

VINCENT'S CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

VINCENT'S CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Penelope Williams Joyce Lusby Tim Jones Bruce Kent John Austin David Graves C McCaffrey
Clerk to the Trustees	Anne Stockley
Charity number	251320
Principal address	c/o Bretherton Law 1st Floor, Alban Row 27 - 31 Verulam Road St Albans Herts AL3 4DG
Independent examiner	Stuart Hay FCA FB Hay Associates Limited Chartered Accountants and Registered Auditors The Old Church, 48 Verulam Road St Albans Hertfordshire AL3 4DH
Bankers	Lloyds TSB Bank plc 36 Chequer Street St. Albans Hertfordshire AL1 3YQ
Solicitors	Bretherton Law 1st Floor, Alban Row 27-31 Verulam Road St Albans Herts AL3 4DG

VINCENT'S CHARITY

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VINCENT'S CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

The Trustees present their report and accounts for the year ended 31 March 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the trust deed, the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Objectives and activities

The Charity's main objects are the provision of housing accommodation and financial assistance of needy persons of the age of forty-five and upwards, being resident in St Albans or having family or other associations therewith.

The trustees are aware of the Charity Commissions guidance on public benefit and consider the Charity's objectives and activities, and their decision making in relation thereto, are, and have been, consistent with that guidance.

Achievements and performance

The trustees consider that the performance of the charity over the year has been satisfactory. 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.

The charity currently holds nine investment properties, the income from which subsidises fourteen properties for use by the beneficiaries.

Financial review

The accounts show total incoming resources for the charity of £129,562 (2019: £125,100) and, after deducting property costs of £66,372 (2019: £78,100) and governance costs of £10,782 (2019: £8,280), there was a surplus of £52,408 (2019: £38,720) before adding gains on the value of investments.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

The Charity plans to continue to provide subsidised accommodation for individuals, both male and female, who are able to identify a need for the accommodation provided by the Charity. The trustees are aware that they need to generate income which is sufficient to manage the properties occupied by the beneficiaries. The trustees are continuing the programme of refurbishing properties that become vacant after many years of protected or beneficiary occupation to preserve the quality of the housing stock. Alternatively, the Trustees will consider the disposal of houses less suitable for beneficiary occupation with a view to acquiring more appropriate houses.

To advance the activities of the charity, a mortgage was negotiated to facilitate the purchase of additional property. Appropriate legal and financial advice was sought, and the unanimous agreement of the trustees obtained, before negotiating the mortgage.

Structure, governance and management

Vincent's Charity is a charitable organisation constituted under a Trust Deed adopted on 23 July 1964 and varied by scheme on 7 January 1992. It became a registered charity on 6 February 1967.

During the year, the trustees considered converting to a Charitable Incorporated Company but decided this was inappropriate.

VINCENT'S CHARITY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

The Trustees who served during the year were:

Penelope Williams

Joyce Lusby

Tim Jones

Christie Porter

(Retired 23 July 2019)

Bruce Kent

John Austin

David Graves

C McCaffrey

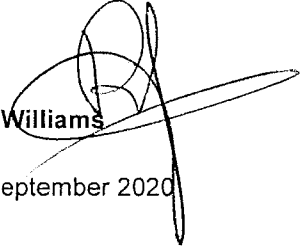
(Appointed 9 January 2020)

The trustees are appointed in accordance with the Trust's constitution and are charged with the administration of the trust and the regulation and management of Vincent's Charity. The Body of Trustees of the charity 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 trustees may be re-appointed.

The trustees delegate the day-to-day running of the charity to the Clerk of the Trustees.

The constitution authorises the trustees to make and hold investments using the general funds of the charity and funds not required for the time being are to be placed in a high interest account or other appropriate fund.

On behalf of the Board of Trustees


Penelope Williams

Trustee

Dated: 8 September 2020

VINCENT'S CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF VINCENT'S CHARITY

I report on the accounts of the charity for the year ended 31 March 2020, which are set out on pages 4 to 10.

Respective responsibilities of Trustees and examiner

The charity's Trustees are responsible for the preparation of the accounts. The charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

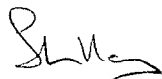
Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In connection with my examination, no other matter except that referred to in the previous paragraph has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 130 of the 2011 Act; and
 - (ii) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Stuart Hay FCA

FB Hay Associates Limited
Chartered Accountants and Registered Auditors
The Old Church, 48 Verulam Road
St Albans
Hertfordshire, AL3 4DH

Dated: 8 September 2020

VINCENT'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	2019 £
<u>Income from:</u>			
Investments	3	129,562	125,100
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Charitable activities	4	77,154	86,380
		<hr/>	<hr/>
Net gains on investments	7	13,642	19,254
		<hr/>	<hr/>
Net movement in funds		66,050	57,974
		<hr/>	<hr/>
Fund balances at 1 April 2019		6,432,638	6,374,664
		<hr/>	<hr/>
Fund balances at 31 March 2020		6,498,688	6,432,638
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

VINCENT'S CHARITY

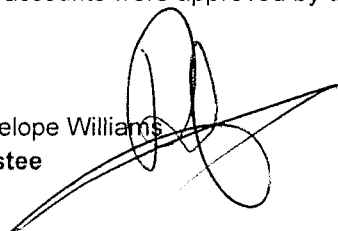
BALANCE SHEET

AS AT 31 MARCH 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Investment properties	8	6,339,857		6,087,480	
Investments	9	6,960		171,318	
		<u>6,346,817</u>		<u>6,258,798</u>	
Current assets					
Debtors	11	26,959		27,237	
Cash at bank and in hand		289,069		152,963	
		<u>316,028</u>		<u>180,200</u>	
Creditors: amounts falling due within one year	13	(10,219)		(6,360)	
Net current assets		<u>305,809</u>		<u>173,840</u>	
Total assets less current liabilities		<u>6,652,626</u>		<u>6,432,638</u>	
Creditors: amounts falling due after more than one year	14	(153,938)		-	
Net assets		<u><u>6,498,688</u></u>		<u><u>6,432,638</u></u>	
Income funds					
<u>Unrestricted funds</u>					
General unrestricted funds		1,246,367		1,180,317	
Revaluation reserve		<u>5,252,321</u>		<u>5,252,321</u>	
		<u>6,498,688</u>		<u>6,432,638</u>	
		<u><u>6,498,688</u></u>		<u><u>6,432,638</u></u>	

The accounts were approved by the Trustees on 8 September 2020

Penelope Williams
Trustee



VINCENT'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Charity information

Vincent's Charity is a charity formed under a Trust Deed dated 23 July 1964, varied by a scheme dated 7 January 1992, with the object of the provision of housing accommodation and financial assistance of needy persons of the age of forty-five and upwards, being resident in St Albans or having family or other associations therewith.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1.5 Resources expended

Expenses are included in the financial statements as they become receivable or due.

Expenses include VAT where applicable as the charity cannot reclaim it.

VINCENT'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies (Continued)

1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially measured at cost and subsequently measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in net income/(expenditure) for the year.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Investments

	2020	2019
	£	£
Rental income	129,308	124,866
Interest receivable	254	234
	<u>129,562</u>	<u>125,100</u>

4 Charitable activities

	2020	2019
	£	£
Property rental	66,372	78,100
Share of governance costs	10,782	8,280
	<u>77,154</u>	<u>86,380</u>

VINCENT'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

5 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year, nor were any of them reimbursed with travelling expenses (2019- £nil).

6 Employees

There were no employees during the year.

7 Net gains/(losses) on investments

	2020	2019
	£	£
Revaluation of investments	13,642	19,254

8 Investment property

	2020 £
Fair value	
At 1 April 2019	6,087,480
Additions through external acquisition	252,377
At 31 March 2020	6,339,857

Investment property comprises a number of residential properties. The fair value of the investment properties has been arrived at on the basis of a valuation carried out at June 2015 by T.H. Jones, BSc FRICS Chartered Surveyor - Trustee. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

9 Fixed asset investments

	Investments £
Cost or valuation	
At 1 April 2019 & 31 March 2020	171,318
Carrying amount	
At 31 March 2020	171,318
At 31 March 2019	171,318

VINCENT'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

10	Financial instruments	2020	2019
		£	£
	Carrying amount of financial assets		
	Debt instruments measured at amortised cost	23,600	27,237
	Equity instruments measured at cost less impairment	6,960	171,318
		<u> </u>	<u> </u>
	Carrying amount of financial liabilities		
	Measured at amortised cost	164,157	6,360
		<u> </u>	<u> </u>
11	Debtors	2020	2019
		£	£
	Amounts falling due within one year:		
	Other debtors	23,600	27,237
	Prepayments and accrued income	3,359	-
		<u> </u>	<u> </u>
		26,959	27,237
		<u> </u>	<u> </u>
12	Loans and overdrafts	2020	2019
		£	£
	Other loans	157,797	-
		<u> </u>	<u> </u>
	Payable within one year	3,859	-
	Payable after one year	153,938	-
		<u> </u>	<u> </u>
<p>During the year a loan from The Charity Bank Limited was arranged to help finance the acquisition of 87 Hughenden Road, St Albans. The loan, for £330,000 in total of which £160,000 had been drawn down by 31 March 2020, is repayable by monthly instalments with interest charged at 3.1% per annum. The loan is secured by a legal charge on 130 Hatfield Road, St Albans.</p>			
13	Creditors: amounts falling due within one year	2020	2019
		£	£
	Borrowings	3,859	-
	Other creditors	3,600	3,600
	Accruals and deferred income	2,760	2,760
		<u> </u>	<u> </u>
		10,219	6,360
		<u> </u>	<u> </u>

VINCENT'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

14 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Borrowings	153,938	-

15 Related party transactions

There were no disclosable related party transactions during the year (2019- none).

VINCENT'S CHARITY

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31ST MARCH 2020

14 Schedule of Properties

	<u>As at</u> <u>01-Apr-19</u>	<u>Additions</u>	<u>Disposals</u>	<u>Revaluation</u> <u>during Year</u>	<u>As at</u> <u>31-Mar-20</u>	<u>Description of property</u>	<u>2020</u>	<u>2019</u>
<u>Investment Properties</u>								
6 Cape Road	475,000				475,000	End terrace 2 - storey house	15,000	15,000
8 Cape Road	350,000				350,000	Mid terrace 2 - storey house	6,371	6,248
10 Cape Road	450,000				450,000	Mid terrace 2 - storey house	15,000	19,244
12 Cape Road	475,000				475,000	End terrace 2 - storey house	14,578	14,145
130A Hatfield Road	330,000				330,000	Ground floor flat	12,600	12,450
130 Hatfield Road	340,000				340,000	First floor flat	12,825	13,039
3 Stanhope Road	325,000				325,000	Ground floor self-contained flat	11,000	11,775
3A Stanhope Road	300,000				300,000	First floor self-contained flat	12,400	8,000
87 Hughenden Road		252,377			252,377	Ground floor flat	5,100	
<u>Properties occupied by beneficiaries</u>								
Flat 1, 61 Burnham Road	200,000				200,000	Ground floor (L/H) self-contained flat	1,973	1,850
Flat 2, 61 Burnham Road	200,000				200,000	Ground floor (R/H) self-contained flat	1,664	1,664
Flat 3, 61 Burnham Road	200,000				200,000	First floor (L/H) self-contained flat	1,820	1,820
Flat 4, 61 Burnham Road	200,000				200,000	First floor (R/H) self-contained flat	1,664	1,812
2 Ramsbury Road	250,000				250,000	Ground floor self-contained flat	1,815	1,785
2A Ramsbury Road	250,000				250,000	First floor self-contained flat	1,680	1,820
4A Ramsbury Road	180,000				180,000	Ground floor (front) self-contained flat	1,694	1,848
4B Ramsbury Road	180,000				180,000	First floor self-contained flat	1,920	1,960
4C Ramsbury Road	180,000				180,000	Ground floor (rear) self-contained flat	1,525	1,664
56 Verulam Road	275,000				275,000	Ground floor self-contained flat	1,840	1,785
56A Verulam Road	270,000				270,000	First floor self-contained flat	1,525	1,664
431 The Ridgeway	200,000				200,000	Ground floor self-contained flat	1,690	1,844
171 Hughenden Road	200,000				200,000	Ground floor self-contained flat	1,830	1,785
183 Hughenden Road	257,476				257,476	Ground floor self-contained flat	1,794	1,664
	<u>6,087,476</u>	<u>252,377</u>	<u>0</u>	<u>0</u>	<u>6,339,853</u>		<u>129,309</u>	<u>124,866</u>

VINCENT'S CHARITY

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31ST MARCH 2020

15 Property Rental Costs

Rates	7,434	7,265
Insurance	2,768	1,919
Light and heat	10,075	7,744
Repairs - 6 Cape Road	256	70
Repairs - 10 Cape Road	72	684
Repairs - 12 Cape Road		80
Repairs - 2 Ramsbury Road	6,362	102
Repairs - 4c Ramsbury Road	300	
Repairs - 3 Stanhope Road	702	60
Repairs - 3a Stanhope Road	154	605
Repairs - 130 Hatfield Road	40	74
Repairs - 130a Hatfield Road	150	3,444
Repairs 56 Verulam Road		15
Repairs 56a Verulam Road	76	15
Repairs - 4 Ramsbury Road	114	120
Repairs - 61 Burnham Flat 1	149	
Repairs - 61 Burnham Flat 2	149	
Repairs - 61 Burnham Flat 3	148	
Repairs - 61 Burnham Flat 4	172	48
Repairs - 431 The Ridgeway		414
Repairs - 183 Hughenden Road	90	
Cleaning and gardening	1,990	1,385
Agents commissions	15,366	15,842
Subscriptions	210	200
Gas safety inspection fees	1,631	1,447
Plumbing repairs	3,494	2,705
New appliances	435	707
Gas and electrical repairs	1,882	793
Heating repairs	6,929	1,859
Decorating		29,865
Sundry expenses	2,378	575
External repairs	122	65
Mortgage interest	2,726	
	<u>66,373</u>	<u>78,100</u>