

## 29. Operating lease commitments – minimum lease payments

Group	Property leases		Other leases		Total	
	2010 £m	2009 £m	2010 £m	2009 £m	2010 £m	2009 £m
Future aggregate minimum lease payments under non-cancellable operating leases are as follows:						
Within 1 year	21.5	18.4	2.3	2.0	23.8	20.4
Between 1 to 5 years	50.2	50.3	2.4	2.1	52.6	52.4
After 5 years	21.1	24.0	–	–	21.1	24.0
	<b>92.8</b>	<b>92.7</b>	<b>4.7</b>	<b>4.1</b>	<b>97.5</b>	<b>96.8</b>

There are no operating lease commitments payable by the Company at 31 December 2010 (2009: £nil).

Significant operating leases relate to the various property leases for Savills offices in the United Kingdom, Europe and Asia Pacific. There are no significant non-cancellable subleases.

## 30. Cash generated from operations

	Group		Company	
	2010 £m	2009 £m	2010 £m	2009 £m
Profit for the year	25.1	9.2	5.0	3.1
Adjustments for:				
Income tax (Note 11)	11.7	4.3	(1.6)	(2.0)
Depreciation (Note 15)	6.6	7.0	0.5	0.4
Amortisation of intangibles (Note 14)	3.7	3.6	0.3	0.3
Loss on sale of property, plant and equipment	–	0.2	–	–
Impairment of goodwill and intangible assets (Note 14)	4.4	4.3	–	–
Loss on disposal of subsidiary, associate and available-for-sale investments (Note 6(a))	0.1	–	–	–
Net finance expense/(income) (Note 10)	1.0	–	(1.0)	(2.0)
Share of post-tax profit from associates and joint ventures (Note 16(a))	(1.2)	(2.6)	–	–
Decrease in employee and retirement obligations	(3.6)	(4.6)	(0.3)	(0.2)
Exchange movement on operating activities	0.1	2.7	(0.9)	3.8
Increase/(decrease) in provisions	5.8	1.2	(0.1)	(0.3)
Charge for defined benefit pension scheme (Note 9)	0.9	4.1	0.1	0.2
Impairment of available-for-sale investments included within operating income	0.3	–	0.2	–
Charge for share-based compensation	11.3	9.8	0.6	0.3
Exercise of share options	–	–	(10.1)	(6.3)
Operating cash flows before movements in working capital	<b>66.2</b>	<b>39.2</b>	<b>(7.3)</b>	<b>(2.7)</b>
Increase in work in progress	(0.7)	(0.1)	–	–
(Increase)/decrease in trade and other receivables	(29.4)	1.0	(3.4)	(2.6)
Increase/(decrease) in trade and other payables	42.1	6.1	(2.3)	6.8
Cash generated from/(used in) operations	<b>78.2</b>	<b>46.2</b>	<b>(13.0)</b>	<b>1.5</b>