



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the 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.



CHARITY COMMISSION
FOR ENGLAND AND WALES

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

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	Caroline McCaffrey			
3	John Austin			
4	Michaela Bygrave			
5	Terry Hill			
6				
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Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

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)	Peter G. Smith	
Position (eg Secretary, Chair, etc)	CHAIR	
Date	15/11/15	



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

Guidance Notes


Recommended categories by activity	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 -	-	-	-	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