via Zoom and interviews were held in the converted summer house where a full width screen had been erected and microphones installed to provide separation between staff, residents, and visitors when visits took place. A covered, drive in, outdoor space was also created on the parking spaces near the Elms for separated visiting in the better weather.

Whilst recognising that Trustees need to have a clear understanding of the laws and regulations that apply to the Home and the expectations of our Regulators - CQC and Local Authority inspectors, unfortunately due to the pandemic no on-site training courses have been held during the year.

The Trustees' report was approved by the Board of Trustees.



Mr D Loe

Trustee

Dated: 6 October 2021



Mr A Dunkley

Trustee

Dated: 6 October 2021

ST. CHRISTOPHER'S HOME

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales 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 the incoming resources and application of resources of the charity for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Opinion

We have audited the financial statements of St. Christopher's Home (the 'charity') for the year ended 31 December 2020 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, including significant accounting policies. 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 charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 charity 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

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 Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees 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 charity'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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

ST. CHRISTOPHER'S HOME

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF ST. CHRISTOPHER'S HOME

Use of our report

This report is made solely to the charity's Trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jervis & Partners

6 October 2021

**Chartered Accountants
Statutory Auditor**

30 Harborough Road
Kingsthorpe
Northampton
NN2 7AZ

Jervis & Partners is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

ST. CHRISTOPHER'S HOME

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

		Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
	Notes						
<u>Income and endowments from:</u>							
Donations and legacies	3	98,249	-	98,249	9,826	-	9,826
Charitable activities	4	2,183,965	5,013	2,188,978	2,009,503	4,896	2,014,399
Investments	5	59,351	3,350	62,701	66,342	2,911	69,253
Other income	6	1,336	-	1,336	8,058	-	8,058
Total income		2,342,901	8,363	2,351,264	2,093,729	7,807	2,101,536
<u>Expenditure on:</u>							
Raising funds	7	2,231,808	-	2,231,808	2,129,626	-	2,129,626
Total resources expended		2,231,808	-	2,231,808	2,129,626	-	2,129,626
Net gains/(losses) on investments	11	(60,627)	8,763	(51,864)	183,054	15,854	198,908
Net movement in funds		50,466	17,126	67,592	147,157	23,661	170,818
Fund balances at 1 January 2020		4,258,662	110,931	4,369,593	4,111,124	87,270	4,198,394
Fund balances at 31 December 2020		4,309,128	128,057	4,437,185	4,258,281	110,931	4,369,212

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

ST. CHRISTOPHER'S HOME

BALANCE SHEET

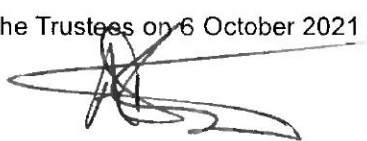
AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	12		1,955,556		1,982,883
Investments	13		1,294,349		1,386,790
			<u>3,249,905</u>		<u>3,369,673</u>
Current assets					
Debtors	14	181,585		146,252	
Investments	15	460,911		395,739	
Cash at bank and in hand		823,872		677,448	
		<u>1,466,368</u>		<u>1,219,439</u>	
Creditors: amounts falling due within one year	16	(279,088)		(219,900)	
Net current assets			<u>1,187,280</u>		<u>999,539</u>
Total assets less current liabilities			<u>4,437,185</u>		<u>4,369,212</u>
Income funds					
Restricted funds			128,057		110,931
Unrestricted funds			4,309,128		4,258,281
			<u>4,437,185</u>		<u>4,369,212</u>

The financial statements were approved by the Trustees on 6 October 2021



Mr D Loe
Trustee



Mr A Dunkley
Trustee

ST. CHRISTOPHER'S HOME

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	20		118,345		(93,835)
Investing activities					
Purchase of tangible fixed assets		(145,407)		(40,811)	
Proceeds on disposal of tangible fixed assets		135,000		287,500	
Restricted funds fair value gains/(losses)		-		56,028	
Purchase of investments		-		(157,237)	
Proceeds on disposal of investments		40,957		167,936	
Interest received		62,701		69,253	
Net cash generated from investing activities			93,251		382,669
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			211,596		288,834
Cash and cash equivalents at beginning of year			1,073,187		784,353
Cash and cash equivalents at end of year			1,284,783		1,073,187
Relating to:					
Cash at bank and in hand			823,872		677,448
Short term deposits included in current asset investments			460,911		395,739

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

(a) General information and basis of preparation

St. Christopher's Home is a Charity resident in England. The address of the Registered Office is given in the Charity information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are the provision of homes for the welfare, comfort and relief in sickness of persons in need who are aged or infirm. Such homes are intended primarily but not exclusively for the accommodation of members of the Church of England.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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) issued on 16 July 2014 (as updated through Update Bulletin 1 published on 2 February 2016), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102, and UK Generally Accepted Practice as it applies from 1 January 2015.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the Charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Charities Act 2011 and "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 a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	nil
Fixtures and fittings	20% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies (Continued)

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies (Continued)

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Chapel collections	194	1,261
Legacies receivable	16,697	3,093
COVID Funding	81,348	-
Fundraising income	10	5,472
	<u>98,249</u>	<u>9,826</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

	Rents received - Coach House and other	Rents received - St Martins Court	Service charges - Coach House and other	Service charges - St Martins Court	Con-
	2020 £	2020 £	2020 £	2020 £	to the
Charitable activities	-	-	-	-	
Charitable rental income	13,103	5,193	24,245	19,090	
Other income	-	-	-	-	
	<u>13,103</u>	<u>5,193</u>	<u>24,245</u>	<u>19,090</u>	
Analysis by fund					
Unrestricted funds	13,103	5,193	24,245	19,090	
Restricted funds	-	-	-	-	
	<u>13,103</u>	<u>5,193</u>	<u>24,245</u>	<u>19,090</u>	

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

For the year ended 31 December 2019

	Rents received - Coach House and other	Rents received - St Martins Court	Service charges - Coach House and other	cha Martii
	£	£	£	
Charitable activities	-	-	-	
Charitable rental income	13,633	5,072	23,356	
Other income	-	-	-	
	<u>13,633</u>	<u>5,072</u>	<u>23,356</u>	<u></u>
Analysis by fund				
Unrestricted funds	13,633	5,072	23,356	
Restricted funds	-	-	-	
	<u>13,633</u>	<u>5,072</u>	<u>23,356</u>	<u></u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

5 Investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2020	2020	2020	2019	2019	2019
	£	£	£	£	£	£
Income from listed investments	59,351	-	59,351	66,342	-	66,342
Income from unlisted investments	-	3,350	3,350	-	2,911	2,911
	<u>59,351</u>	<u>3,350</u>	<u>62,701</u>	<u>66,342</u>	<u>2,911</u>	<u>69,253</u>

6 Other income

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Meals	1,170	7,332
Laundry	166	726
	<u>1,336</u>	<u>8,058</u>

7 Raising funds

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
<u>Trading costs</u>		
Support and governance costs	2,231,808	2,129,626
	<u>2,231,808</u>	<u>2,129,626</u>

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

8 Support costs

	Support costs £	Governance costs £	2020 £	Support costs £	Governance costs £	2019 £
Staff costs	1,461,434	234,876	1,696,310	1,379,855	230,013	1,609,868
Depreciation	37,735	-	37,735	43,204	-	43,204
Provisions	86,901	-	86,901	87,568	-	87,568
Rates and water	10,366	-	10,366	(3,019)	-	(3,019)
Light and heat	64,160	-	64,160	66,179	-	66,179
Cleaning materials, contracts and domestic items	112,776	-	112,776	82,432	-	82,432
Building and general maintenance	84,898	-	84,898	90,257	-	90,257
Sinking Fund contribution	16,500	-	16,500	15,000	-	15,000
Property improvements	4,102	-	4,102	800	-	800
Insurance	24,054	-	24,054	22,959	-	22,959
Advertising and marketing of Home	446	-	446	13	-	13
Garden and grounds expenses	22,198	-	22,198	24,917	-	24,917
Travelling	5,338	-	5,338	8,252	-	8,252
Registration fees	8,621	-	8,621	8,778	-	8,778
Telephone	4,254	-	4,254	3,920	-	3,920
Advertising - support	273	-	273	1,707	-	1,707
Recreational expenses	16,428	-	16,428	9,269	-	9,269
Bank charges	1,915	-	1,915	2,045	-	2,045
General expenses	6,683	-	6,683	7,868	-	7,868
Chapel expenses	1,754	-	1,754	2,150	-	2,150
Fundraising costs	-	-	-	373	-	373
Audit fees	-	3,480	3,480	-	3,500	3,500
Legal and professional	-	16,510	16,510	-	33,624	33,624
Printing, postage and stationery	-	6,106	6,106	-	7,962	7,962
	<u>1,970,836</u>	<u>260,972</u>	<u>2,231,808</u>	<u>1,854,527</u>	<u>275,099</u>	<u>2,129,626</u>
Analysed between Trading	<u>1,970,836</u>	<u>260,972</u>	<u>2,231,808</u>	<u>1,854,527</u>	<u>275,099</u>	<u>2,129,626</u>

Governance costs includes payments to the auditors of £3,480 (2019- £3,500) for audit fees.

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

10 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Direct Care & Support	86	87
Governance	8	8
Voluntary workers and Trustees	15	14
Total	109	109

Employment costs	2020 £	2019 £
Wages and salaries	1,539,097	1,473,123
Social security costs	111,575	99,066
Other pension costs	45,638	37,679
	1,696,310	1,609,868

There were no employees whose annual remuneration was £60,000 or more.

11 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2020 £	2020 £	2020 £	2019 £	2019 £	2019 £
Revaluation of investments	(45,652)	-	(45,652)	167,526	-	167,526
Gain/(loss) on sale of investments	(14,975)	8,763	(6,212)	15,528	15,854	31,382
	(60,627)	8,763	(51,864)	183,054	15,854	198,908

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 January 2020	1,804,283	469,677	36,160	2,310,120
Additions	138,327	-	7,080	145,407
Disposals	(135,000)	-	-	(135,000)
At 31 December 2020	1,807,610	469,677	43,240	2,320,527
Depreciation and impairment				
At 1 January 2020	-	293,090	34,147	327,237
Depreciation charged in the year	-	35,461	2,273	37,734
At 31 December 2020	-	328,551	36,420	364,971
Carrying amount				
At 31 December 2020	1,807,610	141,126	6,820	1,955,556
At 31 December 2019	1,804,283	176,587	2,013	1,982,883

Depreciation on freehold property is not charged within the accounts as the ongoing maintenance costs that are required to maintain the high standard of repair mean that the property does not actually depreciate in value. This is assessed each year by the Trustees.

	2020	2019
	£	£
Freehold	1,807,610	1,804,283

13 Fixed asset investments

	Listed investments
	£
Cost or valuation	
At 1 January 2020 & 31 December 2020	1,386,790
Carrying amount	
At 31 December 2020	1,386,790
At 31 December 2019	1,386,790

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

14 Debtors	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	162,407	130,703
Other debtors	-	250
Prepayments and accrued income	19,178	15,299
	<u>181,585</u>	<u>146,252</u>

15 Current asset investments	2020	2019
	£	£
Sinking Fund Investment	<u>460,911</u>	<u>395,739</u>

Analysis of Sinking Fund Investment within respective areas of the Charity

	2019	2018
	£	£
St Christopher's Home	332,854	284,808
St Martins Court	72,127	62,979
Other Properties	55,929	47,952
	<u>460,911</u>	<u>395,739</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

16 Creditors: amounts falling due within one year	2020	2019
	£	£
Other taxation and social security	22,176	21,908
Trade creditors	31,042	26,548
Other creditors	84,590	71,104
Accruals and deferred income	141,280	100,340
	<u>279,088</u>	<u>219,900</u>

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £30,785 (2019 - £27,080).

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

18 Analysis of net assets between funds

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
Fund balances at 31 December 2020 are represented by:						
Tangible assets	1,955,556	-	1,955,556	1,982,883	-	1,982,883
Investments	1,294,349	-	1,294,349	1,386,790	-	1,386,790
Current assets/ (liabilities)	1,059,223	128,057	1,187,280	888,608	110,931	999,539
	<u>4,309,128</u>	<u>128,057</u>	<u>4,437,185</u>	<u>4,258,281</u>	<u>110,931</u>	<u>4,369,212</u>

Purposes of unrestricted funds

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated solely to St Christopher's Home (see note 15).

The General Fund holds the reserve which provides the funding for all other activities which St Christopher's Home undertakes.

Purposes of restricted funds

The Sinking Fund provides for the cost of future work in relation to dilapidations in the properties. The Sinking Fund is designated between St Martins Court and Other Properties (see note 15)

19 Related party transactions

There were no disclosable related party transactions during the year (2019 - none).

ST. CHRISTOPHER'S HOME

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

20	Cash generated from operations	2020 £	2019 £
	Surplus for the year	67,592	170,818
	Adjustments for:		
	Investment income recognised in statement of financial activities	(62,701)	(69,253)
	Loss/(gain) on disposal of investments	6,212	(31,382)
	Fair value gains and losses on investments	101,680	(172,995)
	Depreciation and impairment of tangible fixed assets	37,735	43,204
	Movements in working capital:		
	(Increase) in debtors	(35,333)	(27,387)
	Increase/(decrease) in creditors	59,188	(12,309)
	Cash generated from/(absorbed by) operations	<u>174,373</u>	<u>(99,304)</u>
	Restricted funds fair value gains/(losses)	<u>(56,028)</u>	<u>5,469</u>
	Per cash flow statement page	<u>118,345</u>	<u>(93,835)</u>
21	Analysis of changes in net funds		

The charity had no debt during the year.