



CHARITY COMMISSION
FOR ENGLAND AND WALES

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

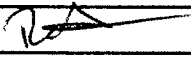
Recommended categories by activity	Guidance Notes	Unrestricted funds £ F01	Restricted income funds £ F02	Endowment funds £ F03	Total funds £ F04	Prior year funds £ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	-	-	-	-	-
Charitable activities	S02	-	-	-	-	-
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)						
Net gains/(losses) on investments	S13	24,567	-	-	24,567	50,500
Net income/(expenditure)	S14	-	-	-	-	-
Extraordinary items	S15	24,567	-	-	24,567	50,500
Transfers between funds	S16	-	-	-	-	-
Other recognised gains/(losses):	S17	-	-	-	-	-
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
	Perlene Williams	26/1/22

Note 3

Analysis of income

		Unrestricted funds	Restricted income funds	Endowment funds	Total funds £	Prior year £
Analysis						
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:		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	Other	-	-	-	-	-
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	-	-	-	-	-	-	-	-
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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.

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		

Section C	Notes to the accounts	(cont)
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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

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

Section C	Notes to the accounts	(cont)
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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)
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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 £
-	-
-	-
254,264	242,918
-	-
254,264	242,918

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 - expendable 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	-	-	-	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



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/04/2021

Period start date To 31/03/2022

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 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

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)

	
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Full name(s)

PEREGRINE ALLILLIAN	
---------------------	--

Position (eg Secretary,
Chair, etc)

CHAIRMAN	
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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

31st 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.