

ST. VINCENT'S HOSPITAL
(A Company Limited by Guarantee)

Company No. 2721809
Registered Charity No. 1014889

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2002



**St. Vincent's Hospital
Annual Report of the Trustees
For the year ended 31st March 2002**

Legal and Administrative Details

The full name of the charity is St. Vincent's Hospital.

The charity is a company limited by guarantee and is governed by a Memorandum and Articles of Association. From time to time, in accordance with the Memorandum and Articles, the Board of Directors may by ordinary resolution change certain procedural aspects of the charity's conduct of business.

The charity operates under the pastoral care of the Daughters of Charity of St. Vincent de Paul.

The charity is governed by the Members of the Company who delegate day to day managerial responsibility to a Board of Directors. There is no limit to the number of persons who can be members of the company but two thirds of them must be Roman Catholics. The Board of Directors is limited to a maximum of six members including the Chairman of the company. At least two thirds of the directors must be Roman Catholics. No employee of the charity can be a director. All directors are also members of the company.

The registered company number is 2721809; the registered charity number is 1014889.

The registered office of the company is:

St. Vincent's Hospital
Wiltshire Lane
Eastcote
Pinner
Middlesex HA5 2NB

The charity's principal professional advisors during the year were as follows:

Bankers:	Barclays Bank plc 54 High Street Ruislip Middlesex HA4 7AT
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Auditors:	haysmacintyre Southampton House 317 High Holborn London WC1V 7NL
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Solicitors:	Stone King 13 Queen Square Bath BA1 2HJ.
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St. Vincent's Hospital

Annual Report of the Trustees

For the year ended 31st March 2002 (Continued)

Directors

The Directors act as trustees for the charitable activities of the company. During the year the following were directors:

John Bosco Davern (Chairman)
Alan Joseph Edmondson
Sr. Patricia Sylke (nominated by the Daughters of Charity of St. Vincent de Paul)
Bernard James Luckhurst

The total number of directors is four including the Chairman. Directors are appointed by the Annual General Meeting for a period of two years, half of the directors being appointed every year. The Board of Directors can appoint directors to vacancies by affirmative resolution during the year. Any director so appointed must have the appointment confirmed by the next following Annual General Meeting.

Objectives and Achievements

The charity's mission statement is to serve the health care of the disadvantaged, seen in the context of the whole person ministry to body, mind and spirit. The trustees of the charity are now well advanced in their plans for the future of the charity. Outline planning permission was granted in December 2001 for the sale of just over 3 acres of land, on the west side of the site, for residential development. Full planning consent, subject to a section 106 agreement under the Town and Country Planning Act 1990, has also been granted for the building of a 48 or 60 bedded nursing home on the west side of the site. The majority of the funding for the new home will come from the proceeds of the intended land sale. The trustees are happy with the progress made during the current financial year and it is hoped that the new home will be fully operational during the year to 31st March 2005.

Organisational Structure

Major decisions affecting the charity are made by the trustees at monthly board meetings and are documented within the minutes of these meetings. During the transitional phase of the charity from hospital to nursing home the day to day administration of the charity has been undertaken by suitably qualified self employed staff on a part time basis. These staff also assist and advise the trustees at board meetings and in formulating and co ordinating the plans for the future. The charity does not therefore have any staff directly employed by it, but will appoint key personnel at appropriate times in the future as its new development plans advance.

Review of Financial Position

The charity had a net outgoing movement in funds of £99,175 for the year ending 31st March 2002 (2001 incoming £33,783). However £148,763 of the total resources expended of £244,204, was incurred on developing plans to build a new nursing home. This expenditure was incurred on professional advisors, Architect fees, planning application fees with the local authority, project co ordination and the development of business plans. The day to day running expenses incurred were £95,441 against incoming resources of £145,053, resulting in a surplus of £49,612 on the day to day activities of the charity. This surplus was offset against the costs of developing the plans for the future of the charity with the balance of this cost being met from the accumulated reserves of the charity.

The majority of the incoming resources, £132,717 of the total of £145,053 was received in rental income, with the charity continuing to rent several of its buildings, on short term leases, to other charitable institutions.

**St. Vincent's Hospital
Annual Report of the Trustees
For the year ended 31st March 2002 (Continued)**

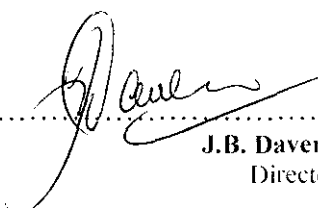
Future Developments

In the short term the charity will continue to fund the majority of its day to day running expenses from rental income whilst it develops the plans for the future. In May/June 2002 the charity, through its professional advisors, invited offers for the portion of land to be sold for residential development, to fund the building of a Nursing Home. These offers are currently being evaluated whilst discussions continue with the local planning authorities in order to maximise the realisable value of this land. It is anticipated that these discussions will continue over the next few months and it is hoped that a provisional agreement with one of the bidders will be entered into before the end of 2002. This agreement should then enable the footings of the Nursing Home to be in place by the Spring of 2003.

Connected Charities

The charity's relationships with connected charities are described in note 17 to the financial statements.

By order of the Trustees


.....
J.B. Davern
Director

Date: 19 OCTOBER 2002

St. Vincent's Hospital

Trustees' Responsibilities and Report of the Auditors

Statement of Trustees' Responsibilities

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention of fraud and other irregularities.

Independent Auditors' Report to the Members of St. Vincent's Hospital

We have audited the financial statements of St. Vincent's Hospital for the year ended 31st March 2002 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and the related notes. These financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies set out therein.

Respective responsibilities of trustees and auditors

As described in the Statement of Trustees' Responsibilities the charity's trustees are responsible for preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards. The trustees are also directors of St. Vincent's Hospital for the purposes of Company Law.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Trustees' Report is not consistent with the financial statements, if the charitable company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding trustees' remuneration and transactions with the charitable company is not disclosed.

We are not required to consider whether the statement in the Trustees' Report concerning the major risks to which the charity is exposed covers all existing risks and controls, or to form an opinion on the effectiveness of the charity's risk management and control procedures.

We read the Trustee's Report and consider the implications for our report if we become aware of any apparent misstatements within it.

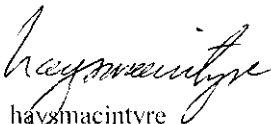
Basis of audit opinion.

We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charitable company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the charity's affairs as at 31st March 2002 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended and have been properly prepared in accordance with the Companies Act 1985.


haysmacintyre
Chartered Accountants
Registered Auditors.

Southampton House
317 High Holborn
London
WC1V 7NL

Date: 21 October 2002

St. Vincent's Hospital
Statement of Financial Activities
For the year ended 31st March 2002

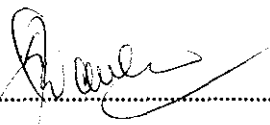
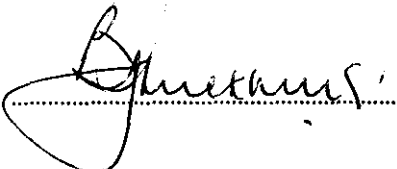
	Notes	Unrestricted 2002 £	Restricted 2002 £	Total 2002 £	Total 2001 £
INCOME AND EXPENDITURE					
Incoming Resources					
Donations and bequests	2	4,809	-	4,809	7,464
Investment Income and bank interest		3,978	-	3,978	9,292
Rental Income		132,717	-	132,717	131,144
Other Income		3,549	-	3,549	20,297
Total Incoming Resources		145,053	-	145,053	168,197
Resources Expended					
Direct Charitable expenditure					
Continuing operations	3	74,904		74,904	79,761
Future operations and plans	4	148,763		148,763	26,965
Direct Charitable expenditure - discontinued operations	5	-	-	-	8,000
Other expenditure:					
Management and administration of the charity	6	20,537	-	20,537	19,693
Total Resources Expended	7	244,204	-	244,204	134,419
Net Incoming/(Outgoing) Resources for the Year		(99,151)	-	(99,151)	33,778
Other Recognised Gains and Losses					
Unrealised (loss)/gain on investment assets		(24)	-	(24)	5
Net Movement in Funds		(99,175)	-	(99,175)	33,783
Balances brought forward at 1st April 2001		6,490,084	148,783	6,638,867	6,605,084
Balances Carried Forward at 31st March 2002		6,390,909	148,783	6,539,692	6,638,867

All recognised gains and losses for the year have been included in the Statement of Financial Activities

St. Vincent's Hospital
Balance Sheet at 31st March 2002

	Notes	2002 £	2002 £	2001 £	2001 £
Fixed Assets					
Tangible Assets	9		6,569,486		6,569,828
Investments	10		281		305
			<hr/>		<hr/>
			6,569,767		6,570,133
Current Assets					
Debtors	11	17,292		19,699	
Cash at bank and in hand		98,558		206,256	
		<hr/>		<hr/>	
		115,850		225,955	
Creditors: Amounts falling due within one year	12	36,732		48,028	
		<hr/>		<hr/>	
Net Current Assets			79,118		177,927
Provision for Liabilities and Charges	13		109,193		109,193
			<hr/>		<hr/>
Net Assets			6,539,692		6,638,867
			<hr/>		<hr/>
Accumulated Funds					
Unrestricted	14		6,390,909		6,490,084
Restricted	14		148,783		148,783
			<hr/>		<hr/>
			6,539,692		6,638,867
			<hr/>		<hr/>

Approved by the Board on 19 OCTOBER 2002

Directors

St. Vincent's Hospital
Cash Flow Statement
For the year ended 31st March 2002

	2002	2001
	£	£
Reconciliation of Net Incoming/(Outgoing) Resources to Net Cash Outflow from Operating Activities		
Net Incoming/(outgoing) resources for the year	(99,151)	33,778
Depreciation	342	342
Decrease in creditors	(11,296)	(61,989)
(Increase)/Decrease in debtors	2,407	(11,344)
	-----	-----
	(107,698)	(39,213)
	-----	-----
Net Cash Outflow from Operating Activities	(107,698)	(39,213)
	-----	-----
(Decrease) in Cash (Note 1)	(107,698)	(39,213)
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Notes to the Cash Flow Statement

Note 1 - Analysis of Changes in Net Funds

	At 1.4.01	Cash Flows	At 31.3.02
	£	£	£
Cash at bank	206,256	(107,698)	98,558
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St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2002

1 Accounting Policies

Accounting Basis and Standards

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties, and in accordance with applicable standards and the requirements of the Statement of Recommended Practice on Accounting by Charities.

Statement of Financial Activities

As permitted by section 226, Companies Act 1985, a Statement of Financial Activities has been prepared in place of a Profit and Loss Account, as the trustees consider that this is more appropriate to the charitable activities of the company.

Taxation

The company is not liable to corporation tax on its income or capital gains by virtue of its charitable activities.

Fixed Assets

Any expenditure on the acquisition or installation of fixed assets is capitalised.
All receipts of fixed assets by way of donations to the Hospital are capitalised.

Depreciation

Depreciation on fixed assets is provided at rates estimated to write off the cost or revalued amounts less estimated residual value of each asset over its expected useful life as follows:-

Freehold buildings	Nil
Computer equipment	25% p.a. straight line

No depreciation has been provided during the year on freehold buildings as these are maintained at their market values in accordance with Financial Reporting Standard 15 "Accounting for Fixed Assets".

Investments

The Hospital's listed investments are included in the financial statements at market value.

Pension Scheme Arrangements

The Hospital does not have any pension arrangements in place as it has no employees in current pensionable employment.

Basis of Allocation of Costs

Costs which can be clearly identified as either direct charitable expenditure in relation to the objects of the charity or management and administration have been classified under the appropriate heading. All other costs have been apportioned between direct charitable expenditure and management and administration on an appropriate basis determined by the trustees.

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2002 (Continued)

2 Donations and Bequests

	Unrestricted 2002 £	Restricted 2002 £	Total 2002 £	Total 2001 £
Legacies received	333	-	333	3,000
Holding Hands Appeal	4,372	-	4,372	-
Others	104	-	104	4,464
	4,809	-	4,809	7,464

3 Direct Charitable Expenditure - continuing operations

	Unrestricted Funds £	Restricted Funds £	Total Funds 2002 £	Total Funds 2001 £
Staff Costs	9,859	-	9,859	14,563
Property rentals	27,229	-	27,229	34,675
Sundry repairs and maintenance	3,034	-	3,034	2,279
Utilities and rates	11,826	-	11,826	4,500
Other support costs	22,614	-	22,614	23,402
Depreciation of tangible fixed assets	342	-	342	342
	74,904	-	74,904	79,761

4 Direct Charitable Expenditure - future operations and plans

	Unrestricted Funds £	Restricted Funds £	Total Funds 2002 £	Total Funds 2001 £
Staff Costs	10,997	-	10,997	14,921
New Development costs	137,766	-	137,766	12,044
	148,763	-	148,763	26,965

5 Direct Charitable Expenditure - discontinued operations

	Unrestricted Funds £	Restricted Funds £	Total Funds 2002 £	Total Funds 2001 £
<i>Salaries</i>				
Health Service Physiotherapy/Radiography	-	-	-	8,000
	-	-	-	8,000

6 Management and Administration of the Charity

	Unrestricted Funds £	Restricted Funds £	Total Funds 2002 £	Total Funds 2001 £
Staff Costs	8,765	-	8,765	12,581
Other Costs	11,772	-	11,772	7,112
	20,537	-	20,537	19,693

St. Vincent's Hospital

Notes to the Financial Statements

For the year ended 31st March 2002 (Continued)

7 Total Resources Expended

	Staff Costs £	Depreciation £	Other Costs £	Total 2002 £	Total 2001 £
Direct charitable expenditure					
continuing operations	9,859	342	64,703	74,904	79,761
future operations and plans	10,997	-	137,766	148,763	26,965
discontinued operations	-	-	-	-	8,000
Management and administration of the charity	8,765	-	11,772	20,537	19,693
	29,621	342	214,241	244,204	134,419

	2002 £	2001 £
Staff costs:		
Fees paid to self-employed staff	29,621	50,065
	29,621	50,065

	2002	2001
Other costs:		
Domestic costs	2,005	2,053
Utilities and rates	37,050	33,168
Repairs and renewals to buildings and equipment	3,034	6,232
Office costs	5,892	5,040
Insurances	19,870	18,910
Legal and professional fees	6,571	4,751
Audit fees and financial advice:		
Current year	2,053	2,060
Prior year under/(over) provision	-	(246)
New development costs	137,766	12,044
	214,241	84,012

The average number of employees, analysed by function, was:

	2002 Number	2001 Number
Support staff	1	1
Management and administration of the charity	1	1
	2	2

8 Net Outgoing Resources for the Year

	2002 £	2001 £
This is stated after charging:		
Auditors' remuneration	1,750	1,750
Depreciation of owned assets	342	342

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2002 (Continued)

9 Tangible Assets

	Freehold Land and Buildings £	Fixtures, Fittings and Office Equipment £	Total £
Cost or Valuation			
At 1st April 2001 and 31st March 2002	6,569,486	1,368	6,570,854
Depreciation			
At 1st April 2001	-	1,026	1,026
Charge for the year	-	342	342
At 31st March 2002	-	1,368	1,368
Net Book Value			
At 31st March 2002	6,569,486	-	6,569,486
At 31st March 2001	6,569,486	342	6,569,828

Substantially all fixed assets held during the year were for direct charitable purposes. The freehold land and buildings were valued in September 1998 by Chartered Surveyors on a depreciated replacement cost basis.

The trustees have carried out an impairment review at 31st March 2002, having regard to the company's current level of activity and the estimated recoverable amounts attributable to the buildings concerned. No change to the carrying value of the company's buildings is considered necessary.

Comparable historical cost of the freehold land and buildings included at valuation:

Cost	£
At 1st April 2001 and 31st March 2002	957,966
Depreciation based on cost	
At 1st April 2001	192,675
Charge for year	95,797
At 31st March 2002	288,472
Net Book Value	
At 31st March 2002	669,494
At 31st March 2001	765,291

10 Investments

	2002 £	2001 £
Listed investments at market value, quoted on the UK stock exchange	281	305
Historical cost of listed investments	149	149

The listed investment for 2002 and 2001 is £600 nominal value of 2.5% consolidated stock.

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2002 (Continued)

11 Debtors	2002	2001
	£	£
Trade debtors	15,429	16,915
Prepayments and accrued income	1,863	2,784
	<hr/> 17,292	<hr/> 19,699

12 Creditors: Amounts falling due within one year	2002	2001
	£	£
Trade creditors	6,503	19,403
Accruals and deferred income	30,229	28,625
	<hr/> 36,732	<hr/> 48,028

13 Provision for Liabilities and Charges	2002	2001
	£	£
Green Belt restoration provision	109,193	109,193

St. Vincent's is committed under s106 of the Town and Country Planning Act 1990 to restoring the land on the hospital's east side to Green Belt land before 29th July 2004.

The estimated cost to the hospital of the restoration has been fully provided, and is backed by a guarantee given by Barclays Bank plc secured on part of the company's freehold property.

14 Accumulated Funds	Unrestricted	Restricted	Total
	£	£	£
Balance at 1st April 2001	6,490,084	148,783	6,638,867
Net movement in funds	(99,175)	-	(99,175)
	<hr/> 6,390,909	<hr/> 148,783	<hr/> 6,539,692

15 Analysis of Net Assets between Funds	Unrestricted	Restricted	Total
	Funds	Funds	
	£	£	£
Tangible fixed assets	6,428,634	140,852	6,569,486
Investments	281	-	281
Net current assets	71,187	7,931	79,118
Provisions	(109,193)	-	(109,193)
	<hr/> 6,390,909	<hr/> 148,783	<hr/> 6,539,692

Unrealised amounts included above:
At 1st April 2001 and 31st March 2002

5,338,956	-	5,338,956
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16 Member's Liability

At 31st March 2002 the number of members was 9 (2001 - 11) and their liability in the event of the winding up of the company is limited to £1 per member.

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2002 (Continued)

17 Connected Charities

- a) The charity has benefited over a number of years from the support of the League of Friends of St. Vincent's Hospital (L.O.F.), a registered charity, which exists to support the activities of the charity by way of donations for the purchase of equipment and facilities to enhance the quality of service provided by the charity. The charity has not sought any financial support from the L.O.F. during the current financial year (2001 - £Nil) and they have suspended active fund raising for the time being. The trustees of the L.O.F. have maintained close informal links with the charity and have indicated that their funds will be available at an appropriate time in the future.
- b) The Holding Hands Appeal was set up as a charity, jointly with the Harrow and Hillingdon branch of the Alzheimer's Disease Society, to raise funds for the provision of accommodation at the Hospital for those suffering from Alzheimer's Disease and for the enhancement of facilities at the Hospital. The charity was wound up during the financial year and the remaining cash balance split 50/50 between the above beneficiaries. As a result of this the charity received a final payment of £4,372 (2001 - £Nil) from the Holding Hands Appeal.

18 Contingent Liability

The company continued to resist the small number of ongoing enquiries it originally received during the year ending 31st March 2001, concerning the calculation of redundancy payments made to former employees on 31st March 2000. The trustees remain confident that any claims that may arise from these enquiries will be successfully resisted, and that no ultimate liability will become payable. The information normally required by FRS 12 is not disclosed on the grounds that it may prejudice the outcome of a possible claim.

19 Trustee's Remuneration and Benefits

The trustees did not receive any remuneration or benefits during the year. One trustee was reimbursed expenses of £459 (2001 - £325) in respect of telephone usage on charity business. The company has taken out an insurance policy for trustees and officers liability cover at an annual cost of £1,870 (2001 - £1,890).

20 Restricted Funds

The restricted funds of the charity comprise:-

	2002 £	2001 £
Donations received from the Holding Hands Appeal for the refurbishment of St. Anne's Ward (renamed the Templeton Centre), for use by the Harrow & Hillingdon Alzheimer's Disease Society as a day centre. *	140,852	140,852
Grant from the Metropolitan Hospital - Sunday Fund for the purchase of television sets	2,000	2,000
Public donations towards the upgrade of charity facilities	5,931	5,931
	<hr/> 148,783	<hr/> 148,783

* The Harrow & Hillingdon Alzheimer's Disease Society were granted a five year licence on St. Anne's Ward which expired on 31st August 2002. The charity was unable to grant a new licence to the Society as vacant possession was needed on the unit to enable the plans for the future to be effectively implemented.