



**TRINITY HALL
CAMBRIDGE**

ACCOUNTS FOR THE YEAR ENDED

30 June 2015

TRINITY HALL
Index to the accounts
For the Year Ended 30 June 2015



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TRINITY HALL
Governing Body and Advisers
For the Year Ended 30 June 2015



Governing Body

Master: The Revd Dr Jeremy Morris
Bursar: Mr Paul ffolkes Davis
Senior Tutor: Dr Clare Jackson

Registered charity number
1137458

Professor Mike Hobson	Dr John F Pollard	Dr Alastair Fraser
Professor Martin Daunton	Dr Kylie Richardson	Dr John Biggins
Professor Tom Körner	Dr Jerome Jarrett	Dr Alexandra Turchyn
Dr Peter Hutchinson	Professor David Runciman	Professor Jane Clarke
Dr Christopher Padfield	Dr Tadashi Tokieda	Revd Dr Stephen Plant
Professor Michael Kelly	Dr Edmund R S Kunji	Dr Alexander Marr
Dr Simon Guest	Dr William O'Reilly	Dr Ewan Jones
Professor John Clarkson	Dr Isabelle McNeill	Dr Stephen Watterson
Professor James Montgomery	Dr Lucia Prauscello	Dr Ramji Venkatamaranan
Dr Florian Hollfelder	Miss A Hennegan	Dr Thomas Bennett
Professor Brian Cheffins	Dr Martin Ruehl	Dr Craig French
Professor Simon Moore	Dr Damian Crowther	Dr Tamsin O'Connell
Dr Vasant Kumar	Dr Lorand Bartels	Dr David Erdos
Dr Nick Bampos	Dr Andrew Murray	Dr Pedro Ramos Pinto
Dr John Bradley	Mr Andrew Arthur	Mr Lindley Lentati
Dr Louise Haywood	Dr Robert Asher	Dr Willem Paul van Pelt
Dr Jan Schramm	Dr Gunnar Möller	Dr Jack Thorne
Dr Graham Pullan	Dr Teruyoshi Yoshida	Dr Nick Guyatt
Professor Ian B Wilkinson	Dr Elena Cooper	Dr Tom Dougherty
Dr Cristiano A Ristuccia	Professor John Trowsdale	Dr Will Matthews

Auditors
Peters Elworthy & Moore
Salisbury House
Station Road
Cambridge
CB1 2LA

Solicitors
Taylor Vinters
Merlin Place
Milton Road
Cambridge
CB4 0DP

Principal Property Agents
Savills
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132-134 Hills Road
Cambridge
CB2 8PA

Bankers
Barclays Bank plc
St Andrews Street
Cambridge
CB2 3AA

Mills & Reeve
Francis House
112 Hills Road
Cambridge
CB2 1PH



TRINITY HALL

Operating and Financial Review

For the financial year ended 30 June 2015

Status

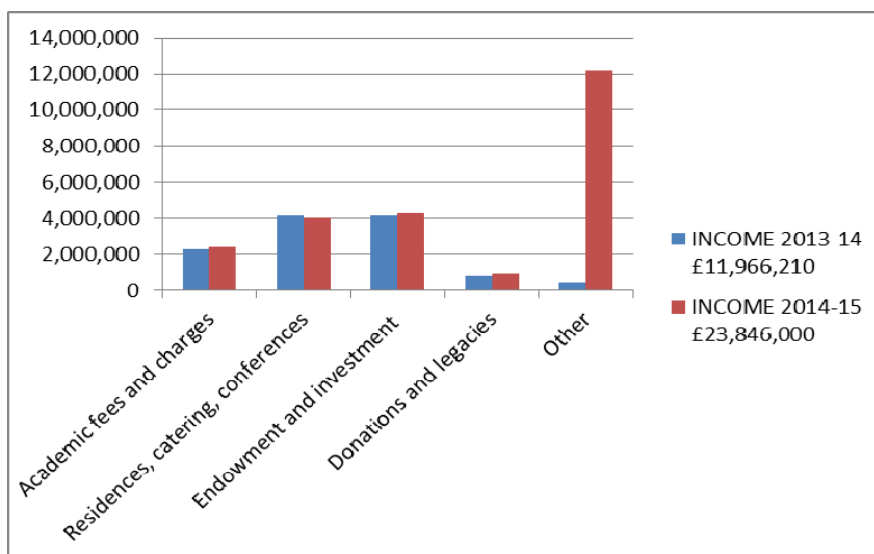
Trinity Hall, or The Master, Fellows and Scholars of the College or Hall of the Holy Trinity in the University of Cambridge, was founded by Bishop Bateman of Norwich in 1350. The College is an autonomous, self-governing community of scholars, and one of 31 Colleges within the University of Cambridge. The College is a registered charity and its registered charity number is 1137458.

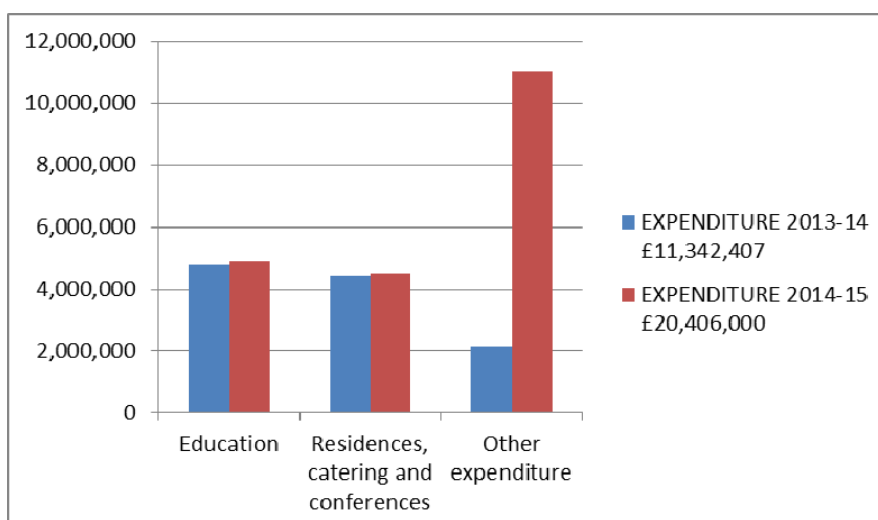
Aims and objectives

The College is an institution of higher education. Its purposes are the advancement of education, religion, learning and research. The College admits (as junior members) undergraduate and graduate students matriculated in the University of Cambridge. It provides financial and other support to those of its members who require it in order to achieve its purposes and it supports teaching and research in the University. In furtherance of its objectives, the College maintains and manages an endowment of assets, including properties. Besides financial and tutorial support, it provides accommodation, catering and other services to its members and others. Governance arrangements for the College are set out on page 7.

Overview of the Year

This year the completion of our development project on Plot 430 of the Cambridge Science Park, the proceeds of which were received just before year end, has made a mockery of the usefulness of the accounts. It has necessitated the production of two (Consolidated and Parent) I&Es and Balance Sheets for the first time in many years. However, neither gives an accurate sense of our financial health because of the snapshot effect of the year end (30th June 2015) occurring on a day when we were abnormally flush with cash from the sale of the building mentioned above. The 'Other' income and expenditure lines of the Consolidated I&E were inflated by the approximately £12 million of building activity going on in our wholly-owned development subsidiary Aula Limited. More importantly, the eventual £3.5 million profit, destined for the endowment, appears as a surplus on the front of both sets of the accounts, without it, we would have been broadly in balance. After payment of our increased contribution to the Colleges' Fund, which has now reached £140,000, we would have recorded a small deficit.





Students

During the year, the College educated 371 undergraduate students and 256 graduate students. This includes all students up to the time they receive their degree, regardless of the time spent at the College or whether they are still paying fees.

The College admits as students those who have the highest potential for benefitting from the education provided by the College and the University and recruits as academic staff those who are able to contribute most to the academic excellence of the College, regardless of their financial, social, religious or ethnic background.

A total of 117 Undergraduate offers were made to students, including two to those who had applied with extenuating circumstances. The table below summarises the offers made by subject type and gender:

	Arts	Sciences	Overall
Men	19	45	64
Women	36	17	53
TOTAL	55	62	117

Including offers made to candidates who applied directly to Trinity Hall and candidates taken from the Pool, the College made offers to 63 applicants from Maintained schools, 35 from Independent schools and 19 from Other schools. Excluding schools in the Other category, 64% of all offers were made to applicants from the Maintained sector and 36% to those from Independent schools. 16% of all offers were made to applicants from overseas (including EU) backgrounds.

The College charges the following fees:

- College fees at externally regulated rates to undergraduates entitled to Student Support and to graduate students (with those undergraduate fees being paid by grant funding through arrangements approved by the Government), and a fee determined by the College annually to Overseas undergraduates and any Home/EU undergraduates not entitled to Student Support
- Accommodation and meal charges at reasonable rates.

Student Support

In order to assist undergraduates entitled to Student Support, the College provides assistance to those of limited financial means through the Cambridge Bursary Scheme, a scheme operated in common with the University. (For the academic year 2014-15, the number of awards made was 80, out of a Home/EU undergraduate population of 339 [24%]; 40 of the awards were at the maximum



value of £3,500; and the average value of the awards was £2,600.) It is widely advertised on the University website, on college websites and in the Admissions Prospectus. In addition, the College provides further assistance to students through hardship grants and travel and long vacation residence awards.

To support the costs of graduate students, the College provides substantial financial assistance. This includes scholarships to fund fees and living costs and 'top-up' funding to fill funding shortfalls in students' funding packages. (For the academic year 2014-15, £272,000 was spent on specific studentships for graduate students representing 72% of graduate fee income (£376,000)).

In addition to these specific awards the College supports its entire student body, both undergraduate and graduate, by subsidising their teaching and living arrangements with operational support from its endowment. This is taken annually as a dividend from the total return of investment assets. For the accounting year 2014-15 this figure exceeded £2.6 million; this support for every student of all classes equated to £4,874.

The College also supports all students through a grant scheme to assist with the purchase of books and equipment, attendances at conferences, childcare and travel. In addition to its other programmes, the College operates a hardship scheme for all students in financial hardship.

Academic performance

In 2015, 27.6% of Trinity Hall candidates achieved first class honours, with a further 50.7% receiving a 2.1. A good number of Trinity Hall graduates continue to proceed to research fellowships and to other positions of academic distinction.

Broadening Access

To raise educational aspiration and attract outstanding applicants who might not otherwise have considered applying to the College, the College operates a wide-ranging outreach programme. The outreach programme includes an extensive schedule of visits to schools by the Schools Liaison and Outreach Officer and Admissions Tutors, visits by schools to the College, open days, admissions symposia for teachers, as well as guidance and information on the College website for prospective applicants.

Employees

In order to fulfil its charitable purposes of advancing education, religion, learning and research, the College employs as Fellows, College Lecturers, Supervisors, Directors of Studies, Tutors, a Dean and senior administrative officers, who with the Master ex officio, serve as charity trustees through being members of the Governing Body. The employment of the Master and Fellows is undertaken with the intention of furthering the College's aims and their employment directly contributes to the fulfilment of those aims. The private benefit accruing to the Master and Fellows through salaries, stipends and employment related benefits is objectively reasonable, measured against academic stipends generally; moreover annual pay increases normally follow national settlements applying to the university sector. Without the employment of Fellows, the College could not fulfil its charitable aims as a College in the University of Cambridge. The College also employs 135 other full or part time members of staff (FTE 118) to provide the professional and service support necessary to run the College; the same number as in 2013-14.

Internal Beneficiaries

The Master and Fellows of the College also receive benefits as beneficiaries. These comprise research grants, book grants, etc. These benefits are provided with the intention of furthering the College's aims, primarily that of advancing research. The amounts of the benefits provided are objectively reasonable, measured against the academic benefits made available to other beneficiaries of the College.

Financial Performance

Income & Expenditure Account – highlights

Please see the Summary section above. Any attempt to analyse the I&E line by line this year would be largely futile because of the distorting large-scale activity in Aula Limited. Other than 'Other', it was a largely uneventful year. Expenditure was only up 1.8% overall, though staff, despite numbers being



unchanged, cost 5.83% more, partly the effect of several staff members being on long-term sickness and the increase in our conference/dining business. Our University contribution (the tax wealthier colleges pay to support poorer ones and help equalise the student experience) is £140,000, 10.2% higher than last year and an indication of our still growing assets.

Academic fees at £2,254,000 are little changed from the previous year. However, it should always be borne in mind that fees received for both undergraduate and most graduate courses are substantially below the cost of delivering tuition. Figures calculated on the education account for onward transmission to HEFCE by the University show a total deficit of £2,646,623 (a small increase of 2.8% from a year earlier). Using the numbers for actual fee paying students (393 undergraduates and 150 postgraduates), this suggests a cost or 'investment' of an average of £4,874 (£4,579) per student in College, or £5,060 (£5,274) per undergraduate and £4,387 (£2,950) per postgraduate. This subsidy is effectively the cost of Trinity Hall 'doing business'. The mix of this support is clearly changing: undergraduate funding is largely in stasis, while, despite having 13 fewer post-graduates than last year, growth in studentships and bursaries for this class of junior member has produced a larger imbalance than we have seen before. As is pointed out every year, this type of deficit on the College's core activity is not sustainable over the long term unless we can continue to grow our wealth as we have been. The Chairman of the annual Audit Committee asked this year whether the continued growth in our endowment might be blinding us to our fundamental position. Specifically, he wanted to know what the College's finances would look like were we to have no endowment or fundraising income. The disconcerting answer is a structural deficit of around £3 million per annum, being the deficit on the education account plus the net loss on the residences, catering and conferences line.

The **Residences, Catering and Conferences result** was a deficit of roughly £400,000. The Downing Formula, as it is known, is applied to apportion costs across all departments and, thus, only gives a representative view in the statutory accounts. In the management accounts the Conference business is valued at the margin, given the sunk costs of so many of the activities in this area. On this measure, the Conference and Events Office had another good year with turnover exceeding £1 million for the first time producing a profit at the margin of more than £570,000. The margin, which reached, 59.7% a year ago, fell to 54.8%, reflecting the team's emphasis on trying to improve the quality in our mix of business. Fewer disruptive summer schools and more high-end dining bring better margins on food and drink but higher variable labour costs. This trend is likely to continue for several years while less accommodation availability causes further contraction in our margins until the new Wyng Gardens comes on line and they start to recover to recent percentages.

Donations and legacies The Development Office performed well with spendable gifts from the Annual Fund £91,000 better, while £1,298,000 of donations were received for our two operational building projects at Wyng Gardens and the Boathouse (recorded as deferred capital grants in note 18 of the accounts).

Statement of Recognised Gains and Losses (STRGL) & Balance Sheet – highlights

Last year our **investment assets** totalled £167.22 (including borrowings of £36 million). This year the equivalent number is £176.26 million. The small revolving credit facility we had in place to support the construction at the Science Park has been repaid, so it is only necessary to subtract our £35 million of long-term debt from this number to reach a total endowment worth of around £141 million. In a year when the FTSE fell 4.15%, an advance of 5.4% looks reasonable. But the numbers are misleading as last year's included the proceeds of the Private Placement we have just issued that we were sheltering in the portfolios before we needed it to partially pay for Wyng Gardens. Take those monies out of the previous total and performance improves to 11.64%. The story is not over yet, as tight cash flow during the year caused by using the College float to pay for various investment incidentals over several years, required us to ask our equity managers to return 3% of our money under their management so as to repay the College. These funds were received in May, just before year end. If, for modelling purposes, we put them back, then our portfolios actually advanced 14.09% on the year! Not bad in these very volatile markets.

How was it done? As usual, our equity managers outperformed their benchmarks. We have become so used to this, it no longer seems exceptional – but it is and they should be congratulated. As already mentioned, we also made an approximately £3.5 million profit on the Takeda building, once our funding costs are taken into account. Lastly, and most importantly, Cambridge & Counties Bank continued to trade ahead of its projections and our half-share was valued on an Enterprise Value



basis at £17 million at 30th June 2015 – it was this year's star performer and accounted for 6% of all endowment growth.

Fortunately, the liability in the **CCFPS staff pension scheme** has not grown much worse and, although we have resumed extra payments to close the funding gap, at present these are not too onerous. **USS**, the academics' pension provider, concluded its consultation with its members on methodologies to address its burgeoning deficit and will restructure and cap its final salary scheme. A ready reckoner has been provided on its website to help members (including Trinity Hall) calculate the size of the deficit they will need to include in their accounts from next year. At present this seems to indicate a number between £200,000 and £250,000 – which seems low to the bursary team.

Trinity Hall group's **Balance Sheet** has grown again and is again the largest it has ever been at £243.14 million. This almost 10% expansion has, however, been bloated by the 'abnormally' large amount of cash on our books at year end. (See below).

Cash Flow and other highlights

It is very hard to answer the perennial question that a certain Fellow likes to ask about whether the College has 'washed its face' on a **cash in/cash out** basis during the year. The cash flow statement indicates a growth from £4.42 million net funds in June 2014 to £25.29 million twelve months later! These are largely the proceeds of the Science Park development, all of which were in the bank at year end, but which were soon dispersed thereafter. Needless to say, that number is much lower now, though we are running larger cash balances than normal to pay for the construction at Wyng Gardens.

Capital projects continue unabated. This year we have refurbished the Boathouse, which now looks wonderful. We are well on the way to creating 70 new en-suite student rooms at Wyng Gardens on Thompson's Lane, having demolished St Clement's Gardens before Christmas 2014 and then undergoing an extended period of archaeological exploration of the site. We are currently in negotiations with a contractor to start work on the long-anticipated Master's Lodge refurbishment, which should not only bring the existing accommodation up to modern standards but also allow the repurposing of several Fellows' offices on the top floor into guest rooms of which we can finally be proud. Lastly, we are in the process of choosing a partner architect to work with in Avery Court where we hope to bring forward a design for a new music practice room on the site of the deplorable pillbox that abuts Clare Chapel's wall.

Outlook

This, despite the drama of the numbers, has actually been a year of 'steady as she goes'. All my usual siren warnings about the unsustainability of the higher education settlement still obtain. Trinity Hall's mission remains to be fit and able to provide the exceptional opportunity and environment it always has. The method to achieve this, from a Bursar's point of view, remains the same – to continue to grow our wealth and resources. As they say on every flight briefing in preparation for the appearance of the oxygen masks, we must help ourselves before we help others. We are, but the system is creaking, and the time when the Colleges' Fund which supports the younger, poorer colleges will need to be overhauled is fast approaching. This will be important for the future of collegiate Cambridge and is another challenge we will need to rise to. Trinity Hall's stock is rising – it will need to go higher still.

On behalf of the Governing Body
Paul ffolkes Davis
3 November 2015



TRINITY HALL

Corporate Governance and Public Benefit Statement

Governance

The Master and Fellows constitute the Governing Body of the College, to whose meetings are invited Junior Member representatives (for unrestricted business). The Governing Body is constituted and regulated in accordance with the College Statutes. The body is responsible for the strategic direction of the College, for its on-going administration, and for the management of its finances and assets. Meetings are held eight times a year under the chairmanship of the Master. Supporting the Governing Body is a range of committees and advisory groups including: Finance, Fellowship, Investment, Development, Education Policy and Buildings and Health & Safety. Responsibilities of the Governing Body are more fully described on page 9.

The Governing Body are also the Trustees of the charity and are listed on page 1, along with the principal officers.

There is a Register of Interests of Trustees and declarations of interest are made systematically at meetings.

Investment policy

Trinity Hall's endowment funds are managed day-to-day on a discretionary basis by selected leading financial services and property companies. The College monitors the performance of these managers through regular meetings of the College's Finance (Investments) Committee, which body also makes recommendations to the Governing Body on asset allocation issues. Membership of this Committee is composed of those Fellows of the College who are members of the Finance Committee, augmented by the managers of individual investment portfolios and external professional advisers.

Asset classes that can be held include, but are not limited to: UK and international large, medium and small cap equities, and unit trusts and investment trusts comprising these, property (held both directly and indirectly), fixed income instruments, hedge funds, private equity and venture capital funds, soft and hard commodities funds, all forms of derivatives and financial futures, and cash.

Trinity Hall adheres to Charities Commission guidelines and principles of general fiduciary law governing the requirement to invest to maximise returns consistent with the College's aims, interests and purposes.

Risk assessment

The major risks to which the College is exposed are reviewed regularly by the various College committees named above and reported to the Governing Body. Systems are in place, or are in the process of being established, to mitigate identified risks. The College Health & Safety Policy Statement is reviewed regularly and endorsed by the Governing Body and is displayed via the College intranet site.

Environmental policy

In achieving excellence in teaching and research, Trinity Hall manages its activities, buildings and estates to promote environmental sustainability, conserves and enhances natural resources and prevents environmental pollution to bring about a continual improvement in its environmental performance.

Equal opportunities

The College is committed to the principle and practice of equal opportunities and aims to be an equal opportunities employer. The College's employment policy seeks to ensure that no job applicant or employee receives less favourable treatment on any grounds that are unjustified in terms of equality of opportunities for all.



Public benefit statement

In accordance with its Founding Charter and Statutes, the College's charitable purpose is to advance education, religion, learning and research for the public benefit by the provision, support and maintenance of a College in the University of Cambridge. A full statement of the public benefit it provides has been lodged with the Charity Commission. It is summarised as follows:

Education:

- The College provides, in conjunction with the University of Cambridge, an education for some 630 undergraduate and graduate students which is recognised internationally as being of the highest standard. This education develops students academically and advances their leadership qualities and interpersonal skills, and so prepares them to play full and effective roles in society.
- The provision of teaching facilities and individual or small-group supervision, as well as pastoral, administrative and academic support through its tutorial and graduate mentoring systems.
- Social, cultural, musical, recreational and sporting facilities to enable each of its students to realise as much as possible of their academic and personal potential whilst studying at the College.

Research:

- The provision of Research Fellowships to outstanding academics at the early stages of their careers, which enables them to develop and focus on their research in this formative period before they undertake the full teaching and administrative duties of an academic post;
- Supporting research work pursued by its other Fellows through promoting interaction across disciplines, providing facilities and grants for national and international conferences, research trips and research materials;
- Encouraging visits from outstanding academics from abroad.
- Encouraging the dissemination of research undertaken by members of the College through the publication of papers in academic journals or other suitable means.

The College carries forward the tradition, continuous since its foundation, of being a place of spiritual and ethical reflection on the Christian faith and its implications for the individual and society. In particular the College:

- Maintains and supports the Chapel as a place of religious worship and holds a variety of religious services on weekdays and at weekends during term, which are open to the general public and visitors.
- Supports, through the College Dean, the emotional, mental and spiritual well-being of all members of the College community whatever their faith tradition or none.
- Maintains its historic connection with the work of the Church of England, particularly through its involvement with St Edward, King and Martyr, Cambridge.
- In addition to the Chapel's central role in College, the Catholic Chaplaincy celebrates mass at least three times annually, plus religious celebrations and/or services take place in College for faiths as diverse as Islam, Judaism, Hinduism and Sikhism.

The College maintains an extensive Library (including important special collections), so providing a valuable resource for students and Fellows of the College, members of other colleges and the University of Cambridge more widely, external scholars and researchers, as well as local children from maintained and other schools through educational visits and the public through regular exhibitions.

The resident members of the College, both students and academic staff, are the primary beneficiaries and are directly engaged in education, religion, learning or research. However, beneficiaries also include: students and academic staff from other colleges in Cambridge and the University of Cambridge more widely, visiting academics from other higher education institutions and visiting schoolchildren and alumni of the College who have an opportunity to attend educational events at the College or use its academic facilities. The general public are also able to attend various educational activities in the College such as exhibitions in the library and public rooms. Concerts open to the public are also held in College and external venues.



TRINITY HALL

Responsibilities of the Governing Body

The Governing Body is responsible for the administration and management of the College's affairs.

The Governing Body presents audited financial statements for each financial year. These are prepared in accordance with the provisions of the Statutes of the College and of the University of Cambridge and applicable United Kingdom Accounting Standards, including the Statement of Recommended Practice 'Accounting for Further and Higher Education Institutions', as interpreted by the University of Cambridge in their Recommended Cambridge College Accounts.

With reference to the above provisions, the Governing Body is responsible for ensuring that there is an effective system of internal control and that accounting records are properly kept. It is required to present audited financial statements for each financial year, prepared in accordance with the Statutes of the University.

In causing the financial statements to be prepared, the Governing Body has sought to ensure that:

- Suitable accounting policies are selected and applied consistently;
- Judgements and estimates are made that are reasonable and prudent;
- Applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Governing Body is satisfied that the College has adequate resources to continue in operation for the foreseeable future. The financial statements are accordingly prepared on a going concern basis.

The Governing Body has taken reasonable steps to ensure that there are appropriate financial and management controls in place to safeguard the assets of the College and prevent and detect fraud.

Any system of internal financial control, however, can only provide reasonable, not absolute, assurance against material misstatement or loss.

The Governing Body is responsible for the maintenance and integrity of the corporate and financial information included on the College's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

TRINITY HALL

Independent Auditors' Report to the Governing Body of Trinity Hall For the Year Ended 30 June 2015



We have audited the financial statements of Trinity Hall for the year ended 30 June 2015 which comprise the consolidated and parent income and expenditure account, the consolidated statement of total recognised gains and losses, the consolidated and parent balance sheet, the consolidated cash flow statement and related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Governing Body, as a body, in accordance with College's Statutes and the Statutes of the University of Cambridge and with section 151 of the Charities Act 2011 and regulations made under section 154 of the act. Our audit work has been undertaken so that we might state to the College's Governing Body those matters we are required to state to them in an auditors' 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 College and the Governing Body as a body, for our audit work, for this report, or for the opinions we have formed.

Respective Responsibilities of the Governing Body and Auditor

As explained more fully in the Governing Body's Responsibilities Statement set out on page 9, the Governing Body is responsible for the preparation of financial statements which give a true and fair view.

We have been appointed as auditors under section 151 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of financial statements

An audit includes obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the College's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Governing Body; and the overall presentation of the financial statements. In addition, we read all the financial information in the Governing Body's Annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the College and the Group's affairs as at 30 June 2015 and of the income and expenditure of the College and the Group for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the requirements of the Charities Act 2011, the College's Statutes and the Statutes of the University of Cambridge;
- the contribution due from the College to the University has been correctly computed as advised in the provisional assessment by the University of Cambridge and in accordance with the provisions of Statute G, II of the University of Cambridge.

TRINITY HALL
Independent Auditors' Report to the Governing Body of Trinity Hall
For the Year Ended 30 June 2015



Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Governing Body's Annual Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

PETERS ELWORTHY AND MOORE
Chartered Accountants and Statutory Auditors
Cambridge

Date:

Peters Elworthy and Moore is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.



Basis of preparation

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards and the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The income and expenditure account includes activity analysis in order to demonstrate that the College is satisfying its obligations to the University of Cambridge with regard to the use of public funds. The analysis required by the SORP is set out in note 8.

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified in respect of the treatment of investments which are included at valuation.

Basis of consolidation

The consolidated financial statements include the College and its subsidiary undertakings. Details of the subsidiary undertakings included are set out in note 28. Intra-group balances are eliminated on consolidation.

The consolidated financial statements do not include the activities of student societies as these are separate bodies in which the College has no financial interest and over whose policy decisions it has no control.

Recognition of income

Academic fees

Academic fees are recognised in the period to which they relate and include all fees chargeable to students or their sponsors. The costs of any fees waived or written off by the College are included as expenditure.

Restricted grant income

Grants received for restricted purposes are recognised as income to the extent that relevant expenditure has been incurred.

Donations and benefactions

Charitable donations are recognised on receipt or where there is certainty of future receipt and the value can be measured reliably. The accounting treatment of a donation depends on the nature and extent of restrictions specified by the donor. Donations with no substantial restrictions are recognised as income in the income and expenditure account. Donations which are to be retained for the future benefit of the College, and other donations with substantially restricted purposes, other than for the acquisition or construction of tangible fixed assets, are recognised in the statement of total recognised gains and losses as new endowments.

Capital grants and donations

Grants and donations are received for the purposes of funding the acquisition and construction of tangible fixed assets. In the case of depreciable assets these are credited to deferred capital grants when the related capital expenditure is incurred and released to income over the estimated useful life of the respective assets in line with the depreciation policy. Grants and donations of, or for the acquisition of, freehold land or heritage assets, which are non-depreciable assets, are credited to the income and expenditure account in the year of acquisition.

Other income

Income is received from a range of activities including residences, catering conferences and other services rendered.

Endowment and investment income

Investment fund and long dated borrowing fund income is credited to the income and expenditure account on a total return basis. Non investment fund income is credited in the period in which it is earned. Income from restricted endowments not expended in accordance with the restrictions of the endowment is transferred from the income and expenditure account to restricted endowments.

Investment fund income taken to the income and expenditure account under the recognition of income on a total return basis is calculated at 3.5% (2014:3.5%) of an average of the market value of the investment assets. The long dated borrowing fund total return is calculated to ensure fund income matches the fund expenditure.

Foreign currency translation

Transactions denominated in foreign currencies are recorded at the rate of exchange ruling at the date of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated into sterling at year end rates or, where there are forward foreign exchange contract, at contract rates. The resulting exchange differences are dealt with in the determination of the income and expenditure for the financial year.



Tangible fixed assets

Land and buildings

Land and buildings are valued at depreciated replacement cost. Freehold buildings are depreciated on a straight line basis over their expected useful economic life of 50 years. Freehold land is not depreciated. The Central Site land has not been included.

Where land and buildings are acquired with the aid of specific bequests or donations they are capitalised and depreciated as above. The related benefactions are credited to a deferred capital account and are released to the Income and Expenditure Account over the expected useful economic life of the related asset on a basis consistent with the depreciation policy.

Finance costs which are directly attributable to the construction of buildings are not capitalised as part of those assets.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying amount of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred. They are not depreciated until they are brought into use.

Maintenance of premises

The College has a rolling maintenance plan which is reviewed on an annual basis. The cost of routine maintenance is charged to the income and expenditure account as it is incurred or capitalised and depreciated over the useful economic life of the asset concerned.

Equipment and motor vehicles

Furniture, fittings and equipment (excluding motor vehicles and art) costing less than £10,000 is written off in the year of acquisition. The organ which is included within plant and equipment is depreciated at 2% per annum, based on its expected useful life. Other assets are capitalised and depreciated on a straight line basis over their expected useful life as follows:

Furniture and fittings	10% per annum
Motor vehicles	20% per annum
Plant and equipment	5% - 20% per annum
Computer equipment	33% per annum

For assets which have a useful economic life of greater than 100 years an annual impairment review is undertaken to ensure the carrying value is still appropriate.

Where equipment is acquired with the aid of specific bequests or donations it is capitalised and depreciated as above. The related benefactions are credited to a deferred capital account and are released to the income and expenditure account over the expected useful economic life of the related asset on a basis consistent with the depreciation policy.

Leased assets

Fixed assets held under finance leases and the related lease obligations are recorded in the balance sheet at the fair value of the leased assets at the inception of the lease. The excesses of lease payments over recorded lease obligations are treated as finance charges which are amortised over each lease term to give a constant rate of charge on the remaining balance of the obligations. Rental costs under operating leases are charged to expenditure in equal amounts over the periods of the leases.

Heritage assets

The College holds and conserves a number of collections, exhibits, artefacts and other assets of historical, artistic or scientific importance. Acquisitions of heritage assets have been capitalised at cost or, in the case of donated assets, at expert valuation on receipt. Heritage assets are not depreciated since their long economic life and high residual value mean that any depreciation would not be material. The College does not consider that it holds any assets that should be classified as heritage assets.

Shared Equity Scheme Debtors

Debtors due from Fellows on "shared equity schemes" occur where the college has provided a portion of the finance of a house purchase and are included within debtors due after one year. Under the scheme rules these amounts are due for repayment on the earliest of: The date on which there is a future sale of the property or within two years of a Fellow ceasing to be an eligible Fellow whether by resignation, retirement death or otherwise, or a Fellow acquires the colleges' share of the value of the property.

Investments

Fixed asset investment and endowment assets are included in the balance sheet at market value, except for investments in subsidiary undertakings which are stated in the College's balance sheet at cost and eliminated on consolidation. Investments that are not listed on a recognised stock exchange are carried at historical cost less any provision for impairment in their value.

Stocks

Stocks are stated at the lower of cost and net realisable value after making provision for slow moving and obsolete items.



Provisions

Provisions are recognised when the College has a present legal or constructive obligation as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137458) and is exempt from taxation in respect of income or capital gains received under Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

The College receives no similar exemption in respect of Value Added Tax.

Contribution under Statute G,II

The College is liable to be assessed for Contribution under the provisions of Statute G,II of the University of Cambridge. Contribution is used to fund grants to colleges from the Colleges Fund. The College may from time to time be eligible for such grants. The liability for the year is as advised to the College by the University based on an assessable amount derived from the value of the College's assets as at the end of the previous financial year.

Pension Schemes

The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (S2P). The assets of the scheme are held in a separate trustee administered fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set. The college is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by FRS 17 'Retirement Benefits', accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the Income and Expenditure Account represents the contributions payable to the scheme in respect of the accounting period.

The College also contributes to the Cambridge Colleges Federated Pension Scheme, which is a similar defined benefit pension scheme. Unlike the Universities Superannuation Scheme, this scheme has surpluses and deficits directly attributable to individual Colleges. Pension costs are accounted for over the period during which the College benefits from the employees' services.

Since 2010 The College contributes to a third scheme, The Cambridge Colleges Group Personal Pension Scheme (CCGPPS), a defined contribution scheme, for new employees. The scheme is administered by Aviva. The College now contributes to NEST in line with the Government auto enrolment policy.

TRINITY HALL
Consolidated Income and Expenditure Account
For the Year Ended 30 June 2015



		Year Ended 30 June 15	Year Ended 30 June 14
	Note	£000	£000
INCOME			
Academic fees and charges	1	2,254	2,233
Residences, catering and conferences	2	4,075	4,126
Endowment and investment income	3	4,312	4,241
Donations and legacies	4	987	896
Other income	5	12,218	470
Total income		23,846	11,966
EXPENDITURE			
Education	6	4,900	4,806
Residences, catering and conferences	7	4,492	4,369
Other expenditure	8c	11,014	2,167
Total expenditure	8	20,406	11,342
Surplus on continuing operations before Contribution under Statute G, II		3,440	624
Contribution Under Statute G,II		140	127
Surplus on continuing operations after Contribution under Statute G, II		3,300	497
(Deficit) for the year transferred to accumulated income in endowment funds	19	(468)	(494)
Surplus/(deficit) for the year retained within general reserves		2,832	3

All items dealt with in arriving at the surplus/deficit for 2015 and 2014 relate to continuing operations.

The notes on pages 21 to 34 form part of these accounts.

TRINITY HALL
Parent Income and Expenditure Account
For the Year Ended 30 June 2015



		Year Ended 30 June 15	Year Ended 30 June 14
	Note	£000	£000
INCOME			
Academic fees and charges	1	2,254	2,233
Residences, catering and conferences		4,058	3,976
Endowment and investment income	3	4,312	4,241
Donations and legacies		4,229	3,219
Other income		166	283
Total income		15,019	13,952
EXPENDITURE			
Education	6	4,900	4,806
Residences, catering and conferences	7	4,492	4,369
Other expenditure		2,138	2,153
Total expenditure		11,530	11,328
Surplus on continuing operations before Contribution under Statute G, II		3,489	2,624
Contribution Under Statute G,II		140	127
Surplus on continuing operations after Contribution under Statute G, II		3,349	2,497
(Deficit) for the year transferred to accumulated income in endowment funds	19	(468)	(494)
Surplus/(deficit) for the year retained within general reserves		2,881	2,003

All items dealt with in arriving at the surplus/deficit for 2015 and 2014 relate to continuing operations.

The notes on pages 21 to 34 form part of these accounts.

TRINITY HALL
Consolidated Statement of Total
Recognised Gains and Losses
For the Year Ended 30 June 2015



	Note	Restricted funds £000	Unrestricted funds £000	Total 30 June 15 £000	Total 30 June 14 £000
Retained surplus/(deficit) for the year			2,832	2,832	3
Unspent endowment fund income		468	-	468	494
Increase in market value of investments					
Endowment assets	19	2,837	-	2,837	5,125
Fixed asset investments	20	-	15,839	15,839	8,884
Land	20		185	185	135
Unrealised deficit on revaluation of fixed assets	20	-	-	-	(11)
New endowments	19	212	-	212	246
Actuarial gain/(loss) recognised in the STRGL	27	-	89	89	(789)
Total Recognised Gains relating to the Year		<u>3,517</u>	<u>18,945</u>	<u>22,462</u>	<u>14,087</u>
Reconciliation					
Opening reserves and endowments as previously stated		<u>47,896</u>	<u>169,181</u>	<u>217,077</u>	<u>202,990</u>
Closing reserves and endowments		<u>51,413</u>	<u>188,126</u>	<u>239,539</u>	<u>217,077</u>

The above figures exclude deferred capital grants of £3,605,641 (2014: £2,390,399), shown in note 18.

The notes on pages 21 to 34 form part of these accounts.

TRINITY HALL
Consolidated Balance Sheet
As at 30 June 2015



		30 June 15	30 June 14
	Note	£000	£000
Fixed assets			
Tangible assets	10	88,229	85,923
Investments	11	124,842	119,322
		<u>213,071</u>	<u>205,245</u>
Endowment assets			
Investments	12	51,413	47,896
Current assets			
Stock		300	276
Debtors	13	2,441	3,574
Cash	14	25,294	4,424
		<u>28,035</u>	<u>8,274</u>
Creditors: amounts falling due within one year	15	(4,567)	(1,718)
Net current assets		<u>23,468</u>	<u>6,556</u>
Creditors: amounts falling due after more than one year	16	(40,498)	(36,020)
Net assets excluding pension liability		<u>247,454</u>	<u>223,677</u>
Pension Liability	17	(4,310)	(4,210)
Net assets including pension asset/(liability)		<u><u>243,144</u></u>	<u><u>219,467</u></u>

Represented by:		Restricted funds	Unrestricted funds	Total 30 June 15	Total 30 June 14
Capital and Reserves:		£	£	£	£
Deferred capital grants	18	3,606	-	3,606	2,390
Endowments					
Expendable endowments	19	1,813	-	1,813	1,769
Permanent endowments	19	49,600	-	49,600	46,127
		<u>51,413</u>	-	51,413	47,896
Reserves					
General reserves excluding pension reserve	20	-	174,142	174,142	167,906
Pension reserve	20	-	(4,310)	(4,310)	(4,210)
Operational property revaluation reserve	20	-	(19,991)	(19,991)	(19,991)
Fixed asset investment revaluation reserve	20	-	38,284	38,284	25,476
TOTAL		<u><u>55,019</u></u>	<u><u>188,125</u></u>	<u><u>243,144</u></u>	<u><u>219,467</u></u>

The financial statements were approved by the Governing Body on 03rd November 2015 and signed on its behalf by:

.....
P folkes Davis
Bursar

The notes on pages 21 to 34 form part of these accounts.

TRINITY HALL
College Balance Sheet
As at 30 June 2015



	Note	30 June 15 £000	30 June 14 £000		
Fixed assets					
Tangible assets	10	88,328	85,958		
Investments	11	120,518	113,120		
		<u>208,846</u>	<u>199,078</u>		
Endowment assets					
Investments	12	51,413	47,896		
Current assets					
Stock		299	276		
Debtors	13	12,724	8,768		
Cash	14	7,301	2,157		
		<u>20,324</u>	<u>11,201</u>		
Creditors: amounts falling due within one year	15	(1,347)	(1,574)		
Net current assets		<u>18,977</u>	<u>9,627</u>		
Creditors: amounts falling due after more than one year	16	(35,000)	(36,020)		
Net assets excluding pension liability		<u>244,236</u>	<u>220,581</u>		
Pension Liability	17	(4,310)	(4,210)		
Net assets including pension asset/(liability)		<u><u>239,926</u></u>	<u><u>216,371</u></u>		
Represented by:					
		Restricted funds	Unrestricted funds	Total	Total
		£000	£000	30 June 15	30 June 14
				£000	£000
Capital and Reserves:					
Deferred capital grants	18	3,606	-	3,606	2,390
Endowments					
Expendable endowments	19	1,813	-	1,813	1,769
Permanent endowments	19	49,600	-	49,600	46,127
		<u>51,413</u>		<u>51,413</u>	<u>47,896</u>
Reserves					
General reserves excluding pension reserve	20	-	171,114	171,114	165,000
Pension reserve	20	-	(4,310)	(4,310)	(4,210)
Operational property revaluation reserve	20	-	(19,991)	(19,991)	(19,991)
Fixed asset investment revaluation reserve	20	-	38,094	38,094	25,286
TOTAL		<u><u>55,019</u></u>	<u><u>184,907</u></u>	<u><u>239,926</u></u>	<u><u>216,371</u></u>

The financial statements were approved by the Governing Body on 03rd November 2015 and signed on its behalf by:

.....
P ffolkes Davis
Bursar

The notes on pages 21 to 34 form part of these accounts.

TRINITY HALL
Consolidated Cash Flow Statement
For the Year Ended 30 June 2015



		Year Ended 30 June 15	Year Ended 30 June 14
	Note	£000	£000
Net Cash (Outflow)/Inflow from Operating Activities	22	9,009	(1,601)
Returns on investments and servicing of finance	23	3,592	3,584
Contribution to colleges fund		(140)	(127)
Capital expenditure and financial investment	23	3,932	(10,437)
Cash inflow/(outflow) before financing		16,393	(8,581)
Financing	23	4,478	11,020
(Decrease)/Increase in cash		20,871	2,439
Net funds at the beginning of the year		4,424	1,985
Net funds at the end of the year	24	25,295	4,424



1. ACADEMIC FEES AND CHARGES	30 Jun 15	30 Jun 14
	£000	£000
College fees:		
Fee Income paid on behalf of undergraduates at the Publicly-funded Undergraduate rate (per capita fee £4,185 - £4500)	1,474	1,486
Privately-funded undergraduate fee income (per capita fee £7,290)	244	180
Fee income received at the Graduate fee rate (per capita fee £2,474)	376	407
Other income	26	13
	<u>2,120</u>	<u>2,086</u>
Cambridge Bursaries Income	134	147
	<u>2,254</u>	<u>2,233</u>
2. RESIDENCES, CATERING AND CONFERENCES INCOME	30 Jun 15	30 Jun 14
	£000	£000
Accommodation		
College Members	1,878	2,045
Conferences	440	512
Catering		
College Members	1,083	1,088
Conferences	674	481
	<u>4,075</u>	<u>4,126</u>
3. ENDOWMENT AND INVESTMENT INCOME		
3a. Analysis	Total	Total
	30 Jun 15	30 Jun 14
	£000	£000
Income from:		
Non-investment fund	55	123
Investment fund total return	4,257	4,118
	<u>4,312</u>	<u>4,241</u>
3b. Summary of total return	30 Jun 15	30 Jun 14
	£000	£000
Endowment income from:		
Assets included in the Investment fund	3,537	3,461
Assets not included in the Investment fund	55	123
Gains/(losses) on Endowment Assets:		
Land and buildings	2,040	1,855
Quoted and other securities and cash	18,080	13,655
	<u>23,712</u>	<u>19,094</u>
Total return for the year	23,712	19,094
Total return transferred to the income and expenditure account (see note 3a)	(4,312)	(4,241)
Total return transferred to the Balance Sheet (Boat Club & St Edwards)	(80)	(66)
Investment managers costs (see note 3c)	(631)	(777)
Unapplied Total Return for the year included within the Statement of Total Recognised Gains and Losses (see note 21)	<u>18,689</u>	<u>14,010</u>
3c. Investment management costs	30 Jun 15	30 Jun 14
	£000	£000
Investment management costs	631	777
	<u>631</u>	<u>777</u>
4. DONATIONS	30 Jun 15	30 Jun 14
	£000	£000
Unrestricted donations	813	739
Restricted donations	91	98
Released from deferred capital grants (see note 18)	83	59
	<u>987</u>	<u>896</u>



5. OTHER INCOME	30 Jun 15 £000	30 Jun 14 £000
Profit on sale of property	-	260
Aula Limited turnover	12,043	0
Other income	175	210
	<u>12,218</u>	<u>470</u>

Aula Limited turnover represents the income arising from the sale of property, exclusive of Value Added Tax.

6. EDUCATION EXPENDITURE	30 Jun 15 £000	30 Jun 14 £000
Teaching	2,121	2,105
Tutorial	554	601
Admissions and Access	305	298
Research	508	461
Scholarships and Awards	712	699
Other Educational Facilities	700	642
	<u>4,900</u>	<u>4,806</u>

7. RESIDENCES, CATERING AND CONFERENCES EXPENDITURE	30 Jun 15 £000	30 Jun 14 £000
Accommodation	2,079	2,247
College Members		
Conferences (incl. marketing costs)	482	493
Catering	1,198	1,195
College Members		
Conferences	733	434
	<u>4,492</u>	<u>4,369</u>

Expenditure has been allocated to the expenditure headings in direct proportion to the income in Note 2

8a. ANALYSIS OF EXPENDITURE BY ACTIVITY 2015	Note	Staff & Fellows Payroll Costs (Note 9) £000	Depreciation (Note 10) £000	Other Operating Expenses £000	Total £000
Education	6	2,366	350	2,184	4,900
Residences, Catering and Conferences	7	2,402	987	1,103	4,492
Other	8c	468	-	10,546	11,014
		<u>5,236</u>	<u>1,337</u>	<u>13,833</u>	<u>20,406</u>

8b. ANALYSIS OF EXPENDITURE BY ACTIVITY 2014	Note	Staff & Fellows Payroll Costs (Note 9) £000	Depreciation (Note 10) £000	Other Operating Expenses £000	Total £000
Education	6	2,269	337	2,200	4,806
Residences, Catering and Conferences	7	2,221	917	1,231	4,369
Other	8c	441	-	1,726	2,167
		<u>4,931</u>	<u>1,254</u>	<u>5,158</u>	<u>11,342</u>

8c. OTHER EXPENDITURE	30 Jun 15 £000	30 Jun 14 £000
Investment and property management		
Third party costs	145	198
Internal costs	151	151
	<u>296</u>	<u>349</u>
Long dated borrowing interest and set-up charges	1,215	1,213
Fundraising	523	444
Alumni	26	75
Aula Limited cost of sales	8,789	0
Miscellaneous	165	86
	<u>11,014</u>	<u>2,167</u>



8d. AUDITORS REMUNERATION

	30 Jun 15 £000	30 Jun 14 £000
Other operating expenses include:		
Audit fees payable to the College's external auditors	13	13
	<u>13</u>	<u>13</u>

9. STAFF COSTS

	College Fellows & Fellow Commoners 30 Jun 15 £000	Non - Academics 30 Jun 15 £000	Total 30 Jun 15 £000	Total 30 Jun 14 £000
Staff Costs*				
Emoluments	1,260	3,166	4,426	4,219
Social Security Costs	81	215	296	263
Other Pension Costs	124	390	514	449
	<u>1,465</u>	<u>3,771</u>	<u>5,236</u>	<u>4,931</u>
 Average Staff Numbers				
Academic	55	-	55	55
Non-Academics	-	135	135	135
Fellow Commoners	13		13	14
	<u>68</u>	<u>135</u>	<u>203</u>	<u>204</u>

* No officer or employee of the college, including the Head of House, received emoluments of over £100,000

** The full-time equivalent number for non-academic employees for 14/15 is 118

TRINITY HALL

NOTES TO THE ACCOUNTS



10. FIXED ASSETS Group

Tangible Assets	Land & Buildings £000	Equipment £000	30 Jun 15 Total £000	30 Jun 14 Total £000
Cost or valuation				
At the beginning of the year	76,546	12,577	89,123	87,233
Additions	3,221	422	3,643	1,890
At the end of the year	<u>79,768</u>	<u>12,999</u>	<u>92,766</u>	<u>89,123</u>
Depreciation				
At the beginning of the year	2,167	1,033	3,200	1,947
Provided for the year	1,126	211	1,337	1,254
At the end of the year	<u>3,293</u>	<u>1,244</u>	<u>4,537</u>	<u>3,200</u>
Net Book value				
At the end of the year	<u>76,475</u>	<u>11,755</u>	<u>88,229</u>	<u>85,923</u>
At the beginning of the year	<u>74,380</u>	<u>11,544</u>	<u>85,923</u>	<u>85,287</u>

10. FIXED ASSETS College

Tangible Assets	Land & Buildings £000	Equipment £000	30 Jun 15 Total £000	30 Jun 14 Total £000
Cost or valuation				
At the beginning of the year	76,581	12,577	89,158	87,245
Additions	3,285	422	3,707	1,914
At the end of the year	<u>79,866</u>	<u>12,999</u>	<u>92,865</u>	<u>89,158</u>
Depreciation				
At the beginning of the year	2,167	1,033	3,200	1,947
Provided for the year	1,126	211	1,337	1,254
Eliminated on Disposal	-	-	-	-
At the end of the year	<u>3,293</u>	<u>1,244</u>	<u>4,537</u>	<u>3,200</u>
Net Book value				
At the end of the year	<u>76,573</u>	<u>11,755</u>	<u>88,328</u>	<u>85,958</u>
At the beginning of the year	<u>74,415</u>	<u>11,544</u>	<u>85,958</u>	<u>85,298</u>

The insured value of freehold land and buildings as at 30 June 2015 was £118,628,497
 Land and buildings are valued at depreciated replacement cost.
 The valuation on 30th June 2012 was carried out by Gerald Eve, Chartered Surveyors.

TRINITY HALL
NOTES TO THE ACCOUNTS



11. FIXED ASSETS INVESTMENTS AND ENDOWMENT ASSETS	30 Jun 15	30 Jun 14	30 Jun 15	30 Jun 14
	Group	Group	College	College
	£000	£000	£000	£000
11a. Total Investment Assets				
Balance as at 1 July 2014	167,218	143,374	161,016	138,385
Additions	30,775	80,028	30,221	76,960
Disposals	(38,063)	(55,009)	(35,446)	(53,019)
Appreciation on revaluation	16,557	14,069	16,372	13,934
Loan from general reserves	1,197	864	1,197	864
Decrease in Cash Balances	(1,429)	(16,108)	(1,429)	(16,108)
Balance as at 30 June 2015	<u>176,255</u>	<u>167,218</u>	<u>171,931</u>	<u>161,016</u>
Represented by:				
Freehold Land and Buildings	22,425	23,627	19,095	17,865
Quoted Securities - Equities	101,472	99,478	100,678	99,478
Quoted Securities - Indirect Property	759	740	759	740
Alternative Investments	31,263	30,625	30,259	30,175
Unquoted Securities - Equities	19,051	11,230	19,051	11,230
Investment in Subsidiary Undertakings	-	-	804	10
Loan from general reserves	-	(1,197)	-	(1,197)
Cash held at Brokers	1,285	2,715	1,285	2,715
	<u>176,255</u>	<u>167,218</u>	<u>171,931</u>	<u>161,016</u>
11b Allocation of investments				
Fixed asset investments	107,827	103,009	103,503	96,807
Cambridge and Counties Bank Investment	17,015	6,978	17,015	6,978
Cambridge Bond Issue Investments	-	9,335	-	9,335
	<u>124,842</u>	<u>119,322</u>	<u>120,518</u>	<u>113,120</u>
Endowment assets (see note 12)	51,413	47,896	51,413	47,896
	<u>176,255</u>	<u>167,218</u>	<u>171,931</u>	<u>161,016</u>
12. ENDOWMENT ASSETS				
	30 Jun 15	30 Jun 14	30 Jun 15	30 Jun 14
	Group	Group	College	College
	£000	£000	£000	£000
Included in the investments in note 11 are the following endowment assets				
Freehold Land and Buildings	6,541	7,472	6,541	7,472
Quoted Securities - Equities	29,599	30,577	29,599	30,577
Quoted Securities - Indirect Property	221	295	221	295
Alternative Investments	9,120	3,988	9,120	3,988
Unquoted Securities - Equities	5,557	4,481	5,557	4,481
Cash	375	1,083	375	1,083
Total investments	<u>51,413</u>	<u>47,896</u>	<u>51,413</u>	<u>47,896</u>



	30 Jun 15 Group £000	30 Jun 14 Group £000	30 Jun 15 College £000	30 Jun 14 College £000
13. DEBTORS				
Members of the college	39	54	39	54
Amounts due from Subsidiary Undertaking	-	-	10,461	5,712
Other Debtors	1,974	3,295	1,796	2,777
Prepayments and accrued income	428	225	428	225
	<u>2,441</u>	<u>3,574</u>	<u>12,724</u>	<u>8,768</u>

14. CASH				
Bank Deposits	25,293	4,422	7,300	2,155
Cash in Hand	1	2	1	2
	<u>25,294</u>	<u>4,424</u>	<u>7,301</u>	<u>2,157</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				
Overdrafts	11	45	-	45
Trade creditors	449	464	426	412
Members of the College	67	96	67	96
Contribution to Colleges Fund	140	127	140	127
Accruals and deferred income	896	411	212	411
Other	3,004	575	502	485
	<u>4,567</u>	<u>1,718</u>	<u>1,347</u>	<u>1,576</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR				
Barclays Bank loans	25,000	25,000	25,000	25,000
Cambridge Colleges Bond Issue	10,000	10,000	10,000	10,000
RBS Loan	5,498	1,020	-	1,020
	<u>40,498</u>	<u>36,020</u>	<u>35,000</u>	<u>36,020</u>

The Barclays bank loan is repayable in 2047 and bears interest at a blended rate of 4.86%

The RBS loan was novated to Aula Ltd in 2015/16. This was repaid by Aula Ltd In July 2015.

During 2014 the College borrowed from institutional investors, collectively with other Colleges, the College's share being £10million. The loans are unsecured and repayable during the period 2043-2053 and are at fixed rates of approximately 4.4%. Although issued through a funding vehicle, the College has no responsibility for the obligations of any other of the issuing Colleges.

17. PENSION LIABILITIES				
Balance at the beginning of the year	(4,210)	(3,258)	(4,210)	(3,258)
Movement in the year:				
Current service cost including life assurance	(273)	(236)	(273)	(236)
Contributions paid by the college	123	118	123	118
Other finance (income)/ cost	(39)	(45)	(39)	(45)
Actuarial loss/ (gain) recognised in statement of total recognised gains and losses	89	(789)	89	(789)
Balance at the end of the year	<u>(4,310)</u>	<u>(4,210)</u>	<u>(4,310)</u>	<u>(4,210)</u>

18. DEFERRED CAPITAL GRANTS				
Group and College	Donations £000	30 Jun 15 Total £000	30 Jun 14 Total £000	
At the beginning of the year	2,390	2,390	2,449	
Grants and donations received	1,299	1,299	-	
Released to income and expenditure account	(83)	(83)	(59)	
Balance at the end of the year	<u>3,606</u>	<u>3,606</u>	<u>2,390</u>	



19. ENDOWMENTS

Group and College	Restricted Permanent £000	Total Permanent £000	Restricted Expendable £000	30 Jun 15 Total £000	30 Jun 14 Total £000
Balance at the beginning of the year:					
Balance at the beginning of the year	46,127	46,127	1,769	47,896	42,031
Capital	42,335	42,335	1,715	44,050	39,080
Unspent income	3,792	3,792	54	3,846	2,951
	<u>46,127</u>	<u>46,127</u>	<u>1,769</u>	<u>47,896</u>	<u>42,031</u>
New endowments received	212	212		212	246
Income receivable from endowment asset investments	1,561	1,561	74	1,635	1,436
Restricted expendable donations	5	5	226	231	246
Expenditure	(1,037)	(1,037)	(361)	(1,398)	(1,188)
Net transfer (to)/from the income and expenditure account	<u>529</u>	<u>529</u>	<u>(61)</u>	<u>468</u>	<u>494</u>
Increase in the market value of investments	2,732	2,732	105	2,837	5,125
Balance at the end of the year	<u><u>49,600</u></u>	<u><u>49,600</u></u>	<u><u>1,813</u></u>	<u><u>51,413</u></u>	<u><u>47,896</u></u>
Comprising:					
Capital	45,054	45,054	1,757	46,811	44,441
Unspent income	4,546	4,546	56	4,602	3,455
Balance at the end of the year	<u><u>49,600</u></u>	<u><u>49,600</u></u>	<u><u>1,813</u></u>	<u><u>51,413</u></u>	<u><u>47,896</u></u>
Representing					
Fellowship funds	16,121	16,121	83	16,204	14,984
Scholarship funds	12,577	12,577	283	12,860	12,037
Prize funds	850	850	25	875	799
Hardship funds	4,463	4,463	69	4,532	4,213
Travel grant funds	2,045	2,045	16	2,061	1,909
Other funds	13,544	13,544	1,337	14,881	13,954
	<u><u>49,600</u></u>	<u><u>49,600</u></u>	<u><u>1,813</u></u>	<u><u>51,413</u></u>	<u><u>47,896</u></u>



20. RESERVES

Group	General reserve	Operational property revaluation reserve	Fixed asset investment revaluation reserve	30 Jun 15 Total	30 Jun 14 Total
	£000	£000	£000	£000	£000
Balance at the beginning of the year	163,696	(19,991)	25,476	169,181	160,959
Surplus/(Deficit) retained for the year	2,832	-	-	2,832	3
Actual gain/(loss) in respect of pension schemes	89	-	-	89	(789)
Revaluation in Year	-	-	-	-	(11)
Increase in the market value of investments	3,031	-	12,808	15,839	8,884
Increase in the market value of Land	185	-	-	185	135
Balance at the end of the year	<u>169,833</u>	<u>(19,991)</u>	<u>38,284</u>	<u>188,126</u>	<u>169,181</u>
College					
Balance at the beginning of the year	160,790	(19,991)	25,286	166,085	155,986
Surplus/(Deficit) retained for the year	2,881	-	-	2,881	2,004
Actuarial gain/ (loss)	88	-	-	88	(789)
Increase in the market value of investments	3,045	-	12,808	15,853	8,884
Balance at the end of the year	<u>166,804</u>	<u>(19,991)</u>	<u>38,094</u>	<u>184,907</u>	<u>166,085</u>

21. Memorandum of Unapplied Total Return

Included within reserves the following amounts represent the Unapplied Total Return of the College:

	30 Jun 15 Total £000	30 Jun 14 Total £000
Unapplied Total Return at the beginning of the year	92,659	78,649
Unapplied Total Return for the year (see note 3b)	18,689	14,010
Unapplied Total Return at the end of the year	<u>111,348</u>	<u>92,659</u>



22. RECONCILIATION OF CONSOLIDATED OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		Year Ended 30 June 15 £000	Year Ended 30 June 14 £000
	Note		
Surplus/ (deficit on continuing operations before donations of heritage assets)		3,440	624
Depreciation of tangible fixed assets	10	1,337	1,254
Surplus on the disposal of tangible fixed assets	5	-	(260)
Deferred capital grants released to income	18	(83)	(59)
Investment income		(4,312)	(4,241)
Pension costs less contributions payable		189	162
(Increase)/Decrease in stocks		(22)	(26)
(Increase)/Decrease in debtors		1,133	654
Increase/(Decrease) in creditors		7,327	291
Net Cash (Outflow)/Inflow from Operating Activities		<u>9,009</u>	<u>(1,601)</u>

23. CASH FLOWS

Returns on investments and servicing of finance

Endowment and investment income received		3,592	3,584
Net cash inflow from returns on investments and servicing of finance		<u>3,592</u>	<u>3,584</u>

Capital expenditure and financial investment

Purchase of tangible fixed assets	10	(3,643)	(1,890)
New endowments received	19	212	246
Proceeds from the disposal of tangible fixed assets		-	2,250
Sale/(purchase) of long-term investments	11	8,560	(10,179)
Drawdown of cash held for reinvestment	11	(1,197)	(864)
		<u>3,932</u>	<u>(10,437)</u>

Financing

Bank loan acquired	16	4,478	1,020
Cambridge Colleges Bond Issue	16	-	10,000
		<u>4,478</u>	<u>11,020</u>

24. Analysis of cash and bank balances

	At the beginning of the year £000	Cash Flows £000	At the end of the year £000
Cash at bank and in hand	4,424	20,871	25,295
Net funds	<u>4,424</u>	<u>20,871</u>	<u>25,295</u>



25. CAPITAL COMMITMENTS

	30 Jun 15	30 Jun 14
	£000	£000
Capital commitments at 30 June 2015 are as follows:		
Authorised and contracted	7,100	5,500
Authorised but not yet contracted for	3,000	-

26. FINANCIAL COMMITMENTS

At 30 June 2015 the College had annual commitments under non-cancellable operating leases as follows:

	30 Jun 15	30 Jun 14
	£000	£000
Land and buildings:		
Expiring within one year	-	-
Expiring between one and five years	-	-
Expiring in over five years	-	-

27. PENSION SCHEMES

The College participates in two defined benefit pension schemes, the Universities Superannuation Scheme (USS) and the Cambridge Colleges Federated Pension Scheme (CCFPS) and two defined contribution schemes, The Cambridge Colleges Group Personal Pension Scheme (CCGPPS) and NEST. The total pension cost for the period was £514,549 (2014: £449,039)

University Superannuation Scheme

The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (S2P). The assets of the scheme are held in a separate trustee administered fund. The college is required to contribute a specified percentage of payroll costs to the pension scheme to fund the benefits payable to the college's employees. In 2015, the percentage was 16% (2014: 16%). The college is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by FRS17 "Retirement benefits", accounts for the scheme as if it were a defined contribution scheme.

The total cost charged to the profit and loss account is £147,979 (2014: £149,625). There was neither a prepayment nor an accrual at the end of the financial year in respect of these contributions. The disclosures below represent the position from the schemes' financial statements.

The latest available triennial actuarial valuation of the scheme was at 31 March 2014 ("the valuation date"), which was carried out using the projected unit method and is currently being audited by the scheme auditor. Based on this 2014 valuation it is expected that employer contributions will increase to 18% from 01 April 2016.



27. PENSION SCHEMES (Continued)

The 2014 valuation was the third valuation for USS under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £41.6 billion and the value of the schemes's technical provisions was £46.9 billion indicating a shortfall of £5.3 billion. The assets therefore were sufficient to cover 89% of the benefits which had accrued to members after allowing for expected future increases in earnings.

FRS 17 liability numbers have been produced using the following assumptions:

	2015	2014
Discount rate	3.3%	4.5%
Pensionable salary growth	3.5% first year,4.0% thereafter	4.4%
Price inflation (CPI)	2.2%	2.6%

The main demographic assumption used relates to the mortality assumptions. Mortality in retirement is assumed to be in line with the Continuous Mortality Investigation's (CMI) S1NA tables as follows:

Male members' mortality	S1NA "light" YoB tables-No age rating
Female members' mortality	S1NA "light" YoB tables- rated down 1 year

Use of these mortality tables reasonably reflects the actual USS experience . To allow for further improvements in mortality rates the CMI 2009 projections with a 1.25% pa long term rate were also adopted for the 2014 FRS17 figures, for the March 2015 figures the long term rate has been increased to 1.5% and the CMI 2014 projections adopted, and the tables have been weighted by 98% for males and 99% for females. The current life expectancies on retirement at age 65 are:

	2015	2014
Males currently aged 65	24.2	23.7
Females currently aged 65	26.3	25.6
Males currently aged 45	26.2	25.5
Females currently aged 45	28.6	27.6

Existing benefits	2015	2014
scheme assets	£49.0bn	£41.6bn
FRS 17 liabilities	£67.6bn	£55.5bn
FRS 17 deficit	£18.6bn	£13.9bn
FRS 17 funding level	72%	75%



27. PENSION SCHEMES (Continued)

Cambridge Colleges Federated Pension Scheme

The College is a member of a multi-employer defined benefit scheme, the Cambridge Colleges Federated Pension Scheme, in the United Kingdom. The Scheme is a defined benefit final salary scheme that was originally set up, under an interim Trust Deed, on 19 July 1977 as a defined benefit scheme. The Scheme is deemed to be a registered pension scheme under the terms of Schedule 36 of the Finance Act 2004. The College's employees covered by the Scheme are contracted-out of the State Second Pension (S2P).

The College elected to change benefits for service from 1 April 2004 for all members by:

- capping service at 40 years (previously uncapped); and
- paying unreduced pensions from age 65 (previously 60).

The contribution made by the College in respect of the 12 month period ended 30 June 2015 was £122,711, excluding PHI premiums.

The major assumptions used by the actuary were:	30 June 2015	30 June 2014
Discount rate	3.70%	4.2%
Expected long-term rate of return on Scheme assets	3.70%	6.2%
Salary inflation assumption	2.75%	2.8%
RPI assumption	3.25%	3.3%
Pension increases (RPI linked)	3.25%	3.3%
CPI assumption	2.25%	2.3%

The underlying mortality assumption is based upon the standard table known as PA92 on a year of birth usage with medium cohort future improvement factors with the base table adjusted by a 20% uplift to reflect higher Scheme mortality rates than the standard tables. (2009: PA92 on a year of birth usage with medium cohort improvement factors).

Employee Benefit Obligations

The amounts recognised in the balance sheet are as follows

	30 June 2015 £000	30 June 2014 £000
Present value of Scheme liabilities	(12,214)	(11,177)
Market value of Scheme assets	7,904	6,967
Surplus/(Deficit) in Scheme as at 30 June	(4,310)	(4,210)
Related deferred tax asset	-	-
Net pension asset/ (liability) as shown in College Balance Sheet at 30 June	(4,310)	(4,210)

The main reasons for worsening in the financial position are:

- Changes in the FRS17 assumptions, mainly due to a lower discount rate assumption; and
- Contributions over the year being less than required to meet the FRS17 calculated service cost.

The amounts recognised in profit or loss are as follows:

	30 June 2015 £000	30 June 2014 £000
Current service cost	273	236
Interest Cost	472	456
Expected Return on Assets	(434)	(411)
Total	312	281
Actual Return on Assets	958	407



27. PENSION SCHEMES (Continued)

Changes in the present value of the Scheme liabilities are as follows:

	30 June 2015 £000	30 June 2014 £000
Present value of Scheme liabilities at beginning of period	11,177	9,911
Service cost (including employee's contributions)	408	378
Interest cost	472	456
Actuarial losses/(gains)	435	785
Benefits paid	(279)	(354)
Present value of Scheme liabilities at end of period	<u>12,214</u>	<u>11,177</u>

Changes in the fair value of the Scheme assets are as follows:

	30 June 2015 £000	30 June 2014 £000
Market value of Scheme assets at beginning of period	6,967	6,653
Expected Return	434	411
Actuarial gains and (losses)	524	(4)
Contributions by College	123	118
Employee contributions	135	143
Benefits paid	(279)	(354)
Market value of Scheme assets at end of period	<u>7,904</u>	<u>6,967</u>

The major categories of Scheme assets as a percentage of total Scheme assets and expected long-term rate of return were:

	Percentage of total Scheme Assets 30 June 2015	Percentage of total Scheme Assets 30 June 2014	Percentage of total Scheme Assets 30 June 2013
Equities and Hedge Funds	69%	70%	68%
Bonds & Cash	25%	23%	24%
Property	6%	7%	8%
Total	<u>100%</u>	<u>100%</u>	<u>100%</u>

Movement in surplus/(deficit) during the Scheme year ending 30 June 2015 (with comparative figures for the year ending 30 June 2014) are as follows:

	30 June 2015 £000	30 June 2014 £000
Surplus/(deficit) in Scheme at beginning of the Scheme year	(4,210)	(3,258)
Service Cost (Employer only)	(273)	(236)
Contributions paid by the College	123	118
Finance Cost	(38)	(45)
Actuarial gain/(loss)	89	(789)
Surplus/(deficit) in Scheme at the end of the year	<u>(4,310)</u>	<u>(4,210)</u>

Amounts for the current and previous 4 periods are as follows:

	30-Jun-15 £000	30-Jun-14 £000	30-Jun-13 £000	30-Jun-12 £000	30-Jun-11 £000
Present value of Scheme liabilities	(12,214)	(11,177)	(9,911)	(8,290)	(7,635)
Market value of Scheme assets	<u>7,904</u>	<u>6,967</u>	<u>6,653</u>	<u>6,035</u>	<u>6,647</u>
Surplus/(deficit) in the Scheme	(4,310)	(4,210)	(3,258)	(2,255)	(988)
Actual return less expected return on Scheme assets	524	(4)	377	(1,156)	443
Experience gain/(loss) arising on Scheme liabilities	102	(13)	(27)	(128)	110
Change in assumptions underlying present value of Scheme liabilities	(537)	(772)	(1,239)	(96)	881

The total pension cost, after personal health insurance contributions, for the year ended 30 June 2015 (see note 9) was as follows:

	30-Jun-15 £000	30-Jun-14 £000
USS: Contributions	148	150
CCFPS: Charged to income and expenditure account	312	281
CCGPPS: Contributions	48	19
NEST	7	0
	<u>515</u>	<u>449</u>



28. PRINCIPAL SUBSIDIARY AND ASSOCIATED UNDERTAKINGS AND OTHER SIGNIFICANT INVESTMENTS

The College's investment in subsidiary undertakings represents 100% of the share capital of Aula Limited, Trinity Hall Residences (1) Limited, Aula Hospitality Limited and Aula (2) Ltd all of which are incorporated in England.

The College's subsidiary company in Hong Kong, Trinity Hall (Hong Kong) Limited, a company limited by guarantee has not been consolidated. The company is used as a vehicle for donations from Hong Kong residents. There are severe restrictions upon the way in which donations can be spent and therefore donations are only accounted for upon remittance to the UK.

29. RELATED PARTY TRANSACTIONS

Owing to the nature of the College's operations and the composition of its Governing Body it is inevitable that transactions will take place with organisations in which a member of the Governing Body may have an interest. All transactions involving organisations in which a member of the Governing Body may have an interest are conducted at arm's length and in accordance with the College's normal procedures.

In addition, the college has provided loans to its fellows as part of a Shared Equity Scheme. These amounts are included in debtors, £719,423 (2014: £719,423)

30. CONTINGENT LIABILITIES AND ASSETS

USS Pension Scheme

A contingent liability exists in relation to the pension valuation recovery plan, since the college is an employer of members within the scheme. The contingent liability relates to the amount generated by past service of current members and the associated proportion of the deficit. Given that the scheme is a multi employer scheme and the college is unable to identify its share of the underlying assets and liabilities, the contingent liability is not recognised as a provision on the balance sheet. The associated receivable from the scheme in respect of the college's expenditure is similarly not recognised.