

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

Company No. 2721809
Registered Charity No. 1014889

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2004



**St. Vincent's Hospital
Annual Report of the Trustees
For the year ended 31st March 2004**

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 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

Auditors: haysmacintyre
Fairfax House
15 Fulwood Place
London WC1V 6AY

Solicitors: Stone King
13 Queen Square
Bath BA1 2HJ

St. Vincent's Hospital
Annual Report of the Trustees
For the year ended 31st March 2004 (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.
Bernard James Luckhurst.
Jacqueline Ann Scott. Appointed 10th May 2003.
Reverend Monsignor John Coghlan. Appointed 3rd June 2003.

The total number of directors at 31st March 2004 was five 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 have now completed contracts with Crest Nicholson for the sale of land for residential development. The proceeds from this land sale, along with borrowings from Barclays Bank plc, will fund the building of a 60 bedded Nursing Home on the west side of the site. It is anticipated that this Nursing Home will be ready for occupation in early 2006.

Organisational Structure

Major decisions affecting the charity are made by the trustees at 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 an appropriate time in the future as the building of the new Nursing Home progresses.

Review of Financial Position

The charity had a net outgoing movement in funds of £306,768 for the year ending 31st March 2004 (2003 £225,876). The main source of income for the charity continued to be from rental income, which accounted for £105,955 (2003 £114,871) of the total income of £112,926 (2003 £125,792). Included in the total resources expended figure of £419,694 (2003 £210,851) is £306,339 (2003 £139,707) in respect of expenditure on developing the future plans of the charity. This figure was largely funded by a short term loan from the League of Friends of St. Vincent's Hospital (see note 16) and an overdraft facility agreed with Barclays Bank plc. Following receipt of the land sale monies in the new year both of these have now been repaid in full.

**St. Vincent's Hospital
Annual Report of the Trustees
For the year ended 31st March 2004 (Continued)**


Future Developments (up to 31st October 2004)

In June 2004 the charity completed the sale of land for residential development to Crest Nicholson Ltd. This resulted in net receipts of over £5 million, the balance of which after repayment of creditors, loans and bank overdraft has been held on bank deposit. The charity has entered into contracts for the demolition of buildings on the land which will house the new Nursing Home and it is anticipated that this work will be completed in early 2005. Plans for the building of the Nursing Home are at an advanced stage and it is anticipated that a contract for the building of this home will be entered into very shortly. The new Nursing Home should be ready for occupation in early 2006.

Connected Charities

The charity's relationships with connected charities are described in note 16 to the financial statements.

By order of the Trustees


.....
J.B. Davern
Director

Date: 31st OCTOBER 2004

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 2004 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.

This report is made solely to the charitable company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

The trustees' responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards are set out in the Statement of Trustees' Responsibilities. The Trustees are also the 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 read the other information contained in the Trustees' Report and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or apparent material inconsistencies with the financial statements.

Basis of audit opinion.

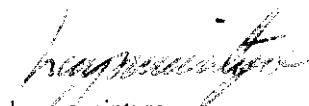
We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates 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 2004 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.



haymacintyre
Chartered Accountants
Registered Auditors

Fairfax House
15 Fulwood Place
London WC1V 6AY

Date:

3 November 2004

St. Vincent's Hospital
Statement of Financial Activities
For the year ended 31st March 2004

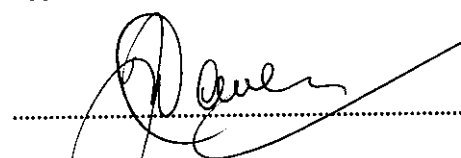
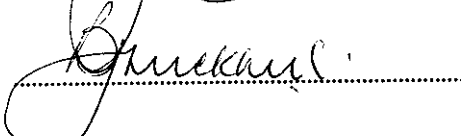
	Notes	Unrestricted 2004 £	Restricted 2004 £	Total 2004 £	Total 2003 £
INCOME AND EXPENDITURE					
Incoming Resources					
Donations and bequests	2	5,341	-	5,341	8,418
Investment Income and bank interest		205	-	205	1,262
Rental Income		105,955	-	105,955	114,871
Other Income		1,425	-	1,425	1,241
Total Incoming Resources		112,926	-	112,926	125,792
Resources Expended					
Charitable expenditure					
Continuing operations	3	57,767	-	57,767	57,099
Compensation payments to former employees	17	31,000	-	31,000	-
Future operations and plans	4	306,339	-	306,339	139,707
Other expenditure:					
Management and administration of the charity	5	24,588	-	24,588	14,045
Total Resources Expended	6	419,694	-	419,694	210,851
Net Outgoing Resources for the Year		(306,768)	-	(306,768)	(85,059)
Other Recognised Gains and Losses					
Unrealised gain on investment assets	9	-	-	-	35
Write-off fire: St. Anne's Ward (Templeton Centre)		-	-	-	(140,852)
Net Movement in Funds		(306,768)	-	(306,768)	(225,876)
Balances brought forward at 1st April 2003		6,305,885	7,931	6,313,816	6,539,692
Balances Carried Forward at 31st March 2004		5,999,117	7,931	6,007,048	6,313,816

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 2004

	Notes	2004 £	2004 £	2003 £	2003 £
Fixed Assets					
Tangible Assets	8		6,428,634		6,428,634
Investments	9		316		316
			<hr/>		<hr/>
			6,428,950		6,428,950
Current Assets					
Debtors	10	33,555		5,579	
Cash at bank and in hand		1,166		52,576	
		<hr/>		<hr/>	
		34,721		58,155	
Creditors: Amounts falling due within one year					
Creditors	11	347,430		64,096	
		<hr/>		<hr/>	
Net Current (Liabilities)/Assets			(312,709)		(5,941)
Provision for Liabilities and Charges	12		(109,193)		(109,193)
			<hr/>		<hr/>
Net Assets			6,007,048		6,313,816
			<hr/>		<hr/>
Accumulated Funds					
Unrestricted	13		5,999,117		6,305,885
Restricted	13		7,931		7,931
			<hr/>		<hr/>
			6,007,048		6,313,816
			<hr/>		<hr/>

Approved by the Board on 21st OCTOBER 2004

Directors

St. Vincent's Hospital
Cash Flow Statement
For the year ended 31st March 2004

	2004	2003
	£	£
Reconciliation of Net Incoming/(Outgoing) Resources to Net Cash Outflow from Operating Activities		
Net outgoing resources for the year	(306,768)	(85,059)
Increase in creditors	84,800	27,364
(Increase)/Decrease in debtors	(27,976)	11,713
	-----	-----
	(249,944)	(45,982)
	=====	=====
Net Cash Outflow from Operating Activities	(249,944)	(45,982)
	-----	-----
(Decrease) in Cash (Note 1)	(249,944)	(45,982)
	=====	=====

Notes to the Cash Flow Statement

Note 1 - Analysis of Changes in Net Funds

	At 1.4.03 £	Cash Flows £	At 31.3.04 £
Cash at Bank	52,576	(51,410)	1,166
Overdraft	-	(198,534)	(198,534)
	-----	-----	-----
Cash at bank/(Bank overdraft)	52,576	(249,944)	(197,368)
	=====	=====	=====

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2004

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 2004 (Continued)

2 Donations and Bequests

	Unrestricted 2004 £	Restricted 2004 £	Total 2004 £	Total 2003 £
Legacies received	5,100	-	5,100	8,175
Others	241	-	241	243
	5,341	-	5,341	8,418

3 Charitable Expenditure - continuing operations

	Unrestricted Funds 2004 £	Restricted Funds 2004 £	Total Funds 2004 £	Total Funds 2003 £
Staff Costs	8,554	-	8,554	11,144
Property rentals	22,580	-	22,580	22,970
Sundry repairs and maintenance	2,389	-	2,389	469
Utilities and rates	12,083	-	12,083	12,504
Other support costs	12,161	-	12,161	10,012
	57,767	-	57,767	57,099

4 Charitable Expenditure - future operations and plans

	Unrestricted Funds 2004 £	Restricted Funds 2004 £	Total Funds 2004 £	Total Funds 2003 £
Staff Costs	4,114	-	4,114	5,816
New Development costs	302,225	-	302,225	133,891
	306,339	-	306,339	139,707

5 Management and Administration of the Charity

	Unrestricted Funds 2004 £	Restricted Funds 2004 £	Total Funds 2004 £	Total Funds 2003 £
Staff Costs	4,037	-	4,037	4,985
Other Costs	20,551	-	20,551	9,060
	24,588	-	24,588	14,045

6 Total Resources Expended

	Staff Costs 2004 £	Other Costs 2004 £	Total 2004 £	Total 2003 £
Charitable expenditure continuing operations	8,554	49,213	57,767	57,099
future operations and plans	4,114	302,225	306,339	139,707
Management and administration of the charity	4,037	20,551	24,588	14,045
Compensation payments to former employees	-	31,000	31,000	-
	16,705	402,989	419,694	210,851

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2004 (Continued)

	2004 £	2003 £
Staff costs:		
Fees paid to self employed staff	16,705	21,945
	-----	-----
	16,705	21,945
	=====	=====
Other costs:		
Domestic costs	2,411	2,251
Utilities and rates	32,252	33,224
Repairs and renewals to buildings and equipment	2,389	469
Office costs	6,433	4,051
Insurances	8,057	7,939
Legal and professional fees	11,938	5,025
Audit fees and financial advice	2,400	2,056
Interest payable	3,884	-
Compensation payments to former employees	31,000	-
New development costs	302,225	133,891
	-----	-----
	402,989	188,906
	=====	=====

	2004 Number	2003 Number
The average number of employees, analysed by function, was:		
Support staff	1	1
Management and administration of the charity	1	1
	-----	-----
	2	2
	=====	=====

7 Net Outgoing Resources for the Year

	2004 £	2003 £
This is stated after charging:		
Auditors' remuneration:		
Annual Audit	2,043	1,750
Advice on future plans and operations	3,231	-
	-----	-----
	5,274	1,750
	=====	=====

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2004 (Continued)

8 Tangible Assets

	Freehold Land and Buildings £	Fixtures, Fittings and Office Equipment £	Total £
Cost or Valuation			
At 1st April 2003 and 31st March 2004	6,428,634	1,368	6,430,002
Depreciation			
At 1st April 2003 and 31st March 2004	-	1,368	1,368
Net Book Value			
At 1st April 2003 and 31st March 2004	6,428,634	-	6,428,634

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 2004, having regard to the realisable value of the site at today's market value.

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

	£
Cost	
At 1st April 2003 and 31st March 2004	817,114
Depreciation based on cost	
At 1st April 2003	107,148
Charge for year	8,171
At 31st March 2004	115,319
Net Book Value	
At 31st March 2004	701,795
At 31st March 2003	709,966

9 Investments

	2004 £	2003 £
Listed investments at market value, quoted on the UK stock exchange	316	316
Historical cost of listed investments	149	149

The listed investment for 2004 and 2003 is £600 nominal value of 2.5% consolidated stock.

St. Vincent's Hospital
Notes to the Financial Statements
For the year ended 31st March 2004 (Continued)

10 Debtors	2004	2003
	£	£
Trade debtors	5,334	4,277
Prepayments and accrued income	28,221	1,302
	<hr/>	<hr/>
	33,555	5,579
	<hr/>	<hr/>

11 Creditors: Amounts falling due within one year	2004	2003
	£	£
Bank Overdraft	198,534	-
Trade creditors	48,759	28,632
Accruals and deferred income	60,137	35,464
Loan from League of Friends of St. Vincent's Hospital (see also note 16)	40,000	-
	<hr/>	<hr/>
	347,430	64,096
	<hr/>	<hr/>

12 Provision for Liabilities and Charges	2004	2003
	£	£
Green Belt restoration provision	109,193	109,193
	<hr/>	<hr/>

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 2005, having had this deadline extended by one year on 31st December 2003 by the local authority.

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.

13 Accumulated Funds	Unrestricted	Restricted	Total
	£	£	£
Balance at 1st April 2003	6,305,885	7,931	6,313,816
Net movement in funds	(306,768)	-	(306,768)
	<hr/>	<hr/>	<hr/>
Balance at 31st March 2004	5,999,117	7,931	6,007,048
	<hr/>	<hr/>	<hr/>

14 Analysis of Net Assets between Funds	Unrestricted	Restricted	Total
	Funds	Funds	
	£	£	£
Tangible fixed assets	6,428,634	-	6,428,634
Investments	316	-	316
Net current assets	(320,640)	7,931	(312,709)
Provisions	(109,193)	-	(109,193)
	<hr/>	<hr/>	<hr/>
	5,999,117	7,931	6,007,048
	<hr/>	<hr/>	<hr/>

Unrealised amounts included above:

At 1st April 2003 and 31st March 2004	5,611,687	-	5,611,687
	<hr/>	<hr/>	<hr/>

15 Member's Liability

At 31st March 2004 the number of members was 8 (2003 - 8) 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 2004 (Continued)

16 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. In September 2003 the L.O.F. made a loan of £40,000 to the charity. The loan was bridging finance to enable the charity to continue financing its future development plans. The loan, along with interest was to be repaid when the charity received sufficient funds from the sale of development land. The loan and interest was repaid on 2nd September 2004.

17 Contingent Liability

The charity was involved in a county court action, taken by six former employees, who were contesting the calculation of the redundancy payment made to them on termination of their employment on 31st March 2000. An out of court settlement of £31,000, including costs was agreed in December 2003, payment to be made once the charity received funds from the sale of land. The amount agreed was substantially less than the amount claimed in the court action. Full payment of the sum due was made in June 2004.

18 Trustee's Remuneration and Benefits

The trustees did not receive any remuneration or benefits during the year. Two trustees were reimbursed expenses totalling £945 (2003 - £783) in respect of telephone usage and other expenses on charity business. The company has taken out an insurance policy for trustees and officers liability cover at an annual cost of £1,512 (2003 - £1,260).

19 Restricted Funds

The restricted funds of the charity comprise:-

	2004	2003
	£	£
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
	-----	-----
	7,931	7,931
	=====	=====

20 Capital Commitments

During October 2004 the charity entered into a contract with Crest Nicholson for the demolition of buildings on that part of its site being redeveloped as a Nursing Home. It had not by this date entered into any binding contracts for the construction of the Nursing Home, however it is intended that such a contract will be entered into over the next few months. The total commitments of these contracts are likely to total in the region of £6 million.