

3197736 (CHARITY NO 1056073)

ST LUKE'S TRUST

**DIRECTORS' AND TRUSTEES' REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2015**

**DAVID RICHARDSON & CO
CHARTERED ACCOUNTANTS
4A LONDON ROAD
STROUD
GLOUCESTERSHIRE
GL5 2AG**

ST LUKE'S TRUST
FOR THE YEAR ENDED 31 MARCH 2015

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ST LUKE'S TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Company Number: 3197736 (charity no 1056073)

Directors/Trustees
John West
Piet Blok
Philip Curwen
Therese Curwen
Jonquil McCullagh

Secretary: Philip Curwen

Registered Office:
Gannicox House
57 Cainscross Road
Stroud
Gloucestershire
GL5 4EX

Accountants:
David Richardson & Co
Chartered Accountants
4a London Road
Stroud
Gloucestershire
GL5 2AG

Bankers:
Lloyds TSB
12 Rowcroft
Stroud
Glos. GL5 3BD

CCLA Management Ltd
COIF Charity Funds
80 Cheapside
London EC2V 6DZ

Solicitors:
Bates Wells and Braithwaite
2-6 Cannon Street
London EC4M 6YH

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2015

The Trustees present their report with the financial statements of the charity for the year ended 31 March 2015.

Directors and Trustees

The directors of the charitable company (the charity) are the trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. The trustees serving during the year and since the year end were as follows:

John West - Chairman
Jonquil McCullagh
Philip Curwen
Therese Curwen
Piet Blok

Structure, Governance & Management

Governing document

St Luke's Trust Ltd is a company limited by guarantee with no share capital, governed by a memorandum and articles of association. It was incorporated on 13th May 1996, and registered as a charity on 12th June 1996. An amended memorandum of association was adopted by special resolution at the AGM on 4th June 2007.

Appointment of trustees

Trustees are appointed by processes laid down in the articles of association. New trustees may be co-opted by the Trustees to provide necessary skills to support the charity, and full appointment and routine re-election procedures are undertaken at annual general meetings.

Trustee induction and training

Trustees are briefed on their legal obligations under company and charity law, the governing document, decision making processes and financial performance of the charity. We have begun to commission professional external training events, in order to ensure high standards of governance and awareness.

Organisation

The trustees are responsible for the governance and administration of the charity. They meet quarterly, and receive reports from the Trust administrator, medical and therapy group, and the Gannicox management group. These reports convey the day to day life of the different activities, matters of policies and procedures, and financial budgets and reports.

Risk management

The trustees have risk management strategies which comprise:

- A periodic review of risks the charity may face
- The establishment of systems and procedures to mitigate identified risks; these systems are developed by the Gannicox management group, and the Trust administrator in liaison with the medical and therapy team.
- Particular emphasis on health and safety policies and procedures, wide-ranging and adequate insurance cover, and protection of vulnerable adults from abuse
- Financial risk management by developing and reviewing our reserves policy

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

Objectives and activities

The charity has as its main current aims the support and promotion of anthroposophical therapies and medicine, the support and personal development of adults with learning disabilities through Camphill community life, the support for Sunlands Kindergarten, and the management of the housing provision at Whittington House.

The last year has been challenging for the Trust, particularly with regard to the closure of the NHS Medical Practice. The Practice partners, being unable to recruit new partners, gave notice to the NHS and closed in September 2015. This left the Trust with an acute financial shortfall, with a cessation of the rental income. Having taken detailed legal advice from our solicitors at Bates Wells and Braithwaite, and business planning advice from financial and property consultants at Civis, the Trust took steps to manage the situation. We refinanced our loan with Triodos Bank at much more favourable rates, and entered into tenancies with therapists and doctors to enable the therapy wing of our newly reformed St Luke's Therapy Centre to proceed on a more sustainable basis. We also decided to convert part of the building to accommodation for vulnerable adults, and with our architect are consulting with the local planning department and local authority social care commissioners. The conversion costs will be met from our reserves, and will enable the Trust to use its assets in pursuit of its well established objectives and activities.

The main objectives for the year are to support the medical and therapeutic work in the St Luke's Therapy Centre, to further develop the adult residential community at Gannicox House, to continue the effective management of the thriving Kindergarten, and to continue the good management of the housing provision at Whittington House.

The strategies employed to achieve the charity's objectives are to:

- Support the medical-therapy work.
- Work closely with the new Gannicox CIC to ensure regulatory compliance with regard to the housing and care/support provision for the adults with learning disabilities in Gannicox.
- Ensure effective housing management across the Trust's property portfolio.
- Support the Kindergarten to continue delivering a high quality Steiner Kindergarten provision.
- Manage the leasehold development at Whittington House to promote the supported community life for the elderly

While there are some part-time employees at Gannicox Community, the resident co-workers are not salaried in the usual way. They are voluntary co-workers following a vocation, having their needs met from the resources of the charity. Their formal relationship to the charity is based upon an absence of legal rights and contract, based upon Camphill principles; but is expressed in a co-worker charter which has been developed to articulate responsibilities and mutual expectations.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

Public benefit; achievements and performance

Our approach to assessing public benefit comes from the statutory objective set for us by Parliament in the Charities Act, 'To promote awareness and understanding of the operation of the public benefit requirement'. The trustees are confident that the Trust provides clear benefits, without limiting detriment or harm, fully related to our aims. Furthermore, the beneficiaries are appropriate to our aims, and the opportunity to benefit is not unreasonably restricted within the beneficiary group.

Throughout the year, St Luke's Trust supported its beneficiaries, within the charity objects, by:

- Supporting the Therapy Centre work by effective property management
- Maintaining therapy provision in the Therapy Centre
- Maintaining effective property and tenancy management at Gannicox House
- Working in partnership with other Camphill charities and liaising closely to develop service delivery and promote good relationships with funding and regulatory authorities
- Consolidating the new residential provision at Whittington House
- Putting Sunlands Kindergarten on a secure footing by replacing the old partnership and taking on direct responsibility for service provision

Financial Review

General overview

From the accounts, it will be seen that incoming resources for the year to 31 March 2015 were £260,053. Resources expended were £199,026. Net income was thus £61,027. Looking to the balance sheet, total assets less current liabilities were £2,076,040, and total net assets were £1,859,785, compared to £1,798,758 at 31 March 2014.

Reserves policy

The bulk of St Luke's Trust's income is based upon rental income from Gannicox House and from St Luke's Therapy Centre, service charges from Whittington House, and fees from Sunlands Kindergarten. Principle funding sources are Local Authority housing benefit, Therapy Centre tenants, Nursery Grant, and Whittington leaseholders. As such, cessation of this funding would entail cessation of service provision, and our reserves policy acknowledges this; understanding that a large proportion of our expenditure would cease. To this end, we consider that an appropriate level of reserves is such as to cover approximately nine months of normal expenditure. An appropriate reserve fund is thus about £150,000. Current assets less short term creditors were £488,541 at 31 March 2015, thus allowing for such a reserves fund as well as promoting further development for the charity. Long term loans are secured against our freehold property, whose value well exceeds loan levels even at the property's historic cost; with a comfortable margin of safety should any such loans become difficult to service for any unforeseeable reason. As such, the trustees are content with current reserves, and will review them twice a year. Reserves are kept in deposit accounts with CCLA, to achieve capital preservation and a reasonable interest rate.

ST LUKE'S TRUST

DIRECTORS' AND TRUSTEES' REPORT (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

Plans for future periods

The main financial concerns for the charity will continue to be:

- to maintain funding during a time of potential change in our regulatory and funding authorities. We have adapted to regulatory requirements from Gloucestershire County Council by carefully separating the provision of housing provided the Trust, from care and support provided by the newly formed Gannicox CIC. Maintenance of rental income will depend upon close attention to changes in Housing Benefit regulations, and their impact upon our funding
- to convert part of the Therapy Centre to supported accommodation for vulnerable adults, and work in close partnership with local authority care commissioners and with Gannicox CIC to expand our client base
- to establish a sustainable structure in the Therapy Centre, managing tenancies and supporting therapy provision

We continue to review our systems of financial strategy and financial control, to achieve a robust procedure of delegated authority combined with a system of monitoring and review to ensure the effective use of funds in delivering our objectives.

Responsibilities of the Trustees

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the council should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue on that basis.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 11 December 2015, and signed on its behalf by:

.....

P Curwen
Secretary

ST LUKE'S TRUST

Independent examiner's report to the trustees of St Luke's Trust

I report on the accounts of the company for the year ended 31 March 2015, which are set out on pages 2 to 15.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
David Richardson FCA

David Richardson & Co
4a London Road
Stroud
Gloucestershire
GL5 2AG

11 December 2015

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2015

	Unrestricted Funds £	Restricted Income Funds £	Total Funds 2015 £	Total Funds 2014 £
Incoming resources				
Incoming Resources from generated funds:				
Voluntary income	3,909	-	3,909	11,785
Investment income	706	-	706	912
	4,615	-	4,615	12,697
Incoming resources charitable activities	195,231	-	195,231	293,788
Other incoming resources	60,207	-	60,207	57,331
Total incoming resources	260,053	-	260,053	363,816
Resources expended				
Costs of generating funds	637	-	637	1,814
Costs of charitable activities	186,852	-	186,852	302,966
Governance costs	11,537	-	11,537	13,908
Total resources expended	199,026	-	199,026	318,688
Net incoming resources before revaluations and investment asset disposals	61,027	-	61,027	45,128
Gains and Losses on revaluations of fixed assets for the charity's own use	-	-	-	(232,795)
Net movement in funds	61,027	-	61,027	(187,667)
Gross transfers between funds	(2,820)	2,820	-	-
Total funds brought forward	1,789,499	9,259	1,798,758	1,986,425
Total funds carried forward	1,847,706	12,079	1,859,785	1,798,758

Details of Incoming resources and resources used are given in the notes to the financial statements.

Details of other gains and losses are given in the notes to the financial statements

ST LUKE'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES

DETAILED ANALYSIS OF MOVEMENTS IN FUNDS

FOR THE YEAR ENDED 31 MARCH 2015

	2015		2014	
	£	£	£	£
General Fund				
Opening Balance	1,789,499		1,982,058	
Surplus for the year	61,027		49,914	
Transfer to Sinking Fund	(2,820)		(9,678)	
Gains/revaluation (owned assets)	-		(232,795)	
	<u> </u>	1,847,706	<u> </u>	1,789,499
CEDC Account				
Opening Balance	-		4,367	
Activities in furtherance of objects	-		(4,332)	
Bank charges	-		(35)	
	<u> </u>	-	<u> </u>	-
Whittington House: Sinking Fund				
Opening Balance	9,259		-	
Repairs and renewals	-		(419)	
Transfer from General Fund	2,820		9,678	
	<u> </u>	12,079	<u> </u>	9,259
Total funds at 31 March 2015		<u> </u>	<u> </u>	
		1,859,785	1,798,758	
		<u> </u>	<u> </u>	

ST LUKE'S TRUST

BALANCE SHEET

AT 31 MARCH 2015

	Note	2015		2014	
		£	£	£	£
Tangible fixed assets					
Tangible assets	2		1,587,499		1,610,575
Current assets					
Debtors	3	20,191		34,065	
Bank Accounts		507,711		442,114	
Cash in hand		200		48	
		<u>528,102</u>		<u>476,227</u>	
Creditors					
Amounts falling due within one year	4	39,561		49,729	
		<u>39,561</u>		<u>49,729</u>	
Net current assets			488,541		426,498
Total assets less current liabilities			<u>2,076,040</u>		<u>2,037,073</u>
Creditors					
Amounts falling due after more than one year	4		(216,255)		(238,315)
			<u>(216,255)</u>		<u>(238,315)</u>
Net assets			<u>1,859,785</u>		<u>1,798,758</u>
Capital funds					
Restricted funds			12,079		9,259
Unrestricted funds			1,847,706		1,789,499
			<u>1,859,785</u>		<u>1,798,758</u>
Total funds			<u>1,859,785</u>		<u>1,798,758</u>

For the year ending 31 March 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 11 December 2015 and signed on its behalf by:

.....

J West
Trustee

The annexed notes form part of these financial statements

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2015

1. Accounting policies

The financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value. The financial statements have been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP 2005) issued in March 2005, applicable UK Accounting Standards and the Charities Act 1993. The principal accounting policies adopted in the preparation of the financial statements are set out below.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor vehicles	25% reducing balance basis
Furniture and fittings	25% reducing balance basis
Freehold buildings	2% reducing balance basis

The depreciation charge for freehold buildings is based on total carrying value which includes an element of land. It is not possible to value separately the land and any adjustment to exclude the land element would not materially affect the depreciation charge.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Governance costs

These costs include the costs of governance arrangements which relate to the general running of St Luke's Trust as opposed to the direct management functions inherent in generating funds and community activities. This includes such items as independent accounts examination, legal advice for trustees and costs associated with constitutional and statutory requirements, including trustee meetings.

Whittington House - Sinking Fund

A fund is maintained by the leaseholders for the restricted purpose of the ongoing maintenance of Whittington House.

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

2. Tangible fixed assets

	Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Total £
Cost:				
At 1 April 2014	1,710,921	92,815	34,535	1,838,271
Additions	-	-	11,500	11,500
Disposals	-	-	(34,535)	(34,535)
At 31 March 2015	<u>1,710,921</u>	<u>92,815</u>	<u>11,500</u>	<u>1,815,236</u>
Depreciation:				
At 1 April 2014	108,687	89,321	29,688	227,696
Charge for the year	31,222	(4,368)	2,875	29,729
On disposals	-	-	(29,688)	(29,688)
At 31 March 2015	<u>139,909</u>	<u>84,953</u>	<u>2,875</u>	<u>227,737</u>
Net book value:				
At 31 March 2015	<u><u>1,571,012</u></u>	<u><u>7,862</u></u>	<u><u>8,625</u></u>	<u><u>1,587,499</u></u>
At 31 March 2014	<u><u>1,602,234</u></u>	<u><u>3,494</u></u>	<u><u>4,847</u></u>	<u><u>1,610,575</u></u>

The land and buildings at Gannicox House were valued by Bruton Knowles qualified valuers in April 2009. The valuation was on an open market basis.

The other properties are stated at historical cost less depreciation.

In November 2013 the Medical and Therapy centre was professionally valued by Bruton Knowles at £425,000 with the existing lease.

Included within the above land and buildings are freehold properties as follows :-

	2015	2014
Medical & Therapy Centre	417,322	425,000
Gannicox House	768,333	784,013
Whittington House	385,357	393,221
	<u>1,571,012</u>	<u>1,602,234</u>

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

3. Debtors and prepayments

Amounts falling due within one year:

	2015	2014
	£	£
Prepayments	-	679
Sundry Debtors	14,247	32,534
Other debtors	5,944	852
	20,191	34,065
	20,191	34,065

4. Creditors

Amounts falling due within one year:-

	2015	2014
	£	£
Mortgage	20,917	19,417
Trade creditors	7,892	12,404
Other Creditors	4,680	5,556
Other Taxes & PAYE	-	838
Credit card	601	5,130
Accruals	5,471	6,384
	39,561	49,729
	39,561	49,729

Amounts falling due after more than one year:-

Mortgage	216,255	238,315
	216,255	238,315

Of the creditors falling due within one year £20,917 is secured.

Of the creditors falling due after one year £216,255 is secured.

5. Sunlands Kindergarten Partnership

The charity is a corporate partner in Sunlands Kindergarten Partnership. Profits are distributed on a regular basis by the partnership during the year. A profit of £18,904 (2014 - £16,501) was earned during the year which is included in income. The value of any assets at the balance date would be negligible.

6. Other Recognised Gains and Losses

	2015	2014
	£	£
Assets for the charity's own use		
Unrestricted funds		
Gains/revaluation (owned assets)	-	(232,795)
	-	(232,795)

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

7. **Incoming resources**

	Unrestricted Funds 2015 £	Total Funds 2015 £	Total Funds 2014 £
Voluntary income			
Donations and Gifts	3,447	3,447	11,366
Tax reclaimed on gifts	462	462	419
	3,909	3,909	11,785
Incoming resources charitable activities			
Residential care home	163,203	163,203	262,755
Profits from Sunlands Kindergarten	18,904	18,904	16,501
Whittington House service charges	13,124	13,124	14,532
	195,231	195,231	293,788
Investment income			
Bank interest	706	706	912
	706	706	912
Other incoming resources			
Sundry income	3,790	3,790	2,400
Rental income and Room Hire	45,232	45,232	43,562
Contributions to overheads	11,185	11,185	11,369
	60,207	60,207	57,331

8. **Costs of generating funds**

	2015 £	2015 £	2014 £
Cost of sales	637		1,814
	637	637	1,814

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

9. **Costs of charitable activities**

	2015	2015	2014
	£	£	£
Residents and Helpers costs	75,362		142,055
Council tax	1,994		2,039
Insurance	6,738		9,035
Repairs and Maintenance	11,630		17,914
Heat, Light and Water	16,767		18,454
Cleaning	2,799		3,558
Professional fees and Subscriptions	548		5,960
General administration expenses	7,977		9,960
Therapy expenses	5,656		4,277
Property management expenses	7,373		9,842
Landscaping and gardening	3,355		8,958
Depreciation	29,729		37,721
Loss/(Profit) on disposal	(4,753)		-
Loan interest and charges	19,446		22,402
Bank charges	669		854
Training and Conference expenses	817		3,273
Telephone	745		1,913
	_____		_____
		186,852	298,215
		_____	_____

10. **Governance costs**

	2015	2015	2014
	£	£	£
Telephone	246		636
Legal and Professional fees	8,983		10,477
Training costs	388		-
Accountancy	1,920		2,760
	_____		_____
		11,537	13,873
		_____	_____

ST LUKE'S TRUST

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 MARCH 2015

PROFIT AND LOSS ACCOUNT – ANALYSIS BY ACTIVITIES

	Total	Gannicox	Patient Therapy Fund	Medical Centre	Whittington House	Sunlands
INCOME						
Donations and gifts	3,447	340	235	2,872		
Tax reclaimed on Gifts	462		63	399		
Residential Care Home income	163,203	163,203				
Profits from Sunlands	18,904					18,904
Leaseholders Service charges	13,124				13,124	
Bank interest	706	537	17	152		
Sundry income	1,526	1,371			155	
Sale of goods	2,264		1,051	1,213		
Rent	36,717			36,017	700	
Room Hire	8,515			7,755	760	
Contributions to Overheads	11,185	3,100		8,085		
	260,053	168,551	1,366	56,493	14,739	18,904
EXPENDITURE						
Cost of sales	637			637		
Residents and Helpers costs	75,362	75,362				
Travel & Subsistence						
Water	1,521	4			1,517	
Council tax	1,994	1,994				
Property insurance	67	45		22		
General Insurance	6,672	2,726		2,497	1,449	
Repairs and Maintenance	11,630	10,995		167	468	
Heating & Lighting	15,245	13,417			1,828	
Cleaning	2,799	173			2,626	
Professional fees and Subscriptions	548	548				
General Administration	1,396	1,396				
Bookkeeping	6,581	3,553	483	1,580	965	
Therapy expenses	5,656		5,656			
Property Management	7,373	7,373				
Landscaping & Gardening	3,355	2,909	10	60	376	
Loan interest & Charges	19,446			19,446		
Bank charges	669	481	74	114		
Training & Conference	1,205	1,030	20	116	39	
Telephone	991	991				
Legal & Professional	8,983	8,570		413		
Accountancy	1,920	1,056	96	576	192	
Depreciation less profit on disposals	24,976	8,986	50	7,976	7,964	
	199,026	141,609	6,389	33,604	17,424	0
Net Profit	61,027	26,942	-5,023	22,889	-2,685	18,904