

VINCENT'S CHARITY

England & Wales · Charity number 251320

Details

Status Registered

Legal form Trust

Registered 1967-02-06

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

Contact

Address 1st Floor
Alban Row
27-31 Verulam Road
ST. ALBA

Phone 01727869293

Email annestockley@brethertonlaw.co.uk

Activities

Objects: THE PROVISION OF HOUSING ACCOMMODATION AND FINANCIAL ASSISTANCE OF NEEDY SPINSTER LADIES OF THE AGE OF 45 YEARS OR UPWARDS BEING RESIDENTS OF ST. ALBANS OR HAVING FAMILY OR OTHER ASSOCIATIONS THEREWITH.

Activities: The provision of housing accommodation for needy persons of the age of forty-five years and upwards, being resident in St. Albans, or having family or other association therewith.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ST. ALBANS.
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£161,725	£117,462	-	-
2024-03-31	£151,097	£133,622	-	-
2023-03-31	£133,918	£97,887	-	-
2022-03-31	£145,955	£121,388	-	-
2021-03-31	£142,406	£91,906	-	-

Trustees

Name	Role	Appointed
PENELOPE ANN WILLIAMS	Chair	
Caroline Mary Elizabeth McCaffrey		2020-01-09
John Andrew Austin		2015-12-01
Michaela Grace Jasmine Bygrave		2022-05-03
Terence Malcolm Hill		2023-07-11

VINCENT'S CHARITY

England & Wales - Charity number 251320

Accounts



Section A

Independent Examiner's Report

Report to the trustees/
members of

Vincent's Charity

On accounts for the year
ended

31st March 2025

Charity no
(if any)

251320

Set out on pages

1-18

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2025.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I am qualified to undertake the examination by being a qualified member of the Institute of Financial Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

15/07/2025

Name:

BRENDAN CHAMBERS

Relevant professional
qualification(s) or body
(if any):

F.F.A.

Address:	Marlborough House, 298 Regents Park Road,
	London,
	N3 2SF

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



Trustees' Annual Report for the period

From **1st April 2024** To

31st March 2025

Charity name: Vincent's Charity

Charity registration number: 251320

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing accommodation and financial assistance of needy persons of the age of 45 and upwards, being resident in St Albans or having family or other associations therewith.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to provide substantially subsidised accommodation for its beneficiaries who pay a modest weekly maintenance contribution. This is funded by other properties let on a commercial basis.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1 20	<p>The trustees consider the performance of the charity to be satisfactory in this year. Accommodation continued to be provided at a substantially subsidised contribution for the benefit of various individuals in need.</p> <p>We have transferred one property from being let commercially to being beneficiary.</p> <p>We have purchased an additional property that is being let commercially and will soon be let to a needy person as a beneficiary property.</p> <p>With our remaining substantial reserves we have embarked on a multi-year programme of major property upgrades to meet current environmental standards.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1 41	
Performance of fundraising activities against objectives set	Para 1 41	
Investment performance against objectives	Para 1 41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's income was £161,725 (2023/24 £151,097) with property costs of £104,501 (2023/24 £125,069) and additional expenditure of £12,961 (2023/24 £8,553) .
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees consider that general funds should be maintained at a level equivalent to twelve month's expenditure, and an additional reserve amount of £75,000 should be maintained for exceptional repairs and maintenance. This level of reserves has been maintained throughout the year.
Amount of reserves held	Para 1.22	£7,078,318 (2023/24 £7,034,055)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Trust deed adopted on 23/7/1964 and varied by scheme on 7/1/1992.
Type of governing document (trust deed royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Trust's constitution. The body of trustees consists of seven competent people (five at present, two to be appointed). Co-opted trustees are persons residing or carrying on business in or near St Albans and are appointed for a term of five years. Any competent trustee may be re-appointed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees delegate the day to day running of the charity to the Clerk of Trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Vincent's Charity
Other name the charity uses	
Registered charity number	251320
Charity's principal address	C/o Bretherton Law 1 st Floor, Alban Row 27-31 Verulam Road St Albans Hertfordshire AL3 4DG

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

--


Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Peter [unclear] [unclear]	
Position (eg Secretary, Chair, etc)	CHAIR	
Date	1/1/11	



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Vincent's Charity		Charity No (if any)	251320
Annual accounts for the period			
Period start date	01/04/2024	To	Period end date 31/03/2025


Section A Statement of financial activities

Recommended categories by activity	Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Prior year funds
		£ F01	£ F02	£ F03	£ F04	£ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	-	-	-	-	950
Charitable activities	S02	-	-	-	-	-
Other trading activities	S03	-	-	-	-	-
Investments	S04	161,725	-	-	161,725	150,147
Separate material item of income	S05	-	-	-	-	-
Other	S06	-	-	-	-	-
Total	S07	161,725	-	-	161,725	151,097
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	104,501	-	-	104,501	125,069
Separate material item of expense	S10	12,961	-	-	12,961	8,553
Other	S11	-	-	-	-	-
Total	S12	117,462	-	-	117,462	133,622
Net income/(expenditure) before investment gains/(losses)						
	S13	44,263	-	-	44,263	17,475
Net gains/(losses) on investments	S14	-	-	-	-	-
Net income/(expenditure)	S15	44,263	-	-	44,263	17,475
Extraordinary items						
	S16	-	-	-	-	-
Transfers between funds						
	S17	-	-	-	-	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	-
Other gains/(losses)	S19	-	-	-	-	99,405
Net movement in funds	S20	44,263	-	-	44,263	116,880
Reconciliation of funds:						
Total funds brought forward	S21	7,034,055	-	-	7,034,055	6,917,175
Total funds carried forward	S22	7,078,318	-	-	7,078,318	7,034,055

Section B Balance sheet

		Guidance Notes	Unrestricted funds £ F01	Restricted income funds £ F02	Endowment funds £ F03	Total this year £ F04	Total last year £ F05
Fixed assets							
Intangible assets	(Note 15)	B01	-	-	-	-	-
Tangible assets	(Note 14)	B02	-	-	-	-	-
Heritage assets	(Note 16)	B03	-	-	-	-	-
Investments	(Note 17)	B04	6,584,161	-	-	6,584,161	6,316,820
Total fixed assets		B05	6,584,161	-	-	6,584,161	6,316,820
Current assets							
Stocks	(Note 18)	B06	-	-	-	-	-
Debtors	(Note 19)	B07	20,973	-	-	20,973	13,054
Investments	(Note 17.4)	B08	-	-	-	-	-
Cash at bank and in hand	(Note 24)	B09	479,544	-	-	479,544	710,541
Total current assets		B10	500,517	-	-	500,517	723,595
Creditors: amounts falling due within one year	(Note 20)	B11	6,360	-	-	6,360	6,360
Net current assets/(liabilities)		B12	494,157	-	-	494,157	717,235
Total assets less current liabilities		B13	7,078,318	-	-	7,078,318	7,034,055
Creditors: amounts falling due after one year	(Note 20)	B14	-	-	-	-	-
Provisions for liabilities		B15	-	-	-	-	-
Total net assets or liabilities		B16	7,078,318	-	-	7,078,318	7,034,055
Funds of the Charity							
Endowment funds	(Note 27)	B17	-	-	-	-	-
Restricted income funds	(Note 27)	B18	-	-	-	-	-
Unrestricted funds		B19	1,520,854	-	-	1,520,854	1,476,591
Revaluation reserve		B20	5,557,464	-	-	5,557,464	5,557,464
Total funds		B21	7,078,318	-	-	7,078,318	7,034,055

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy
	P. A. LILLIAN	15/11/14

VINCENT'S CHARITY

England & Wales - Charity number 251320

Accounts



Section A Independent Examiner's Report

Report to the trustees/ members of	Vincent's Charity		
On accounts for the year ended	31 st March 2024	Charity no (if any)	251320
	Set out on pages 1-18		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2024.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I am qualified to undertake the examination by being a qualified member of the Institute of Financial Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:  Date: 30/4/2024

Name: BRENDAN CHAMBERS

Relevant professional
qualification(s) or body
(if any):

F.F.A.

Address: Marlborough House, 298 Regents Park Road,
London,
N3 2SF

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



Trustees' Annual Report for the period

From **1st April 2023** To

31st March 2024

Charity name: **Vincent's Charity**

Charity registration number: **251320**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing accommodation and financial assistance of needy persons of the age of 45 and upwards, being resident in St Albans or having family or other associations therewith.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to provide substantially subsidised accommodation for its beneficiaries who pay a modest weekly maintenance contribution. This is funded by other properties let on a commercial basis.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The trustees consider the performance of the charity to be satisfactory in this year. Accommodation continued to be provided at a substantially subsidised rent for the benefit of various individuals in need.</p> <p>We sold a property that had been three beneficiary flats that were considered too small.</p> <p>The charity is holding a relatively large amount of cash to provide funds for buying a satisfactory replacement property and starting a major exercise to upgrade all our properties, both beneficiary and short hold tenancies, to meet current environmental standards over the next few years.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's income was £151,097 (2022/23 £133,918) with property costs of £125,069 (2022/23 £86,335) and additional expenditure of £8,553 (2022/23 £11,552) .
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees consider that general funds should be maintained at a level equivalent to twelve month's expenditure, and an additional reserve amount of £75,000 should be maintained for exceptional repairs and maintenance. This level of reserves has been maintained throughout the year.
Amount of reserves held	Para 1.22	£7,034,055 (2022/23 £6,917,175)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Trust deed adopted on 23/7/1964 and varied by scheme on 7/1/1992.
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Trust's constitution. The body of trustees consists of seven competent people (five at present, two to be appointed). Co-opted trustees are persons residing or carrying on business in or near St Albans and are appointed for a term of five years. Any competent trustee may be re-appointed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees delegate the day to day running of the charity to the Clerk of Trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Vincent's Charity
Other name the charity uses	
Registered charity number	251320
Charity's principal address	C/o Bretherton Law 1 st Floor, Alban Row 27-31 Verulam Road St Albans Hertfordshire AL3 4DG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Penelope Williams	Chair		
2	Joyce Lusby		01/04/23 – 16/01/24	
3	Caroline McCaffrey			
4	Bruce Kent		01/04/23 – 04/10/23	
5	John Austin			
6	David Graves		01/04/23 – 11/07/23	
7	Michaela Bygrave			
8	Terry Hill		11/07/23 – 31/03/24	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

PERSEPHONE MATH LILLION

Position (eg Secretary,
Chair, etc)

CHAIR

Date

16/2/24



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Vincent's Charity		Charity No (if any)	251320
Annual accounts for the period			
Period start date	01/04/2023	To	Period end date 31/03/2024

Section A Statement of financial activities

Recommended categories by activity	Guidance Notes	Restricted			Total funds	Prior year funds
		Unrestricted funds	income funds	Endowment funds		
		£	£	£	£	£
		F01	F02	F03	F04	F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	950	-	-	950	-
Charitable activities	S02	-	-	-	-	-
Other trading activities	S03	-	-	-	-	-
Investments	S04	150,147	-	-	150,147	133,918
Separate material item of income	S05	-	-	-	-	-
Other	S06	-	-	-	-	-
Total	S07	151,097	-	-	151,097	133,918
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	125,069	-	-	125,069	86,335
Separate material item of expense	S10	8,553	-	-	8,553	11,552
Other	S11	-	-	-	-	-
Total	S12	133,622	-	-	133,622	97,887
Net income/(expenditure) before investment gains/(losses)	S13	17,475	-	-	17,475	36,031
Net gains/(losses) on investments	S14	-	-	-	-	-
Net income/(expenditure)	S15	17,475	-	-	17,475	36,031
Extraordinary items	S16	-	-	-	-	-
Transfers between funds	S17	-	-	-	-	2,246
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	-
Other gains/(losses)	S19	99,405	-	-	99,405	-
Net movement in funds	S20	116,880	-	-	116,880	38,277
Reconciliation of funds:						
Total funds brought forward	S21	6,917,175	-	-	6,917,175	6,878,898
Total funds carried forward	S22	7,034,055	-	-	7,034,055	6,917,175

VINCENT'S CHARITY

England & Wales - Charity number 251320

Accounts



Section A Independent Examiner's Report

Report to the trustees/
members of

Vincent's Charity

On accounts for the year
ended

31st March 2023

Charity no
(if any)

251320

Set out on pages

1-18

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I am qualified to undertake the examination by being a qualified member of the Institute of Financial Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

11/7/2023

Name:

BRENDAN CHAMBERS

Relevant professional
qualification(s) or body
(if any):

F.F.A.



Vincent's Charity		Charity No (if any)	251320
Annual accounts for the period			
Period start date	01/04/2022	To	Period end date 31/03/2023

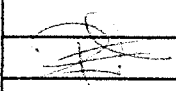
Section A Statement of financial activities

Recommended categories by activity	Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Prior year funds
		£ F01	£ F02	£ F03	£ F04	£ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	-	-	-	-	-
Charitable activities	S02	-	-	-	-	-
Other trading activities	S03	-	-	-	-	-
Investments	S04	133,918	-	-	133,918	145,955
Separate material item of income	S05	-	-	-	-	-
Other	S06	-	-	-	-	-
Total	S07	133,918	-	-	133,918	145,955
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	86,335	-	-	86,335	113,968
Separate material item of expense	S10	11,552	-	-	11,552	7,420
Other	S11	-	-	-	-	-
Total	S12	97,887	-	-	97,887	121,388
Net income/(expenditure) before investment gains/(losses)						
	S13	36,031	-	-	36,031	24,567
Net gains/(losses) on investments	S14	-	-	-	-	-
Net income/(expenditure)	S15	36,031	-	-	36,031	24,567
Extraordinary items	S16	-	-	-	-	-
Transfers between funds	S17	2,246	-	-	2,246	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	-
Other gains/(losses)	S19	-	-	-	-	-
Net movement in funds	S20	38,277	-	-	38,277	24,567
Reconciliation of funds:						
Total funds brought forward	S21	6,878,898	-	-	6,878,898	6,854,331
Total funds carried forward	S22	6,917,175	-	-	6,917,175	6,878,898

Section B Balance sheet

		Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total this year	Total last year
			£	£	£	£	£
			F01	F02	F03	F04	F05
Fixed assets							
Intangible assets	(Note 15)	B01	-	-	-	-	-
Tangible assets	(Note 14)	B02	-	-	-	-	-
Heritage assets	(Note 16)	B03	-	-	-	-	-
Investments	(Note 17)	B04	6,916,820	-	-	6,916,820	6,914,574
	Total fixed assets	B05	6,916,820	-	-	6,916,820	6,914,574
Current assets							
Stocks	(Note 18)	B06	-	-	-	-	-
Debtors	(Note 19)	B07	18,315	-	-	18,315	28,423
Investments	(Note 17.4)	B08	-	-	-	-	-
Cash at bank and in hand	(Note 24)	B09	292,432	-	-	292,432	254,264
	Total current assets	B10	310,747	-	-	310,747	282,687
Creditors: amounts falling due within one year	(Note 20)	B11	25,638	-	-	25,638	25,638
	Net current assets/(liabilities)	B12	285,109	-	-	285,109	257,049
	Total assets less current liabilities	B13	7,201,929	-	-	7,201,929	7,171,623
Creditors: amounts falling due after one year	(Note 20)	B14	284,754	-	-	284,754	292,725
Provisions for liabilities		B15	-	-	-	-	-
	Total net assets or liabilities	B16	6,917,175	-	-	6,917,175	6,878,898
Funds of the Charity							
Endowment funds	(Note 27)	B17	-	-	-	-	-
Restricted income funds	(Note 27)	B18	-	-	-	-	-
Unrestricted funds		B19	1,359,711	-	-	1,359,711	1,321,434
Revaluation reserve		B20	5,557,464	-	-	5,557,464	5,557,464
	Total funds	B21	6,917,175	-	-	6,917,175	6,878,898

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy
	P.A. LILLIARD	11/5/20



Trustees' Annual Report for the period

From 01/04/2022

Period start date To 31/03/2023

Period end date

Charity name: Vincent's Charity

Charity registration number: 251320

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing accommodation and financial assistance of needy persons of the age of 45 and upwards, being resident in St Albans or having family or other associations therewith.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to provide substantially subsidised accommodation for its beneficiaries who pay a modest weekly maintenance contribution. This is funded by other properties let on a commercial basis.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The trustees consider the performance of the charity to be satisfactory in this year. Accommodation continued to be provided at a substantially subsidised rent for the benefit of various individuals in need. The charity is holding a relatively large amount of cash in anticipation of expensive refurbishment costs in the near future.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's income was £133,918 (2022 £145,955) with property costs of £86,335 (2022 £113,968) and additional expenditure of £11,552 (2022 £7,420).
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees now consider that general funds should be maintained at a level equivalent to twelve month's expenditure, and an additional reserve amount of £75,000 should be maintained for exceptional repairs and maintenance. This level of reserves has been maintained throughout the year.
Amount of reserves held	Para 1.22	£6,917,175 (2022 £6,878,898)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Trust deed adopted on 23/7/1964 and varied by scheme on 7/1/1992.
Type of governing document	Para 1.25	Trust Deed
How is the charity constituted?	Para 1.25	Charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Trust's constitution. The body of trustees consists of seven competent people. Co-opted trustees are persons residing or carrying on business in or near St Albans and are appointed for a term of five years. Any competent trustee may be re-appointed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees delegate the day to day running of the charity to the Clerk of Trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Vincent's Charity
Other name the charity uses	
Registered charity number	251320
Charity's principal address	C/o Bretherton Law 1 st Floor, Alban Row 27-31 Verulam Road St Albans Hertfordshire AL3 4DG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Penelope Williams	Chair		
2	Joyce Lusby			
3	Caroline McCaffrey			
4	Bruce Kent			
5	John Austin			
6	David Graves			
7	Michaela Bygrave		03/05/22 – 31/03/23	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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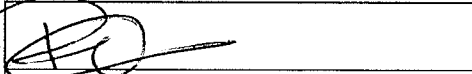
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	ROBERT WILSON MHN LILLIAN	
Position (eg Secretary, Chair, etc)	CHAIR	
Date	21/2/20	

VINCENT'S CHARITY

England & Wales - Charity number 251320

Accounts



Vincent's Charity		Charity No (if any) 251320	
Annual accounts for the period			
Period start date	01/04/2021	To	Period end date 31/03/2022

Section A Statement of financial activities

Recommended categories by activity	Guidance Notes	Unrestricted funds £ F01	Restricted income funds £ F02	Endowment funds £ F03	Total funds £ F04	Prior year funds £ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	-	-	-	-	-
Charitable activities	S02	-	-	-	-	-
Other trading activities	S03	-	-	-	-	-
Investments	S04	145,955	-	-	145,955	142,406
Separate material item of income	S05	-	-	-	-	-
Other	S06	-	-	-	-	-
Total	S07	145,955	-	-	145,955	142,406
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	113,968	-	-	113,968	83,337
Separate material item of expense	S10	7,420	-	-	7,420	8,569
Other	S11	-	-	-	-	-
Total	S12	121,388	-	-	121,388	91,906
Net income/(expenditure) before investment gains/(losses)	S13	24,567	-	-	24,567	50,500
Net gains/(losses) on investments	S14	-	-	-	-	-
Net income/(expenditure)	S15	24,567	-	-	24,567	50,500
Extraordinary items	S16	-	-	-	-	-
Transfers between funds	S17	-	-	-	-	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	-
Other gains/(losses)	S19	-	-	-	-	305,143
Net movement in funds	S20	24,567	-	-	24,567	355,643
Reconciliation of funds:						
Total funds brought forward	S21	6,854,331	-	-	6,854,331	6,498,688
Total funds carried forward	S22	6,878,898	-	-	6,878,898	6,854,331

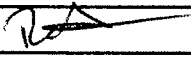
Section B

Balance sheet

Guidance Notes

		Unrestricted funds	Restricted income funds	Endowment funds	Total this year	Total last year
		£	£	£	£	£
		F01	F02	F03	F04	F05
Fixed assets						
Intangible assets (Note 15)	B01	-	-	-	-	-
Tangible assets (Note 14)	B02	-	-	-	-	-
Heritage assets (Note 16)	B03	-	-	-	-	-
Investments (Note 17)	B04	6,914,574	-	-	6,914,574	6,914,574
Total fixed assets	B05	6,914,574	-	-	6,914,574	6,914,574
Current assets						
Stocks (Note 18)	B06	-	-	-	-	-
Debtors (Note 19)	B07	28,423	-	-	28,423	24,554
Investments (Note 17.4)	B08	-	-	-	-	-
Cash at bank and in hand (Note 24)	B09	254,264	-	-	254,264	242,918
Total current assets	B10	282,687	-	-	282,687	267,472
Creditors: amounts falling due within one year (Note 20)	B11	25,638	-	-	25,638	25,638
Net current assets/(liabilities)	B12	257,049	-	-	257,049	241,834
Total assets less current liabilities	B13	7,171,623	-	-	7,171,623	7,156,408
Creditors: amounts falling due after one year (Note 20)	B14	292,725	-	-	292,725	302,077
Provisions for liabilities	B15	-	-	-	-	-
Total net assets or liabilities	B16	6,878,898	-	-	6,878,898	6,854,331
Funds of the Charity						
Endowment funds (Note 27)	B17	-	-	-	-	-
Restricted income funds (Note 27)	B18	-	-	-	-	-
Unrestricted funds	B19	1,321,434	-	-	1,321,434	1,296,867
Revaluation reserve	B20	5,557,464	-	-	5,557,464	5,557,464
Total funds	B21	6,878,898	-	-	6,878,898	6,854,331

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy
	Penelope Williams	26/12

Note 3

Analysis of income

	Analysis					Prior year £
	Unrestricted funds	Restricted income funds	Endowment funds	Total funds £		
Donations and legacies:						
Donations and gifts	-	-	-	-	-	-
Gift Aid	-	-	-	-	-	-
Legacies	-	-	-	-	-	-
General grants provided by government/other charities	-	-	-	-	-	-
Membership subscriptions and sponsorships which are in substance donations	-	-	-	-	-	-
Donated goods, facilities and services	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total	-	-	-	-	-	-
Charitable activities:						
	-	-	-	-	-	-
	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total	-	-	-	-	-	-
Other trading activities:						
	-	-	-	-	-	-
	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total	-	-	-	-	-	-
Income from investments:						
Interest income	-	15	-	15	184	
Dividend income	-	-	-	-	-	
Rental and leasing income	-	145,940	-	145,940	142,222	
Other	-	-	-	-	-	
Total	-	145,955	-	145,955	142,406	
Separate material item of income:						
	-	-	-	-	-	
	-	-	-	-	-	
Total	-	-	-	-	-	
Other:						
Conversion of endowment funds into income	-	-	-	-	-	
Gain on disposal of a tangible fixed asset held for charity's own use	-	-	-	-	-	
Gain on disposal of a programme related investment	-	-	-	-	-	
Royalties from the exploitation of intellectual property rights	-	-	-	-	-	
Other	-	-	-	-	-	
Total	-	-	-	-	-	
TOTAL INCOME	-	145,955	-	145,955	142,406	

Other information:

All income in the prior year was unrestricted except for: (please provide description and amounts)

Where any endowment fund is converted into income in the reporting period, please give the reason for the conversion.

Where any endowment fund is converted into income in the prior period, please give the reason for the conversion.

Within the income items above the following items are material: (please disclose the nature, amount and any prior year amounts)

Section C Notes to the accounts

(cont)

Note 6 Analysis of expenditure

Analysis	This year				Last year			
	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Unrestricted funds	Restricted income funds	Endowment funds	Total funds
Expenditure on raising funds:				£				£
Rates, insurance, light and heat	14,365	-	-	14,365	12,850	-	-	12,850
Rent collection, property repairs and maintenance charges	89,522	-	-	89,522	56,785	-	-	56,785
Bank loan interest	10,081	-	-	10,081	13,702	-	-	13,702
Total expenditure on raising funds	113,968	-	-	113,968	83,337	-	-	83,337

Expenditure on charitable activities:

Total expenditure on charitable activities	-	-	-	-	-	-	-	-
--	---	---	---	---	---	---	---	---

Separate material item of expense

Independent examination fees	2,760	-	-	2,760	2,760	-	-	2,760
Legal and professional fees	4,078	-	-	4,078	5,123	-	-	5,123
Subscriptions and sundry	582	-	-	582	686	-	-	686
Total	7,420	-	-	7,420	8,569	-	-	8,569

Other

Total other expenditure	-	-	-	-	-	-	-	-
TOTAL EXPENDITURE	121,388	-	-	121,388	91,906	-	-	91,906

Other information:

Analysis of expenditure on charitable activities

Activity or programme	This year				Last year			
	Activities undertaken directly	Grant funding of activities	Support Costs	Total this year	Activities undertaken directly	Grant funding of activities	Support Costs	Total last year
	£	£	£	£	£	£	£	£
Activity 1	-	-	-	-	-	-	-	-
Activity 2	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-

(iv) Explain any contractual obligations for the purchase, construction or development of investment property or for repairs, maintenance or enhancements

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17.4 Please provide a breakdown of current asset investments, if applicable, agreeing with the balance sheet.

Analysis of current asset investments

Cash or cash equivalents
Listed investments
Investment properties
Social investments
Other investments
Total

This year	Last year
£	£
-	-
-	-
-	-
-	-
-	-
-	-

17.5 Guarantees

Please provide details and amount of any guarantee made to or on behalf of a third party

Name of the entity or entities benefitting from those guarantees

Please explain how the guarantee furthers the charity's aims

This year	Last year

17.6 Concessionary loans

Amount of concessionary loans made (Multiple loans made may be disclosed in aggregate provided that such aggregation does not obscure significant information).

Description	This year £	Last year £
	-	-
	-	-
	-	-
Total	-	-

Amount of concessionary loans received (Multiple loans received may be disclosed in aggregate provided that such aggregation does not obscure significant information).

Description	This year £	Last year £
	-	-
	-	-
	-	-
Total	-	-

Terms and conditions eg interest rate, security provided

Value of any concessionary loans which have been committed but not taken up at the reporting date

Amounts payable within 1 year

Amounts payable after more than 1 year

Amounts receivable within 1 year

Amounts receivable after more than 1 year

This year	Last year

17.7 Additional information

Please provide information about the significance of investments to the charity's financial position or performance eg. terms and conditions of loans or the use of hedging to manage financial risk.

For all investments measured at fair value, the basis for determining the value, including any assumptions applied when using a valuation technique.

Where a charity has provided financial assets as a form of security, the carrying amount of the financial asset pledged as security and the terms and conditions relating to its pledge.

This year	Last year

Note 17 Investment assets

Please complete this note if the charity has any investment assets.

17.1 Fixed assets Investments (please provide for each class of investment)

	Cash & cash equivalents	Listed investments	Investment properties	Social investments	Other	Total
Carrying (fair) value at beginning of period	6,960	-	6,907,614	-	-	6,914,574
Add: additions to investments during period*	-	-	-	-	-	-
Less: disposals at carrying value	-	-	-	-	-	-
Less: impairments	-	-	-	-	-	-
Add: Reversal of impairments	-	-	-	-	-	-
Add/(deduct): transfer in/(out) in the period	-	-	-	-	-	-
Add/(deduct): net gain/(loss) on revaluation	-	-	-	-	-	-
Carrying (fair) value at end of year	6,960	-	6,907,614	-	-	6,914,574

*Please specify additions resulting from acquisitions through business combinations, if any.

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Please note that Fair Value in this context is the amount for which an asset could be exchanged between knowledgeable and willing parties in an arm's length transaction. For traded securities, the fair value is the value of the security quoted on the London Stock Exchange Daily Official List or equivalent. For other assets where there is no market price on a traded market, it is the trustees' or valuers' best estimate of fair value.

17.2 Please provide a breakdown of investments shown above agreeing with the balance sheet row B04 differentiating between those held at fair value and those held at cost less impairment.**This year:
Analysis of Investments**

	Fair value at year end	Cost less impairment
	£	£
Cash or cash equivalents	-	6,960
Listed investments	-	-
Investment properties	6,907,614	-
Social investments	-	-
Other investments	-	-
Total	6,907,614	6,960
Grand total (Fair value at year end+Cost less impairment)		6,914,574

**Last year:
Analysis of Investments**

	Fair value at year end	Cost less impairment
	£	£
Cash or cash equivalents	-	6,960
Listed investments	-	-
Investment properties	6,907,614	-
Social investments	-	-
Other investments	-	-
Total	6,907,614	6,960
Grand total (Fair value at year end+Cost less impairment)		6,914,574

17.3 If your charity holds investment properties, please complete the following note:

	This year	Last year
(i) Explain the methods and significant assumptions in determining the fair value of investment property held by the charity		Valuation carried out at April 2021. Valuation was made on an open market value basis by reference to market evidence.
(ii) Name or independent valuer, if applicable, and relevant qualifications		D J Smith and Company FRICS Chartered Surveyors.
(iii) Provide details of any restrictions on the ability to realise investment property or on the remittance of income or disposal proceeds		

Note 19 Debtors and prepayments

Please complete this note if the charity has any debtors or prepayments.

19.1 Analysis of debtors

Trade debtors

Prepayments and accrued income

Other debtors

Total

This year	Last year
£	£
-	-
-	-
28,423	24,554
28,423	24,554

Please complete 19.2 where a material debtor is recoverable more than a year after the reporting date.

19.2 Analysis of debtors recoverable in more than 1 year (included in debtors above)

Trade debtors

Prepayments and accrued income

Other debtors

Total

This year	Last year
£	£
-	-
-	-
-	-
-	-
-	-

Note 20 Creditors and accruals

Please complete this note if the charity has any creditors or accruals.

20.1 Analysis of creditors

	Amounts falling due within one year		Amounts falling due after more than one year	
	This year £	Last year £	This year £	Last year £
Accruals for grants payable	-	-	-	-
Bank loans and overdrafts	19,278	19,278	292,725	302,077
Trade creditors	-	-	-	-
Payments received on account for contracts or performance-related grants	-	-	-	-
Accruals and deferred income	2,760	2,760	-	-
Taxation and social security	-	-	-	-
Other creditors	3,600	3,600	-	-
Total	25,638	25,638	292,725	302,077

20.2 Deferred income

Please complete this note if the charity has deferred income.

Please explain the reasons why income is deferred.

This year	Last year

Movement in deferred income account

Balance at the start of the reporting period
 Amounts added in current period
 Amounts released to income from previous periods
 Balance at the end of the reporting period

This year £	Last year £
-	-
-	-
-	-
-	-

Section C Notes to the accounts (cont)

Note 27 Charity funds

27.1 Details of material funds held and movements during the **CURRENT** reporting period

Please give details of the movements of material individual funds in the reporting period together with a balancing figure for 'Other funds'. The 'Total funds' figure below should reconcile to 'Total funds' in the balance sheet.

* Key: PE - permanent endowment funds; EE - expendible endowment funds; R - restricted income funds, including special trusts, of the charity; and U - unrestricted funds

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
General	UR		1,296,867	145,955	121,388	-	-	1,321,434
Revaluation reserve	UR		5,557,464	-	-	-	-	5,557,464
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
Other funds	N/a	N/a	-	-	-	-	-	-
Total Funds			6,854,331	145,955	121,388	-	-	6,878,898

Section C

Notes to the accounts

(cont)

Note 27 Charity funds (cont)

27.2 Details of material funds held and movements during the PREVIOUS reporting period

Please give details of the movements of material individual funds in the reporting period together with a balancing figure for 'Other funds'. The 'Total funds' figure below should reconcile to 'Total funds' in the balance sheet.

* Key: PE - permanent endowment funds; EE - expendible endowment funds; R - restricted income funds, including special trusts, of the charity; and U - unrestricted funds

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
General	UR		1,246,367	142,406	91,906	-	-	1,296,867
Revaluation reserve	UR		5,252,321	-	-	-	305,143	5,557,464
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
Other funds	N/a		-	-	-	-	-	-
	N/a		-	-	-	-	-	-
Total Funds			6,498,688	142,406	91,906	-	305,143	6,854,331



Trustees' Annual Report for the period

From 01/04/2021
Period end date

Period start date To 31/03/2022

Charity name: Vincent's Charity

Charity registration number: 251320

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing accommodation and financial assistance of needy persons of the age of 45 and upwards, being resident in St Albans or having family or other associations therewith.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to provide substantially subsidised accommodation for its beneficiaries who pay a modest weekly maintenance contribution. This is funded by other properties let on a commercial basis.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The trustees consider the performance of the charity to be satisfactory in this year. Accommodation continued to be provided at a substantially subsidised cost for its beneficiaries who pay a modest weekly maintenance contribution.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's income rose to £145,955 (2021 £142,406) with property costs of £113,968 (2021 £83,337) and additional expenditure of £7,420 (2021 £8,569).
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees now consider that general funds should be maintained at a level equivalent to twelve month's expenditure.
Amount of reserves held	Para 1.22	£6,878,898 (2021 £6,854,331)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Trust deed adopted on 23/7/1964 and varied by scheme on 7/1/1992.
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Trust's constitution. The body of trustees consists of seven competent people. Co-opted trustees are persons residing or carrying on business in or near St Albans and are appointed for a term of five years. Any competent trustee may be re-appointed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees delegate the day to day running of the charity to the Clerk of Trustees.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Vincent's Charity
Other name the charity uses	
Registered charity number	251320
Charity's principal address	C/o Bretherton Law 1 st Floor, Alban Row 27-31 Verulam Road St Albans Hertfordshire AL3 4DG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Penelope Williams	Chair		
2	Joyce Lusby			
3	Caroline McCaffrey			
4	Bruce Kent			
5	John Austin			
6	David Graves			
7	David Smith		01/04/21 – 20/07/21	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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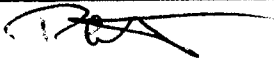
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	PEREWO RA ABU LILLIANU	
Position (eg Secretary, Chair, etc)	CHAIRMAN	
Date	27/7/22	



Section A Independent Examiner's Report

Report to the trustees/ members of	Vincent's Charity		
On accounts for the year ended	31 st March 2022	Charity no (if any)	251320
Set out on pages	1-18		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022.

**Responsibilities and
basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

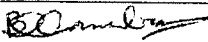
I am qualified to undertake the examination by being a qualified member of the Institute of Financial Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:  **Date:** 26/7/2022

Name: BRENDAN CHAMBERS

**Relevant professional
qualification(s) or body
(if any):** F.F.A.

Address:

Fountain Court

2 Victoria Square, St Albans, Hertfordshire.

AL1 3TF

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

VINCENT'S CHARITY

England & Wales - Charity number 251320

Accounts



Vincent's Charity		Charity No (if any)	251320
Annual accounts for the period			
Period start date	01/04/2020	To	Period end date 31/03/2021

Section A Statement of financial activities

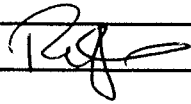
Recommended categories by activity	Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Prior year funds
		£ F01	£ F02	£ F03	£ F04	£ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	-	-	-	-	-
Charitable activities	S02	-	-	-	-	-
Other trading activities	S03	-	-	-	-	-
Investments	S04	142,406	-	-	142,406	129,562
Separate material item of income	S05	-	-	-	-	-
Other	S06	-	-	-	-	-
Total	S07	142,406	-	-	142,406	129,562
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	-
Charitable activities	S09	83,337	-	-	83,337	66,372
Separate material item of expense	S10	8,569	-	-	8,569	10,782
Other	S11	-	-	-	-	-
Total	S12	91,906	-	-	91,906	77,154
Net income/(expenditure) before investment gains/(losses)	S13	50,500	-	-	50,500	52,408
Net gains/(losses) on investments	S14	-	-	-	-	-
Net income/(expenditure)	S15	50,500	-	-	50,500	52,408
Extraordinary items	S16	-	-	-	-	-
Transfers between funds	S17	-	-	-	-	-
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	-
Other gains/(losses)	S19	305,143	-	-	305,143	13,642
Net movement in funds	S20	355,643	-	-	355,643	66,050
Reconciliation of funds:						
Total funds brought forward	S21	6,498,688	-	-	6,498,688	6,432,638
Total funds carried forward	S22	6,854,331	-	-	6,854,331	6,498,688

Section B

Balance sheet

		Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total this year	Total last year
			£	£	£	£	£
			F01	F02	F03	F04	F05
Fixed assets							
Intangible assets	(Note 15)	B01	-	-	-	-	-
Tangible assets	(Note 14)	B02	-	-	-	-	-
Heritage assets	(Note 16)	B03	-	-	-	-	-
Investments	(Note 17)	B04	6,914,574	-	-	6,914,574	6,346,817
	Total fixed assets	B05	6,914,574	-	-	6,914,574	6,346,817
Current assets							
Stocks	(Note 18)	B06	-	-	-	-	-
Debtors	(Note 19)	B07	24,554	-	-	24,554	26,959
Investments	(Note 17.4)	B08	-	-	-	-	-
Cash at bank and in hand	(Note 24)	B09	242,918	-	-	242,918	289,069
	Total current assets	B10	267,472	-	-	267,472	316,028
Creditors: amounts falling due within one year	(Note 20)	B11	25,638	-	-	25,638	10,219
	Net current assets/(liabilities)	B12	241,834	-	-	241,834	305,809
	Total assets less current liabilities	B13	7,156,408	-	-	7,156,408	6,652,626
Creditors: amounts falling due after one year	(Note 20)	B14	302,077	-	-	302,077	153,938
Provisions for liabilities		B15	-	-	-	-	-
	Total net assets or liabilities	B16	6,854,331	-	-	6,854,331	6,498,688
Funds of the Charity							
Endowment funds	(Note 27)	B17	-	-	-	-	-
Restricted income funds	(Note 27)	B18	-	-	-	-	-
Unrestricted funds		B19	1,296,867	-	-	1,296,867	1,246,367
Revaluation reserve		B20	5,557,464	-	-	5,557,464	5,252,321
	Total funds	B21	6,854,331	-	-	6,854,331	6,498,688

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy
	PENELOPE	16/1/21
	MR WILLIAM	

Note 1 Basis of preparation

This section should be completed by all charities.

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

- and with the Statement of Recommended Practice: Accounting and Reporting by 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
- and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)
- and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.*

* -Tick as appropriate

1.2 Going concern

If there are material uncertainties related to events or conditions that cast significant doubt on the charity's ability to continue as a going concern, please provide the following details or state "Not applicable", if appropriate:

An explanation as to those factors that support the conclusion that the charity is a going concern;

Disclosure of any uncertainties that make the going concern assumption doubtful;

Where accounts are not prepared on a going concern basis, please disclose this fact together with the basis on which the trustees prepared the accounts and the reason why the charity is not regarded as a going concern.

1.3 Change of accounting policy

The accounts present a true and fair view and the accounting policies adopted are those outlined in note ().

Yes* No* * -Tick as appropriate

Please disclose:

(i) the nature of the change in accounting policy;	
(ii) the reasons why applying the new accounting policy provides more reliable and more relevant information; and	
(iii) the amount of the adjustment for each line affected in the current period, each prior period presented and the aggregate amount of the adjustment relating to periods before those presented, 3.44 FRS 102 SORP.	

1.4 Changes to accounting estimates

No changes to accounting estimates have occurred in the reporting period (3.46 FRS 102 SORP).

Yes* No* * -Tick as appropriate

Please disclose:

(i) the nature of any changes;	
(ii) the effect of the change on income and expense or assets and liabilities for the current period; and	
(iii) where practicable, the effect of the change in one or more future periods.	

1.5 Material prior year errors

No material prior year error have been identified in the reporting period (3.47 FRS 102 SORP).

Yes* No* * -Tick as appropriate

Please disclose:

(i) the nature of the prior period error;	
(ii) for each prior period presented in the accounts, the amount of the correction for each account line item affected; and	
(iii) the amount of the correction at the beginning of the earliest prior period presented in the accounts.	

Note 2 Accounting policies

2.2 INCOME

This standard list of accounting policies has been applied by the charity except for those ticked "No" or "N/a". Where a different or additional policy has been adopted then this is detailed in the box below.

Recognition of income	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none"> the charity becomes entitled to the resources; it is more likely than not that the trustees will receive the resources; and the monetary value can be measured with sufficient reliability. 	Yes	No	N/a
Offsetting	There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.	Yes	No	N/a
Grants and donations	Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).	Yes	No	N/a
Legacies	In the case of performance related grants, income must only be recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met (5.16 FRS 102 SORP). Legacies are included in the SoFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.	Yes	No	N/a
Government grants	The charity has received government grants in the reporting period	Yes	No	N/a
Tax reliefs on donations and gifts	Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.	Yes	No	N/a
Contractual income and performance related grants	This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.	Yes	No	N/a
Donated goods	Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so. The cost of any stock of goods donated for distribution to beneficiaries is deemed to be the fair value of those gifts at the time of their receipt and they are recognised on receipt. In the reporting period in which the stocks are distributed, they are recognised as an expense at the carrying amount of the stocks at distribution. Donated goods for resale are measured at fair value on initial recognition, which is the expected proceeds from sale less the expected costs of sale, and recognised in 'Income from other trading activities' with the corresponding stock recognised in the balance sheet. On its sale the value of stock is charged against 'Income from other trading activities' and the proceeds from sale are also recognised as 'Income from other trading activities'. Goods donated for on-going use by the charity are recognised as tangible fixed assets and included in the SoFA as incoming resources when receivable. Gifts in kind for use by the charity are included in the SoFA as income from donations when receivable.	Yes	No	N/a
Donated services and facilities	Donated services and facilities are included in the SoFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably. Donated services and facilities that are consumed immediately are recognised as income with an equivalent amount recognised as an expense under the appropriate heading in the SoFA.	Yes	No	N/a
Support costs	The charity has incurred expenditure on support costs.	Yes	No	N/a
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.	Yes	No	N/a
Income from interest, royalties and dividends	This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.	Yes	No	N/a
Income from membership subscriptions	Membership subscriptions received in the nature of a gift are recognised in Donations and Legacies. Membership subscriptions which gives a member the right to buy services or other benefits are recognised as income earned from the provision of goods and services as income from charitable activities.	Yes	No	N/a
Settlement of insurance claims	Insurance claims are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP) and are included as an item of other income in the SoFA.	Yes	No	N/a
Investment gains and losses	This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.	Yes	No	N/a
2.3 EXPENDITURE AND LIABILITIES				
Liability recognition	Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.	Yes	No	N/a
Governance and support costs	Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.	Yes	No	N/a
Grants with performance conditions	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.	Yes	No	N/a
Grants payable without performance conditions	Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid the commitment, a liability for the full funding obligation must be recognised.	Yes	No	N/a

Redundancy cost	The charity made no redundancy payments during the reporting period.	Yes	No	N/a
Deferred income	No material item of deferred income has been included in the accounts.	Yes	No	N/a
Creditors	The charity has creditors which are measured at settlement amounts less any trade discounts	Yes	No	N/a
Provisions for liabilities	A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date	Yes	No	N/a
Basic financial instruments	The charity accounts for basic financial instruments on initial recognition as per paragraph 11.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19, FRS102 SORP.	Yes	No	N/a
2.4 ASSETS				
Tangible fixed assets for use by charity	These are capitalised if they can be used for more than one year, and cost at least <input type="text"/>	Yes	No	N/a
	They are valued at cost.	Yes	No	N/a
	The depreciation rates and methods used are disclosed in note 9.2.	Yes	No	N/a
Intangible fixed assets	The charity has intangible fixed assets, that is, non-monetary assets that do not have physical substance but are identifiable and are controlled by the charity through custody or legal rights. The amortisation rates and methods used are disclosed in note 9.5	Yes	No	N/a
	They are valued at cost.	Yes	No	N/a
Heritage assets	The charity has heritage assets, that is, non-monetary assets with historic, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture. The depreciation rates and methods used as disclosed in note 9.6.1.4.	Yes	No	N/a
	They are valued at cost.	Yes	No	N/a
Investments	Fixed asset investments in quoted shares, traded bonds and similar investments are valued at initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment.	Yes	No	N/a
	Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments	Yes	No	N/a
Stocks and work in progress	Stocks held for sale as part of non-charitable trade are measured at the lower or cost or net realisable value.	Yes	No	N/a
	Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.	Yes	No	N/a
	Work in progress is valued at cost less any foreseeable loss that is likely to occur on the contract.	Yes	No	N/a
Debtors	Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.	Yes	No	N/a
Current asset investments	The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.	Yes	No	N/a
	They are valued at fair value except where they qualify as basic financial instruments.	Yes	No	N/a

POLICIES ADOPTED ADDITIONAL TO OR DIFFERENT FROM THOSE ABOVE

Note 3

Analysis of income

Analysis	Unrestricted	Restricted	Endowment	Total funds	Prior year
	funds	income funds	funds	£	£
Donations and legacies:					
Donations and gifts	-	-	-	-	-
Gift Aid	-	-	-	-	-
Legacies	-	-	-	-	-
General grants provided by government/other charities	-	-	-	-	-
Membership subscriptions and sponsorships which are in substance donations	-	-	-	-	-
Donated goods, facilities and services	-	-	-	-	-
Other	-	-	-	-	-
Total	-	-	-	-	-
Charitable activities:					
	-	-	-	-	-
	-	-	-	-	-
Other	-	-	-	-	-
Total	-	-	-	-	-
Other trading activities:					
	-	-	-	-	-
	-	-	-	-	-
Other	-	-	-	-	-
Total	-	-	-	-	-
Income from investments:					
Interest income	-	184	-	184	254
Dividend income	-	-	-	-	-
Rental and leasing income	-	142,222	-	142,222	129,308
Other	-	-	-	-	-
Total	-	142,406	-	142,406	129,562
Separate material item of income:					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total	-	-	-	-	-
Other:					
Conversion of endowment funds into income	-	-	-	-	-
Gain on disposal of a tangible fixed asset held for charity's own use	-	-	-	-	-
Gain on disposal of a programme related investment	-	-	-	-	-
Royalties from the exploitation of intellectual property rights	-	-	-	-	-
Other	-	-	-	-	-
Total	-	-	-	-	-
TOTAL INCOME	-	142,406	-	142,406	129,562

Other information:

All income in the prior year was unrestricted except for: (please provide description and amounts)

--

Where any endowment fund is converted into income in the reporting period, please give the reason for the conversion.

--

Where any endowment fund is converted into income in the prior period, please give the reason for the conversion.

--

Within the income items above the following items are material: (please disclose the nature, amount and any prior year amounts)

--

Note 6

Analysis of expenditure

Analysis	This year				Last year			
	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Unrestricted funds	Restricted income funds	Endowment funds	Total funds
Expenditure on raising funds:				£				£
Incurred seeking donations	-	-	-	-	-	-	-	-
Incurred seeking legacies	-	-	-	-	-	-	-	-
Incurred seeking grants	-	-	-	-	-	-	-	-
Operating membership schemes and social lotteries	-	-	-	-	-	-	-	-
Staging fundraising events	-	-	-	-	-	-	-	-
Fundraising agents	-	-	-	-	-	-	-	-
Operating charity shops	-	-	-	-	-	-	-	-
Operating a trading company undertaking non-charitable trading activity	-	-	-	-	-	-	-	-
Advertising, marketing, direct mail and publicity	-	-	-	-	-	-	-	-
Start up costs incurred in generating new source of future income	-	-	-	-	-	-	-	-
Database development costs	-	-	-	-	-	-	-	-
Other trading activities	-	-	-	-	-	-	-	-
Investment management costs:	-	-	-	-	-	-	-	-
Portfolio management costs	-	-	-	-	-	-	-	-
Cost of obtaining investment advice	-	-	-	-	-	-	-	-
Investment administration costs	-	-	-	-	-	-	-	-
Intellectual property licencing costs	-	-	-	-	-	-	-	-
Rent collection, property repairs and maintenance charges	69,635	-	-	69,635	66,162	-	-	66,162
Bank loan interest	13,702	-	-	13,702	-	-	-	-
Total expenditure on raising funds	83,337	-	-	83,337	66,162	-	-	66,162
Expenditure on charitable activities:								
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Total expenditure on charitable activities	-	-	-	-	-	-	-	-
Separate material item of expense								
Independent examination fees	2,760	-	-	2,760	2,760	-	-	2,760
Legal and professional fees	5,123	-	-	5,123	8,022	-	-	8,022
Subscriptions and sundry	686	-	-	686	210	-	-	210
Total	8,569	-	-	8,569	10,992	-	-	10,992
Other								
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Total other expenditure	-	-	-	-	-	-	-	-
TOTAL EXPENDITURE	91,906	-	-	91,906	77,154	-	-	77,154

Other information:

Analysis of expenditure on charitable activities

Activity or programme	This year				Last year			
	Activities undertaken directly	Grant funding of activities	Support Costs	Total this year	Activities undertaken directly	Grant funding of activities	Support Costs	Total last year
	£	£	£	£	£	£	£	£
Activity 1	-	-	-	-	-	-	-	-
Activity 2	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-

Note 10 Details of certain items of expenditure**10.1 Fees for examination of the accounts**

Please provide details of the amount paid for any statutory external scrutiny of accounts and other services provided by your independent examiner. If nothing was paid please enter '0' in the appropriate box(es).

Independent examiner's fees

Assurance services other than audit or independent examination

Tax advisory fees

Other fees (for example: financial advice, consultancy, accountancy services) paid to the independent examiner

This year £	Last year £
2,760	2,760
-	-
-	-
-	-

Note 17 Investment assets

Please complete this note if the charity has any investment assets.

17.1 Fixed assets investments (please provide for each class of investment)

	Cash & cash equivalents	Listed investments	Investment properties	Social investments	Other	Total
Carrying (fair) value at beginning of period	6,960	-	6,339,857	-	-	6,346,817
Add: additions to investments during period*	-	-	262,614	-	-	262,614
Less: disposals at carrying value	-	-	-	-	-	-
Less: impairments	-	-	-	-	-	-
Add: Reversal of impairments	-	-	-	-	-	-
Add/(deduct): transfer in/(out) in the period	-	-	-	-	-	-
Add/(deduct): net gain/(loss) on revaluation	-	-	305,143	-	-	305,143
Carrying (fair) value at end of year	6,960	-	6,907,614	-	-	6,914,574

*Please specify additions resulting from acquisitions through business combinations, if any.

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Please note that Fair Value in this context is the amount for which an asset could be exchanged between knowledgeable and willing parties in an arm's length transaction. For traded securities, the fair value is the value of the security quoted on the London Stock Exchange Daily Official List or equivalent. For other assets where there is no market price on a traded market, it is the trustees' or valuers' best estimate of fair value.

17.2 Please provide a breakdown of investments shown above agreeing with the balance sheet row B04 differentiating between those held at fair value and those held at cost less impairment.

This year:
Analysis of investments

	Fair value at year end	Cost less impairment
	£	£
Cash or cash equivalents	6,960	6,960
Listed investments	-	-
Investment properties	6,907,614	772,471
Social investments	-	-
Other investments	-	-
Total	6,914,574	779,431
Grand total (Fair value at year end+Cost less impairment)		7,694,005

Last year:
Analysis of investments

	Fair value at year end	Cost less impairment
	£	£
Cash or cash equivalents	6,960	6,960
Listed investments	-	-
Investment properties	6,339,857	509,857
Social investments	-	-
Other investments	-	-
Total	6,346,817	516,817
Grand total (Fair value at year end+Cost less impairment)		6,863,634

17.3 If your charity holds investment properties, please complete the following note:

(i) Explain the methods and significant assumptions in determining the fair value of investment property held by the charity

(ii) Name or independent valuer, if applicable, and relevant qualifications

(iii) Provide details of any restrictions on the ability to realise investment property or on the remittance of income or disposal proceeds

This year	Last year
Valuation carried out at April 2021. Valuation was made on an open market value basis by reference to market evidence.	Valuation carried out at June 2015. Valuation was made on an open market value basis by reference to market evidence.
D J Smith and Company FRICS Chartered Surveyors.	T.H. Jones. BSc FRICS Chartered Surveyor.

(iv) Explain any contractual obligations for the purchase, construction or development of investment property or for repairs, maintenance or enhancements

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17.4 Please provide a breakdown of current asset investments, if applicable, agreeing with the balance sheet.

Analysis of current asset investments

Cash or cash equivalents
Listed investments
Investment properties
Social investments
Other investments
Total

This year	Last year
£	£
-	-
-	-
-	-
-	-
-	-
-	-

17.5 Guarantees

Please provide details and amount of any guarantee made to or on behalf of a third party

Name of the entity or entities benefitting from those guarantees

Please explain how the guarantee furthers the charity's aims

This year	Last year

17.6 Concessionary loans

Amount of concessionary loans made (Multiple loans made may be disclosed in aggregate provided that such aggregation does not obscure significant information).

Description	This year £	Last year £
	-	-
	-	-
	-	-
Total	-	-

Amount of concessionary loans received (Multiple loans received may be disclosed in aggregate provided that such aggregation does not obscure significant information).

Description	This year £	Last year £
	-	-
	-	-
	-	-
Total	-	-

Terms and conditions eg interest rate, security provided

Value of any concessionary loans which have been committed but not taken up at the reporting date

Amounts payable within 1 year

Amounts payable after more than 1 year

Amounts receivable within 1 year

Amounts receivable after more than 1 year

This year	Last year

17.7 Additional information

Please provide information about the significance of investments to the charity's financial position or performance eg. terms and conditions of loans or the use of hedging to manage financial risk.

For all investments measured at fair value, the basis for determining the value, including any assumptions applied when using a valuation technique.

Where a charity has provided financial assets as a form of security, the carrying amount of the financial asset pledged as security and the terms and conditions relating to its pledge.

This year	Last year

Note 19 Debtors and prepayments

Please complete this note if the charity has any debtors or prepayments.

19.1 Analysis of debtors

Trade debtors

Prepayments and accrued income

Other debtors

Total

This year	Last year
£	£
-	-
-	3,359
24,554	23,600
24,554	26,959

Please complete 19.2 where a material debtor is recoverable more than a year after the reporting date.

19.2 Analysis of debtors recoverable in more than 1 year (included in debtors above)

Trade debtors

Prepayments and accrued income

Other debtors

This year	Last year
£	£
-	-
-	-
-	-
-	-
Total	-

Note 20 Creditors and accruals

Please complete this note if the charity has any creditors or accruals.

20.1 Analysis of creditors

	Amounts falling due within one year		Amounts falling due after more than one year	
	This year £	Last year £	This year £	Last year £
Accruals for grants payable	-	-	-	-
Bank loans and overdrafts	19,278	3,859	302,077	153,938
Trade creditors	-	-	-	-
Payments received on account for contracts or performance-related grants	-	-	-	-
Accruals and deferred income	2,760	2,760	-	-
Taxation and social security	-	-	-	-
Other creditors	3,600	3,600	-	-
Total	25,638	10,219	302,077	153,938

20.2 Deferred income

Please complete this note if the charity has deferred income.

Please explain the reasons why income is deferred.

This year	Last year

Movement in deferred income account

Balance at the start of the reporting period
 Amounts added in current period
 Amounts released to income from previous periods
 Balance at the end of the reporting period

This year £	Last year £
-	-
-	-
-	-
-	-

Note 24 **Cash at bank and in hand**

Short term cash investments (less than 3 months maturity date)
Short term deposits
Cash at bank and on hand
Other
Total

This year £	Last year £
-	-
-	-
242,918	289,069
-	-
242,918	289,069

Note 25 **Fair value of assets and liabilities**

	This year	Last year
<p>25.1 Please provide details of the charity's exposure to credit risk (the risk of incurring a loss due to a debtor not paying what is owed), liquidity risk (the risk of not being able to meet short term financial demands) and market risk (the risk that the value of an investment will fall due to changes in the market) arising from financial instruments to which the charity is exposed at the end of the reporting period and explain how the charity manages those risks.</p>		
<p>25.2 Please give details of the amount of change in the fair value of basic financial instruments (debtors, creditors, investments (see section 11, FRS 102 SORP)) measured at fair value through the SoFA that is attributable to changes in credit risk.</p>		

Section C Notes to the accounts (cont)

Note 27 Charity funds (cont)

27.2 Details of material funds held and movements during the PREVIOUS reporting period

Please give details of the movements of material individual funds in the reporting period together with a balancing figure for 'Other funds'. The 'Total funds' figure below should reconcile to 'Total funds' in the balance sheet.

* Key: PE - permanent endowment funds; EE - expendible endowment funds; R - restricted income funds, including special trusts, of the charity; and U - unrestricted funds

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
General	UR		1,180,317	129,562	77,154	-	13,642	1,246,367
Revaluation reserve	UR		5,252,321	-	-	-	-	5,252,321
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
			-	-	-	-	-	-
Other funds	N/a	N/a	-	-	-	-	-	-
		Total Funds	6,432,638	129,562	77,154	-	13,642	6,498,688

Note 28 Transactions with trustees and related parties

If the charity has any transactions with related parties (other than the trustee expenses explained in guidance notes) details of such transactions should be provided in this note. If there are no transactions to report, please enter "True" in the box or "False" if there are transactions to report.

28.1 Trustee remuneration and benefits**This year**

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (True or False)

TRUE

In the period the charity has paid trustees remuneration and benefits. Please give the amount of, and legal authority for, any remuneration or other benefits paid to a trustee by the charity or any institution or company connected with it.

Name of trustee	Legal authority (eg order, governing document)	Amounts paid or benefit value				
		Remuneration	Pension contribution	Redundancy (including loss of office)/ex gratia	Other	TOTAL
		£	£	£	£	£
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

Please give details of why remuneration or other employment benefits were paid.

Where an ex gratia payment has been made to a trustee, provide an explanation of the nature of the payment.

Last year

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (True or False)

TRUE

In the period the charity has paid trustees remuneration and benefits. Please give the amount of, and legal authority for, any remuneration or other benefits paid to a trustee by the charity or any institution or company connected with it.

Name of trustee	Legal authority (eg order, governing document)	Amounts paid or benefit value				
		Remuneration	Pension contribution	Redundancy (including loss of office)/ex gratia	Other	TOTAL
		£	£		£	£
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

Please give details of why remuneration or other employment benefits were paid.

Where an ex gratia payment has been made to a trustee, provide an explanation of the nature of the payment.

28.2 Trustees' expenses

If the charity has paid trustees expenses for fulfilling their duties, details of such transactions should be provided in this note. If there are no transactions to report, please enter "True" in the box below. If there are transactions to report, please enter "False".

No trustee expenses have been incurred (True or False)

Type of expenses reimbursed	This year	Last year
	£	£
Travel	-	-
Subsistence	-	-
Accommodation	-	-
Other (please specify):	-	-
	-	-
TOTAL	-	-

Please provide the number of trustees reimbursed for expenses or who had expenses paid by the charity

28.3 Transaction(s) with related parties

Please give details of any transaction undertaken by (or on behalf of) the charity in which a related party has a material interest, including where funds have been held as agent for related parties. If there are no such transactions, please enter 'true' in the box provided.

This year

There have been no related party transactions in the reporting period (True or False)

TRUE

Name of the trustee or related party	Relationship to charity	Description of the transaction(s)	Amount	Balance at period end	Provision for bad debts at period end	Amounts written off during reporting period
			£	£	£	£

In relation to the transactions above, please provide the terms and conditions, including any security and the nature of any payment (consideration) to be provided in settlement.

For any related party, please provide details of any guarantees given or received.

Last year

There have been no related party transactions in the reporting period (True or False)

Name of the trustee or related party	Relationship to charity	Description of the transaction(s)	Amount	Balance at period end	Provision for bad debts at period end	Amounts written off during reporting period
			£	£	£	£

In relation to the transactions above, please provide the terms and conditions, including any security and the nature of any payment (consideration) to be provided in settlement.

For any related party, please provide details of any guarantees given or received.

Note 29 Additional Disclosures

The following are significant matters which are not covered in other notes and need to be included to provide a proper understanding of the accounts. If there is insufficient room here, please add a separate sheet.



Trustees' Annual Report for the period

From 01/04/2020

Period start date To 31/03/2021

Period end date

Charity name: Vincent's Charity

Charity registration number: 251320

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing accommodation and financial assistance of needy persons of the age of 45 and upwards, being resident in St Albans or having family or other associations therewith.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to provide accommodation at a substantially subsidised rent for the benefit of various beneficiaries, funding the costs out of accommodation let on a commercial basis.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The trustees consider the performance of the charity to be satisfactory in this year.</p> <p>Accommodation continued to be provided at a substantially subsidised rent for the benefit of various individuals in need.</p> <p>An additional property was purchased in this financial period.</p> <p>A substantial upgrade of one of the existing properties was planned after it was vacated by a beneficiary in March 2021. This work will take place in the next financial period.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's income rose to £142,406 (2020 £129,562) with property costs of £83,337 (2020 £66,372) and additional expenditure of £8,569 (2020 £10,782).
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees consider that funds should be maintained at a level equivalent to between three and six month's expenditure. This level of reserves has been maintained throughout the year.
Amount of reserves held	Para 1.22	£6,549,188 (2020 £6,498,688)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The charity currently holds 10 investment properties, the income from which subsidises 14 properties for use by beneficiaries. This activity continues to produce a surplus which is used to refurbish properties and contribute to the purchase of additional properties for beneficiaries.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Trust deed adopted on 23/7/1964 and varied by scheme on 7/1/1992.
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Trust's constitution. The body of trustees consists of seven competent people. Co-opted trustees are persons residing or carrying on business in or near St Albans and are appointed for a term of five years. Any competent trustee may be re-appointed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees delegate the day to day running of the charity to the Clerk of Trustees. The trustees delegate the day to day management of the property portfolio to Collinson Hall Ltd, 9-11 Victoria Street, St Albans, AL3 3UB. Any item of expenditure over £1000 is referred to the trustees for approval.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Vincent's Charity
Other name the charity uses	
Registered charity number	251320
Charity's principal address	C/o Bretherton Law 1 st Floor, Alban Row 27-31 Verulam Road St Albans Hertfordshire AL3 4DG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Penelope Williams			
2	Joyce Lusby			
3	Caroline McCaffrey			
4	Bruce Kent			
5	John Austin			
6	David Graves			
7	David Smith		From 9 th July 2020 to 31 st March 2021	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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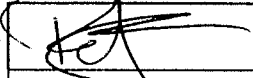
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	PEREGRINE WILLIAMS	
Position (eg Secretary, Chair, etc)	CHAIR	
Date	16/11/21	