

# **THE OXFORDSHIRE CARE PARTNERSHIP**

**Annual Report and Financial Statements**

**Year Ended 31 March 2017**

**Charity No: 1087554**

**Company No: 4152545**



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## **Report of the Trustees for the year ended 31 March 2017**

The Trustees, who are also directors of the Charity for the purposes of the Companies Act, submit their annual report and the audited financial statements for the year ended 31 March 2017. The Trustees have adopted the provisions of the Statement of Recommended Practice – Accounting and Reporting by Charities (SORP 2015) issued in July 2014 in preparing the annual report and financial statements of the Charity.

The financial year end has been amended to 28th March 2017 however the financial statements continue to be prepared to 31st March 2017, as permitted by s.390 (3) of the Companies Act 2006

### **Reference and Administrative Details**

#### **Director/Trustees**

Millie Wentworth-Stanley (The Orders of St John Care Trust) (Chairman)  
Daniel Hayes (The Orders of St John Care Trust)  
Janet Boulter (The Orders of St John Care Trust) (resigned 10 February 2017)  
Kerry Dearden (The Orders of St John Care Trust) (appointed 1 February 2017)  
Don Wood (The Orders of St John Care Trust) (resigned 1 February 2017)  
Kevin Bolt (bpha)  
Paul Gray (bpha)  
Sarah Ireland (bpha) (resigned 15 June 2017)  
Julie Wittich (bpha)  
Philippa Spratley (appointed 20 February 2018)  
  
Cllr Judith Heathcoat (Oxfordshire County Council Representative) (resigned 15 May 2017)

**Secretary** Paul Gray

**Registered Office** Bedford Heights  
Manton Lane  
Bedford  
MK41 7BJ

**Auditor** Grant Thornton UK LLP  
Chartered Accountants  
30 Finsbury Square  
London  
EC2P 2YU

**Bankers** Barclays Bank Plc  
Midland Corporate Banking  
P.O. Box 3333  
15 Colmore Road  
Birmingham  
B32 4TN

## **Report of the Trustees for the year ended 31 March 2017 (continued)**

### **Strategic Report**

#### **Structure, Governance and Management**

The Oxfordshire Care Partnership (the Charity) is a charitable company limited by guarantee (registered company number 4152545, registered Charity number 1087554) and was established on 1 February 2001. It is governed by articles of association which were last amended on 8 June 2001.

#### **Organisation**

A board of Trustees, which meets periodically, administers the Charity. Each member has the power to appoint up to four Trustees to the Board and the Board is able to appoint up to two independent Trustees. During the year to 31 March 2017, The Orders of St John Care Trust (OSJCT) had appointed four Trustees, bpha had appointed four Trustees and the Board had appointed one independent Trustee. The Board considers the requirements for the induction and training of Trustees and makes recommendations as appropriate. The Trustees jointly take all key decisions regarding contractual and other commercial arrangements of the Charity, and there are working groups on which both members are represented. OSJCT manage the day-to-day care service provision obligations of the Charity under a management contract dated 21 December 2001.

#### **Investment Powers**

Under the memorandum and articles of association, the Charity has the power to make any investments which the Trustees see fit.

#### **Objectives and Public Benefit**

The Charity's objectives are to carry out in the County of Oxfordshire the following activities:

- To provide care to elderly people through care homes specialising in residential, mental health and nursing care, together with intermediate, domiciliary and day care;
- To provide housing, accommodation and assistance to help house people who are elderly or disabled and associated facilities and amenities for such people or for the relief of the aged, disabled, handicapped (whether physically or mentally) or chronically sick people and provision of care in the community and in hospitals and at home; and
- To further such general charitable objects as the Trustees may determine.

The Trustees have reviewed the Charity Commission draft guidance on Public Benefit and Fee-charging and consider that the Trust objectives are for the public benefit. The main reasons are:

- Over 60% of our service users are fully or partially subsidised by Local Authorities.
- Surpluses are reinvested in subsidising improved services or accommodation for our service users.
- Other services are provided at either low or no cost to certain service users.
- Our services are available to any eligible person.

#### **Related Parties**

The Charity is a charitable care trust established in 2001 by the OSJCT, a leading national provider of care service for older people and bpha, a major regional registered social landlord, to take transfer of operational care homes for older people from Oxfordshire County Council (OCC). The transfer of the 19 care homes was completed in December 2001. Central to the contract with OCC is the obligation on the Charity to replace 10 existing homes, in which the physical standards of the accommodation fall short of agreed requirements, with eight larger new build homes developed to the most modern standards. In all significant matters, including the provision of services to OCC and the replacement of homes, the Charity acts as the principal obligor but as detailed below has subcontracted certain matters to OSJCT and bpha who each take some of the risks and rewards. The net balance of surplus / deficit after sub-contractual commitments arising on operations in the County of Oxfordshire is retained within the Charity.

## **Report of the Trustees for the year ended 31 March 2017 (continued)**

### **Strategic Report (continued)**

The Charity wholly subcontracts the care of residents in the care homes to OSJCT. OSJCT is the registered operator of the care homes and employs the employees working in the homes and at a support level in the county office. Similarly, the Charity subcontracts the development and capital funding of the new care homes to bpha.

The existing care homes and County Council controlled development sites are leased from OCC to the Charity on 60-year operating leases with the exception of one site. The development sites are underlet by the Charity to bpha with a contractual commitment to develop and fund the new care homes. Upon satisfactory completion, the new homes are leased back to the Charity for operation by OSJCT.

### **Funding Sources and Expenditure**

The principal funding source is fees for residential and nursing care from OCC; the Charity also receives income from the NHS for property rental at the Chipping Norton site (2017: £0.35m; 2016: £0.35m); expenditure is all related to providing care, and maintaining the properties and equipment.

The accounting treatment adopted since the Charity was first established reflects the intention of the partners, OSJCT and bpha, and of the other stakeholders principally including OCC, that all activity in relation to provision of services in the homes operated by the Charity should be reflected in the Charity's financial statements. This is reflected in the occupancy key performance indicators. However, self-fund income is treated as agency income and so is not included in the accounts. Beds which are not purchased by OCC and beds that fall outside of the contract with OCC are made available to private self-funding residents in a direct contract with OSJCT. As in previous years the private self-funder income does not form part of the financial statements of the Charity. In previous years the Charity's strategic report made some reference to the key performance metrics of the homes. The Trustees recognise that it is not possible by reference to the OCP financial statements for external stakeholders to understand the underlying performance of the homes since most of the operating costs and all of the self-funder income are borne by OSJCT and are only recognised in OSJCT's financial statements. The Trustees have agreed on the accounting treatment and this is consistent with the prior year, they will however keep this under review for appropriateness.

The Trustees recognise that more than 15 years have elapsed since the Charity commenced operations. During that period the operating environment, including the needs and expectations of elderly people has changed. The original intentions of the partners have in some cases been superseded with some homes continuing to operate beyond their originally anticipated lifespan. The partners have agreed to undertake a Trustee led strategic review in the coming year of all operational matters including the issues relating to an ageing estate. This will include consideration of responsibilities for different categories of repair and maintenance costs through to the end of the leases together with analysis of the ongoing services being provided within Oxfordshire and to OCC. The trustees have agreed that the current basis of preparation is appropriate, they will however keep this under review going forward to ensure it remains appropriate once the strategic review has been completed.

### **Activities and Performance**

The Charity operates 17 care homes across Oxfordshire with a total of 918 beds (2016: 900). Construction of the replacement Chilterns End home, Chilterns Court Care Centre in Henley was completed in November 2016. This added an additional 18 beds to the estate. This service re-provisioning has allowed for an updated commissioning model where services purchased include residential dementia care, nursing dementia care, intermediate care, and an innovative Rapid Access Care Unit.

The construction of the Chilterns Court Care Centre was project managed by bpha and the centre was purchased by Oxfordshire County Council who then lease this to the Charity. Details of the financial transactions are set out in Note 10 Related Party Transactions.

The Charity (OCP) continues to have a strong relationship with OCC and strategic discussions are ongoing around the further re-provisioning of services and development of alternative commissioning models that meet the needs of OCC and future residents alike.

Trading performance has been challenging throughout 2016/17. The sector is finding it increasingly difficult to recruit and retain employees. OSJCT, as a care provider to OCP, which as detailed above employs all the staff providing the care services, has found it is relying increasingly on the support of agency workers. Oxfordshire has a particularly low unemployment rate and the Charity (OSJCT) is feeling the impact of reduced availability of overseas workers.

The Charity (OCP) will continue to work with its partners and stakeholders to ensure the sustainability of OCP.

## Report of the Trustees for the year ended 31 March 2017 (continued)

### Strategic Report (continued)

#### Financial Review

	2017 (£'000)	2016 (£'000)
<b>Financial KPIs</b>		
Income	20,504	20,359
Net (Expenditure)/Income	(28)	101
Cash flow	397	(1,449)
<b>Operational KPIs</b>		
Occupancy as % of total places	96.1%	95.9%
Average block beds	538	533

Financial performance for the 12 months was broadly flat in terms of income (income from charitable activities increased by 0.8% to £20.5 million in the year to 31<sup>st</sup> March 2017) due principally to high occupancy rates. At the end of March 2017 occupancy (OCC funded residents and self-funders) was 96.1% (2016: 95.9%). This equates to 882 residents in total with 538 funded by OCC. Local Authority fee increases for the year were 0.8%. Fee increases are linked to contractual indexation. Despite the slight upturn in occupancy and fee increase, the mix of residents shifted to be less complex which has offset any benefit from occupancy increase.

Rent increased by £0.2m reflecting the rental costs of both Chilterns Court and Chilterns End but this was offset by a benefit on other costs where previously held provisions (£0.1m) are no longer required. OCP continues to incur rent on Chilterns End due to ongoing negotiations between bpha and OCC around the lease premium. The lease premium cost to OCP is £173k per annum.

#### Going Concern

The Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future from the date of signing of these reports and financial statements. Trustees have reviewed 12 month trading performance and cashflows and are satisfied the Charity is sustainable. Therefore, the Charity will continue to adopt the going concern basis of accounting in preparing the annual financial statements.

#### Reserves Policy and Risk Management

The Charity is currently building a reserve and at the year-end held total reserves of £3.7m (2015/16: £3.7m) with free reserves of £3.6m (2015/16: £3.7m). The current policy is to continue to build reserves in the Charity until such time that a decision is made around utilisation of those reserves. The Charity is committed to using reserves for reinvestments in services for older people in Oxfordshire in line with the Charity's objectives.

The Trustees have identified and implemented risk management strategies to which the charity could be exposed and establishes controls and action plans over these.

The principal risks to which the Charity may be subject:

- **Governance and Management** - the strategic objectives of the Charity are reviewed annually, to set clear goals for the current year in line with long term aspirations and Charity Commission guidelines, in order to continue to deliver quality care services
- **Operational Control** – there are established systems to manage and report operating performance to all stakeholders in the Trust, which are reviewed regularly. Trustees are considering how this can be improved to ensure strong communications exist to maximise availability of the provision of care for the residents
- **Financial Controls** – Operational financial management of the Charity is undertaken by OSJCT which is overseen by a Board of Trustees.

- **Legal and Compliance Risks** - OSJCT as Care Provider complies with all care homes legislation and other applicable laws relating to the homes or to the provision of services including (without limitation) those relating to health and safety, hygiene, fire, employment and data protection.



### **Trustees' Responsibilities Statement**

The Trustees (who are also directors of The Charity for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Financial Reporting Standards (FRS 102) and applicable law.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the statement of financial activities (incorporating the income and expenditure account), of the charitable company for that period. 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 judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

### **Provision of information to auditors**

The Trustees confirm that:

- so far as each Trustee is aware, there is no relevant audit information of which the charitable company's auditor is unaware; and
- the Trustees have taken all the steps that they ought to have taken as Trustees in order to make themselves aware of any relevant audit information and to establish that the charitable company's auditor is aware of that information.

### **Auditors**

Grant Thornton will not be reappointed as auditors. New auditors will be appointed at the forthcoming Annual General Meeting.

The Trustees Annual Report, incorporating the Strategic Report, was approved by the Board 8 June 2018.



Kevin Bolt  
Trustee

## **Independent Auditor's Report to the Members of The Oxfordshire Care Partnership**

We have audited the financial statements of The Oxfordshire Care Partnership for the year ended 31 March 2017 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows, and the related notes. 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), including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of Trustees and Auditor**

As explained more fully in the Trustees Responsibilities Statement set out on page 9, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2017 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with the United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees' (incorporating the Strategic Report) for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Report of the Trustees' (incorporating the Strategic Report) has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report under the Companies Act 2006**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Report of the Trustees' (incorporating the Strategic Report).

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

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

*Grant Thornton UK LLP*

Carol Rudge  
Senior Statutory Auditor  
for and on behalf of Grant Thornton UK LLP  
Statutory Auditor, Chartered Accountants  
London

8 June 2018

**Statement of Financial Activities (Incorporating an Income and Expenditure Account)  
for the year ended 31 March 2017**

	Notes	<b>2017 Unrestricted Funds £'000</b>	<b>2016 Unrestricted Funds £'000</b>
<b>Income from:</b>			
Charitable activities	2	<b>20,483</b>	20,330
Investments (Interest)		<b>21</b>	29
<b>Total Income</b>		<b>20,504</b>	<b>20,359</b>
<b>Expenditure on:</b>			
Charitable Activities	3	<b>20,532</b>	20,258
<b>Total Expenditure</b>		<b>20,532</b>	<b>20,258</b>
<b>Net (expenditure)/income for the year</b>		<b>(28)</b>	101
Total funds brought forward		<b>3,687</b>	3,586
<b>Total funds carried forward at 31 March</b>		<b>3,659</b>	<b>3,687</b>

All of the above results are derived from continuing activities.

All gains and losses recognised in the year are included above.

The accompanying notes form part of these financial statements.

**Balance Sheet as at 31 March 2017**

	Notes	2017 Unrestricted Funds £'000	2016 Unrestricted Funds £'000
<b>Fixed Assets</b>			
Tangible assets	5	274	-
<b>Current assets</b>			
Debtors: due within one year	6	148	316
Cash and cash equivalents		5,859	5,462
		<u>6,007</u>	<u>5,778</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	7	(2,622)	(2,091)
<b>Net current assets</b>		<u>3,385</u>	<u>3,687</u>
<b>Total assets less current liabilities</b>		<u>3,659</u>	<u>3,687</u>
<b>Net assets</b>		<u>3,659</u>	<u>3,687</u>
<b>Funds:</b>			
Unrestricted funds		3,659	3,687
<b>Total funds</b>	9	<u>3,659</u>	<u>3,687</u>

The accompanying notes form part of these financial statements.

The financial statements of The Oxfordshire Care Partnership (Company Number 4152545) were approved by the Trustees on 8 June 2018 and signed on their behalf by:



Kevin Bolt  
Trustee

**Statement of Cash Flows for the year ended 31 March 2017**

	<b>2017</b> <b>£'000</b>	<b>2016</b> <b>£'000</b>
<b>Cashflows from operating activities:</b>		
<b>Net cash provided by/(used in) operating activities</b>	<b>670</b>	<b>(1,478)</b>
<b>Cashflows from investing activities:</b>		
Interest Received	<b>21</b>	<b>29</b>
Purchase of fixed assets	<b>(294)</b>	<b>-</b>
<b>Net cash (used in)/provided by investing activities</b>	<b>(273)</b>	<b>29</b>
<b>Change in cash and cash equivalents in the year</b>	<b>397</b>	<b>(1,449)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>5,462</b>	<b>6,911</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>5,859</b>	<b>5,462</b>
<b>Net (expenditure)/income for the year</b>	<b>(28)</b>	<b>101</b>
<b>Adjustments for:</b>		
Depreciation charges	<b>20</b>	<b>-</b>
Decrease/(Increase) in debtors	<b>168</b>	<b>(55)</b>
Increase/(Decrease) in creditors	<b>531</b>	<b>(1,495)</b>
Interest Received	<b>(21)</b>	<b>(29)</b>
<b>Net cash provided by/(used in) operating activities</b>	<b>670</b>	<b>(1,478)</b>

The accompanying notes form part of these financial statements.

## Notes forming part of the financial statements for the year ended 31 March 2017

The company is a private company limited by guarantee and is registered in England and Wales. The company's registered address is Bedford Heights, Manton Lane, Bedford, MK41 7BJ. The company's registered number is 4152545.

### 1. Accounting policies

#### a. Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice – Accounting and Reporting by Charities (SORP 2015) issued in July 2014, UK financial reporting Standards (FRS 102) and the Companies Act 2006. The Financial Statements of the Charity, which is a public benefit entity under FRS102, have been prepared on the historical cost basis. The principal accounting policies adopted in the preparation of the accounts are set out below and any changes restated in the previous year. The accounts are presented in £ sterling.

#### b. Company status

The Charity is a company limited by guarantee. The members of the company are the Trustees named on page 3. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the Charity.

#### c. Fund accounting

General funds are unrestricted funds, which 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. Investment income and gains are allocated to the appropriate fund.

#### d. Income from charitable activities

All incoming resources are included in the Statement of Financial Activities (SOFA) when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. Revenue is accounted for on the basis of invoiced charges for residential and related care services, raised in accordance with Local Authority or residents' personal contracts and recognised over the period in which provided. Income excludes charges to private self-funding residents who occupy beds in the Charity's homes.

#### e. Expenditure on charitable activities

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 are allocated to activities on a basis consistent with use of the resources.

Residential care costs are contractual payments to The OSJCT in relation to the operation of the care homes. Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include rent and planned maintenance.

#### f. Significant Accounting Estimates and Judgements

In determining the carrying amounts of certain assets and liabilities, the Charity makes assumptions of the effects of uncertain future events on those assets and liabilities at the balance sheet date. The Charity's estimates and assumptions are based on historical experience and expectation of future events and are periodically reviewed.

Management consider the judgment applied to revenue recognition to be significant, in relation to whether OCP acts as principal or agent in its contractual arrangements. OCP is considered to act as principal in the contractual arrangements with OCC. Accordingly, income received from OCC is recognised in full. OCP is not considered to act as principal in the contractual arrangements with self-funded residents. Accordingly, income received from self-funded residents is not recognised.

Management considered the classification of leases between finance and operating leases, and took the judgement that all leases should be classified as operating leases.

**g. Operating leases**

Rentals applicable to operating leases are charged to the Statement of Financial Activities over the period in which the cost is incurred.

**h. Taxation status**

As a Charity, it is exempt from taxation on its charitable activities.

**i. Fixed Assets**

Expenditure incurred on assets held on a continuing basis for the activity of the company is capitalised where appropriate and included in fixed assets at cost. Depreciation is provided to write off the cost less residual value on a straight line basis over the useful economic life of the asset concerned.

The following rate applies:

Fixtures, fittings and equipment: 5 years.

**j. Going Concern**

The Trustees have assessed the charity's future activities and commitments against the working capital in place and access to funds. The Trustees view the level of net current assets as sufficient to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the report and Financial Statements are signed. For this reason, it continues to adopt the going concern basis in the Financial Statements.



## 2. Income from charitable activities

Incoming resources from charitable activities include fees for residential care from OCC and charges for the provision of services to the National Health Service.

## 3. Expenditure on charitable activities

	2017 £'000	2016 £'000
Contractual payments to OSJCT	12,851	12,862
Operating lease rentals – land & buildings	5,944	5,720
Planned maintenance	819	780
Management fees	838	831
Other	49	58
Depreciation	20	-
Governance costs (audit fee)	11	7
<b>Total charitable activities</b>	<b>20,532</b>	<b>20,258</b>

## 4. Trustees' remuneration

The Trustees neither received nor waived any emoluments during the year.

No out of pocket expenses were reimbursed to Trustees.

## 5. Fixed Assets

	Furniture & Equipment £'000
<b>Cost</b>	
At 31 March 2016	-
Additions	294
<b>At 31 March 2017</b>	<b>294</b>
<b>Depreciation</b>	
At 31 March 2016	-
Depreciation charge	20
<b>At 31 March 2017</b>	<b>20</b>
<b>Net Book Value</b>	
At 31 March 2016	-
<b>At 31 March 2017</b>	<b>274</b>

**6. Debtors**

	<b>2017</b> <b>£'000</b>	<b>2016</b> <b>£'000</b>
Trade debtors	<b>140</b>	94
Amounts due from related undertakings	-	71
Prepayments and accrued income	-	144
VAT	<b>8</b>	7
<b>Total</b>	<b>148</b>	<b>316</b>

**7. Creditors: amounts falling due within one year**

	<b>2017</b> <b>£'000</b>	<b>2016</b> <b>£'000</b>
Trade creditors	-	47
Accruals and deferred income	<b>1,740</b>	1,723
Amounts due to related undertakings	<b>882</b>	321
<b>Total</b>	<b>2,622</b>	<b>2,091</b>

**8. Operating Lease commitments**

At 31 March 2017 the company had total commitments under non-cancellable operating leases as follows:

	<b>2017</b> <b>Land and</b> <b>Buildings</b> <b>£'000</b>	<b>2016</b> <b>Land and</b> <b>Buildings</b> <b>£'000</b>
Due within 1 year	<b>6,068</b>	5,602
Due within 1-5 years	<b>24,272</b>	22,406
Due in more than 5 years	<b>234,279</b>	210,886
	<b>264,619</b>	<b>238,894</b>

**9. Analysis of net assets between funds**

	<b>2017</b> <b>Unrestricted</b> <b>Funds</b> <b>£'000</b>	<b>2016</b> <b>Unrestricted</b> <b>Funds</b> <b>£'000</b>
Funds balances are represented by:		
Fixed assets	<b>274</b>	-
Current assets	<b>6,007</b>	5,778
Current liabilities	<b>(2,622)</b>	(2,091)
<b>Total net assets</b>	<b>3,659</b>	<b>3,687</b>

**10. Related Party Transactions****bpha**

The income and expenditure account includes the following transactions between the Charity and bpha, which is one of two equal members in the company:

	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Expenditure:		
Property lease rentals	<b>4,145</b>	4,115
Management fee	<b>46</b>	46
Planned maintenance	<b>820</b>	780
Partner risk reward	<b>73</b>	75
	<b>5,084</b>	5,016

The amounts due to or from bpha at the year-end are:

	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Payable:		
Other costs	<b>879</b>	316
	<b>879</b>	316

During the year bpha oversaw the construction of the Chilterns Court Care Centre in Henley which was sold to Oxfordshire County Council (OCC) for £6,649k as well as the installation of various furniture and equipment which were sold to the Charity for £294k (including VAT). The Charity has entered into a lease with OCC on normal commercial terms negotiated at an arm's length basis to lease the property at a cost of £500k per annum.

**The Orders of St John Care Trust (OSJCT)**

The income and expenditure account includes the following transactions between the Charity and OSJCT, which is one of the two equal members in the company:

	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Expenditure:		
Management fees	<b>413</b>	409
Care services costs	<b>12,727</b>	12,740
Central office salary recharges	<b>37</b>	78
Other related costs	<b>14</b>	17
Partner risk reward	<b>292</b>	286
	<b>13,483</b>	13,530

The amounts due to or from OSJCT at the year-end are:

	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Receivable:		
Trade debtor	-	71
	-	71
Payable:		
Salary recharge	<b>3</b>	5
	<b>3</b>	5

#### THE OXFORDSHIRE CARE PARTNERSHIP

Under the terms of the care services contract Oxfordshire County Council are contracted to purchase a minimum number of bed spaces in the OCP homes with the balance being available to OSJCT. In the event purchasing falls below these levels the Council either pay a 'void' rate or OSJCT has the rights to offer the bed space to the NHS, other Local Authorities or private fee payers. Any such placements by OSJCT are at nil consideration to OCP.

All income directly received by OSJCT and any associated risk e.g. providing required care at premium rates (agency), being exposed to doubtful debt or rising costs above contractual inflation that may arise, is the direct responsibility of OSJCT as care provider.