

HINXTON HALL LIMITED

England & Wales · Charity number 1048066

Details

Other names	GENOME CAMPUS FACILITIES MANAGEMENT, WELLCOME TRUST CONFERENCE CENTRE
Status	Registered
Legal form	Charitable company
Company number	03062160
Registered	1995-07-20
Register	View on the Charity Commission register

Contact

Address	The Sanger Centre Wellcome Trust Genome Campus Hinxton Saffron Walden CB10 1SA
Phone	02076118888
Email	company.secretary@wellcome.ac.uk
Website	www.hinxton.wellcome.ac.uk

Activities

Objects: TO ADVANCE THE EDUCATION OF THE PUBLIC, IN PARTICULAR ,ADVANCING SCIENTIFIC AND MEDICAL EDUCATION AND RESEARCH (AND THE PUBLICATION OF THE USEFUL RESULTS OF THAT RESEARCH) WITH PARTICULAR REFERENCE TO THE HUMAN GENOME BY THE PROVISION OF FACILITIES FOR RESEARCH, CONFERENCES, SEMINARS AND TRAINING AT HINXTON ESTATE (SITUATED NEAR CAMBRIDGE).

Activities: The charity provides facilities management services and meeting and conference facilities to the Genome Campus users.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** IN PRACTICE HINXTON, CAMBRIDGESHIRE
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£24,033,000	£24,469,000	£25,284,000	0
2024-09-30	£32,011,000	£32,720,000	£33,668,000	0
2023-09-30	£30,063,000	£31,507,000	£34,377,000	0
2022-09-30	£22,577,000	£23,758,000	£35,821,000	0
2021-09-30	£23,738,000	£24,806,000	£37,002,000	0

Trustees

Name	Role	Appointed
Martin Dougherty		2014-05-01

HINXTON HALL LIMITED

England & Wales - Charity number 1048066

Accounts

Hinxton Hall Limited Annual Report and Financial Statements For Year Ended 30 September 2025

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Trustees' Report

The Directors of Hinxton Hall Limited ("the Company" or "the Charitable Company"), who are also the Trustees of Hinxton Hall Limited, being a charity for the purposes of the Charities Act 2011, present their Annual Report and audited Financial Statements for the year ended 30 September 2025. This report covers the requirements of a directors' report as required by company law. The strategic report (page 5) forms part of the Trustees' report.

Independent Auditor

In accordance with Section 485 of the Companies Act 2006, a resolution was passed by the members reappointing Deloitte LLP as auditor of the Charitable Company.

Reference and administrative information

Company Status

The Company is a charity registered in England and Wales with the Charity Commission under the Charities Act 1993, as amended by the Charities Act 2011 (Charity registration number 1048066) and is a company limited by guarantee and registered in England and Wales (Company number 3062160).

Directors/Trustees

The Trustees of the Charitable Company (who are also directors of the Company) who were in office during the year and up to the date of signing the financial statements were:

S Moore (Chair) (Appointed 24 January 2025)
J Ryen (Appointed 13 December 2024)
M Payne (Resigned 13 December 2024)
M Dougherty (Resigned 31 October 2024)

Company Secretary
N Meliti

Principal Address
Wellcome Genome Campus
Hinxton
Cambridgeshire
CB10 1RQ

Registered Office
Gibbs Building
215 Euston Road
London
NW1 2BE

Independent Auditor
Deloitte LLP
Statutory Auditor
1 New Street Square
London
EC4A 3HQ

Solicitors
CMS Cameron McKenna
Cannon Place
78 Cannon Street
London
EC4N 6AF

Bank
National Westminster Bank plc
King's Parade Branch
Bene't Street
Cambridge
CB2 3PU

Hinxton Hall Limited Trustees' Report Year ended 30 September 2025

Structure, Governance and Management

Members

The Charitable Company has two members, The Wellcome Trust Limited, as Trustee of the Wellcome Trust ('Wellcome'), and Genome Research Limited ('GRL'). For accounting purposes the Charitable Company is part of a group consisting of GRL and its subsidiaries. GRL is also a wholly owned subsidiary of the Wellcome Trust for accounting purposes. The liability to each member to contribute to the assets in the event of winding up is limited to £1.

Structure, Governance and Management

The Charitable Company is governed in accordance with its memorandum and articles of association. Board members are appointed by the Charitable Company's parent company, GRL, and may also be appointed by the Wellcome Trust. All Board members are employees of GRL.

Board of Trustees

The Board of Trustees (who are also Directors and the key management personnel of the Charitable Company) is responsible for ensuring that the charitable objects of the Charitable Company are being met. It approves the management structure and operational budgets of the Charitable Company. During the financial year, the Board met on one occasion. The Trustees are also senior managers of GRL. Within GRL the Campus Operations Board, is responsible for the development and management of the buildings and infrastructure of the Wellcome Genome Campus and the Connecting Science Management Board is responsible for delivery of education and public engagement activities, including Conference Centre activities.

The Trustees are appointed by the Members of the Charitable Company, The Wellcome Trust and Genome Research Limited. Board members are nominated by Genome Research Limited, as HHL's parent company, and sometimes by the Wellcome Trust. The formal power to appoint Directors sits with the Members of Hinxton Hall Limited (Genome Research Limited and The Wellcome Trust), as set out in Article 33 of the Articles of Association. The performance of the Trustees is monitored by the members who will advise and manage any necessary development and training. The Trustees are appointed from senior management of fellow group charity Genome Research Limited. The Trustees are selected to have substantial experience of managing and operating large charitable organisations and are familiar with the requirements of company law and the Charity Commission. An induction programme is provided, helping to put this into the context of the specific workings of the Charitable Company. Legal and regulatory updates are provided from our Legal and Facilities departments as and when required.

None of the Trustees have any beneficial interests in the Charitable Company. The Trustees do not receive any remuneration for acting as Trustees or Directors of the Charitable Company. All the Trustees are also paid employees of Genome Research Limited and none of their remuneration is recharged to the Charitable Company.

The Charitable Company has made qualifying third party indemnity provisions for the benefit of its trustees, and those of its parent and other group companies, which were made during the year and remain in force to the date of this report.

The Charitable Company made no political or charitable donations during the current or previous year.

The Directors (page 2) have principal management responsibility for the business activities of the Charitable Company with responsibility for activities on a day-to-day basis. Responsibility is delegated to senior management for Facilities Management and the Wellcome Genome Campus Conference Centre.

Charitable Objects

The objects for which the Charitable Company is established are to advance the education of the public, in particular, advancing scientific and medical education and research (and the publication of the useful results of research) with particular reference to the human genome by the provision of facilities for research, conferences, seminars and training at the Wellcome Genome Campus, which is situated at Hinxton, Cambridgeshire.

Hinxton Hall Limited
Trustees' Report
Year ended 30 September 2025

Aims

The Trustees confirm that they have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charitable Company's aims and in planning future activities. The Charitable Company continues to fulfil its charitable objects by undertaking two key charitable activities:

- Providing facilities management services to organisations based at the Wellcome Genome Campus (a genomics research campus managed by Genome Research Limited), the major ones being Genome Research Limited, the European Bioinformatics Institute and the Wellcome Genome Campus Conference Centre. These services include utilities provision, building maintenance, security, cleaning and catering.
- Providing meeting and conference facilities and residential accommodation at the Wellcome Conference Centre.

The provision of these services provides public benefit through supporting organisations on the Wellcome Genome Campus which undertake scientific and medical research and education.

The Charitable Company earns income from facilities management charges and conference centre sales and is also funded by grants from Wellcome, in order to support the aims of the Charitable Company and its parent Company, Genome Research Limited.

Responsibility for providing facilities management services to the Wellcome Genome Campus transferred to another company, Wellcome Genome Campus Limited, in February 2025. However, the Charitable Company has continued to provide some facilities management services to Campus tenants under Transitional Services Agreements and is expected to do so until at least March 2027. Conference facilities and activities remain with the Company and are expected to transfer after 31 December 2026.

Strategic Report

Achievements and Performance

During the year, the Charitable Company provided facilities management and conferencing services as required to meet the needs of tenants on the Wellcome Genome Campus, consistent with its ongoing charitable aims. The Charitable Company maintains close contact with campus tenants to ensure that the conference centre is available and meets their needs for a conference venue. When the conference centre is not required by campus tenants it is made available to external organisations at market rates to generate income that reduces the grant funding required. Provision of facilities management is largely through outsourcing to specialist companies under fixed term contracts that are retendered on a regular basis.

Up until 31 January 2025 the estates management strategy was set annually by the Campus Management Board, which was chaired by the GRL Chief Operating Officer, and has representatives from all major Campus tenants. From 1 February 2025 the strategy is now the responsibility of the new, Wellcome owned, management company. The Charitable Company continued to provide utilities and maintenance services after that date under Transition Services Agreements as existing supplier contracts had not yet expired. Facilities management services generating income of £20.1 million (2024: £28.3 million) were provided to support the ongoing essential operations on the Wellcome Genome Campus undertaking scientific research and to maintain and enhance the infrastructure of the Wellcome Genome Campus. The decrease in income was largely due to the transfer of responsibility to the new company.

Sales income received from users of the conference facilities amounted to £1.8 million (2024: £2.1 million). 813 events have been run during the year, comprised of 367 residential conferences and 446 daytime bookings, hosting 15,979 delegates (2024: 864 events (407 residential conferences, 457 daytime), 15,556 delegates). The decrease in residential conferences reflects customers moving to holding less frequent conferences.

Conference centre costs amounted to £4.5m (2024: £4.1m) showing an increase despite lower sales, reflecting inflationary pressures particularly on food and hospitality staff costs. The conference centre received grant income of £2.2 million (2024: £1.6 million) to cover its trading deficits.

Environment

The environmental strategy of the Charitable Company is managed by the Charitable Company's parent company, GRL, and applies to all of its subsidiaries, including Hinxton Hall Limited. Following the recent operational changes on Campus, GRL are in the process of reviewing the Sustainability Strategy and ensuring the decarbonisation pathway aligns with science-based targets. Key work streams remain focussed on areas of greatest environmental impact and are informed by the UN Sustainability Development Goals.

This year the group has adopted the recently introduced Wellcome Environmental, Social and Governance (ESG) standards which provide a valuable framework to validate our current approach and highlight opportunities for further progress towards responsible research and operations.

The Integrated Management System (IMS) continues to demonstrate improvement and successfully maintained certification against both ISO 14001 (Environmental Management) & 50001 (Energy Management) standards.

Health and Safety

The Company is wholly owned by Genome Research Limited (GRL) and occupies space within the Wellcome Genome Campus, which is managed by GRL. The Company adheres to the policies of the Wellcome Genome Campus and receives support from the GRL Health and Safety team with regard to company specific health and safety procedures.

Hinxton Hall Limited Trustees' Report Year ended 30 September 2025

Reserves and Expenditure Policy

The Charitable Company does not consider it necessary to hold a minimum level of reserves due to the structure of its funding from Wellcome, directly from grants and indirectly via funding awarded to GRL to cover its facilities costs. Although, due to the timing of project and facilities work undertaken, reserves will fluctuate from year to year. Wellcome provides sufficient funding to enable the Charitable Company and GRL to finance its general activities and meet any of its obligations as they fall due. This funding structure is reviewed every five years. In the event of an unforeseen shutdown, the grant funding would remain available to ensure that all outstanding liabilities can be met. The year ended 30 September 2025 was the fourth year of the current quinquennial funding period. In the event of a change in funding approach the reserves policy would be reviewed. The Charitable Company aims to limit expenditure to that budgeted each year to maintain facilities on the Wellcome Genome Campus and undertake construction projects only once funding is committed. The Charitable Company does not undertake public fundraising activities.

At the end of the financial year the Charitable Company held total funds of £25.2 million (2024: £33.7 million) consisting of unrestricted general funds of £1.1 million (2024: £2.2 million) and restricted building funds of £24.1 million (2024: £31.5 million).

The Building Fund represents fixed assets, which are funded by grants received from Wellcome. The funds will be utilised in future periods as depreciation is charged to the funds over the life of the assets.

The Building Fund is a restricted fund and is held for the buildings on the land leased by the Charitable Company from Genome Research Limited. These include Hinxton Hall, a Grade II listed building, the Conference Centre, the Residential Accommodation. The fund is adjusted each year for building additions, disposals and depreciation. The General Fund is an unrestricted fund and represents the net operational assets of the Charitable Company. It is adjusted each year for additions, disposals and depreciation.

Unrestricted funds generally remain consistent year to year as costs are only incurred where they can be recovered by grants from Wellcome or recharges to tenants on the Wellcome Genome Campus. Residual unrestricted funds represent grants received to purchase fixed assets (other than buildings), which is utilised in future periods as depreciation is charged to the funds over the life of the assets.

Following transfer of responsibility for providing facilities management services to the Wellcome Genome Campus to another company, Wellcome Genome Campus Limited (WGCL), in February 2025, facilities management budgets are set by the new company in consultation with the campus tenants. The Charitable Company provides facilities management services under Transitional Services Agreements with WGCL. The Trustees monitor the expenditure of the Charitable Company and provide an oversight of the internal budgetary and financial control mechanisms.

Fixed Assets

The tangible fixed assets of the Charitable Company, as set out in note 8 to the Financial Statements, represent the costs, less accumulated depreciation, incurred at the Wellcome Genome Campus. The Trustees do not consider any asset values to be impaired.

Employment

The Charitable Company has no employees (2024: no employees), with services provided being sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. The charge for these services in the current year was £0.8 million (2024: £0.9 million).

Hinxton Hall Limited Trustees' Report Year ended 30 September 2025

Financial Review

The Wellcome Genome Campus is owned by the Wellcome Trust, the Charitable Company's ultimate parent company, and leased to the Charitable Company's parent company, Genome Research Limited, who, in turn, sublease a portion of the Campus to HHL. In February 2025, as part of the transfer of management of the Campus to a new commercial company, the head lease and sublease were varied so as to leave only the properties occupied by GRL and HHL respectively. The buildings and plant surrendered to the Wellcome Trust were sold at market value, resulting in a loss on disposal of £7.9 million (2024: £nil). In addition, certain equipment and vehicles no longer required for managing the campus were sold at carrying value to the new company resulting in no gain or loss.

Income from facilities management services decreased from £28.3 million in 2024 to £20.1 million in 2025 due to the transfer of management activities to a new Company. These decreases are also reflected in facilities management expenditure. Facilities Management costs decreased from £28.6 million in 2024 to £20.0 million in 2025 are recovered in full through grants and fees charged to tenants.

Sales income received from users of the conference facilities amounted to £1.8 million (2024: £2.1 million). The decrease reflects a decrease in residential conferences with customers moving to holding less frequent conferences. Conference centre costs amounted to £4.5m (2024: £4.1m) showing an increase despite lower sales, reflecting inflationary pressures particularly on food and hospitality staff costs. The conference centre received grant income of £2.2 million (2024: £1.6 million) to cover its trading deficits.

The Charitable Company reported net expenditure for the year of £0.4 million (2024 £0.7 million). The net expenditure for the year excludes the effects of extraordinary items. When included, the net movement in funds was £8.4m (2024: £0.7m) and the large increase is due to the loss on disposal of assets following the transfer of responsibility for campus facilities to a new company on 1 February 2025. The net movement on funds has been recorded in the Restricted Building and Unrestricted General Funds as appropriate. The Charitable Company held net assets at 30 September 2025 of £25.3 million (2024: £33.7 million) represented by restricted building funds of £24.1 million (2024: £31.5 million) and unrestricted funds of £1.1 million (2024: £2.2 million).

Future Plans

The transfer of facilities management services began in February 2025, and as a result, will eventually cease to be an activity of HHL, however HHL will continue to manage certain contracts until their termination date, the latest of which are utility contracts running until March 2027. The provision of Conference Centre facilities is not anticipated to transfer to the new company until after 31 December 2026. The Trustees will work with the new management company to effect a smooth transfer of activity so that campus tenants receive seamless provision of services.

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing (see note 17).

Going Concern

The Wellcome Trust, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover the cost of the facilities and conference services it requires) has committed to provide grant funding jointly to GRL and HHL of £560.0 million for the five years ended 30 September 2026, with an additional allowance for inflation of £15.0 million. Funding for the period after September 2026 has yet to be formally agreed, however Wellcome have provided a letter of support covering the period to 31 December 2026. This is expected to meet the requirements for that period, including committed capital expenditure (see note 11), and to cover liabilities as they fall due. Facilities management services are expected to transfer fully to another Wellcome owned company by 1 December 2025, with the exception of utilities services. Conference Centre activities are anticipated to transfer at a later date, but this is expected to be after 31 December 2026. Other services will be undertaken only where funding is committed at the outset. Therefore, the Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements.

Charity registration number 1048066
Company number 3062160

Hinxton Hall Limited Trustees' Report Year ended 30 September 2025

Risks and uncertainties

Risks to which the Charitable Company is exposed have been identified and reviewed by the trustees. The principal risks and uncertainties include:

The transfer of Campus management activities to a new subsidiary of the Wellcome Trust, Wellcome Genome Campus Limited will significantly reduce the activities of the Company. Facilities management services began transferring in February 2025 and eventually will no longer be undertaken by HHL. Conference Centre activities are not anticipated to transfer before 31 December 2026. All costs are recoverable from external customers, the Company's parent company or through the core grant.

There is a risk that extraordinary inflationary pressure, as a result of wider economic conditions, particularly in relation to energy costs, may increase the cost of providing services to Campus tenants to the extent that changes to the level of services are necessary. This is mitigated by working closely with Campus tenants and monitoring the cost of comparable services.

The Charitable Company is supported by a five year award from the Wellcome Trust, awarded jointly to Hinxton Hall Limited and its parent Genome Research Limited. This is a fixed award for the period October 2021 – September 2026. The impact of inflation may restrict the level of activity carried out directly by the Charitable Company and work required by GRL. As this is the fourth year of a five year award, management have sufficient certainty over the remaining costs in order to ensure expenditure remains within budget over the five year period.

The provision of operational facilities management exposes personnel to a health and safety risk. The risk is mitigated through the health and safety management system established on the Wellcome Genome Campus as discussed in the Health and Safety section above.

The Charitable Company contracts with suppliers (sub-contractors) to provide facilities management and other related work. There is a risk that sub-contractors acting for those companies fail to comply with our health and safety standards. The risk is mitigated by selection of reputable sub-contractors who adopt industry safety guidelines and by regular monitoring of site health and safety by the Trustees of the Charitable Company.

Credit risk is minimised by careful management of amounts due from external third parties. Wellcome has demonstrated its commitment to the support the Charitable Company financially in the provision of facilities management and as a conference centre through the award of a five year grant through to September 2026. The Charitable Company does not use reverse factoring.

The Trustees' Report, which includes the Strategic Report, was approved by the Board of Directors on 19 December 2025 and signed on its behalf by:

Signed by:

CADD3C5E242A4AF...

18 December 2025

S Moore

(Chair)

Charity registration number 1048066
Company number 3062160

Statement of Trustees' Responsibilities

The trustees (who are also directors of Hinxton Hall Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the company for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent Auditor's Report

To the members of Hinxton Hall Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Hinxton Hall Limited (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities (incorporating income and expenditure account);
- the balance sheet; and
- the related notes 1 to 17.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the charitable company's industry and its control environment, and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and the trustees about their own identification and assessment of the risks of irregularities, including those that are specific to the business sector.

We obtained an understanding of the legal and regulatory framework that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act and UK Companies Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations.

We discussed among the audit engagement team including relevant internal specialists such as IT specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following area, and our procedures performed to address it are described below:

- Risk of fraud in the accuracy of facilities management income recognition.
 - We tested the design and implementation of the key controls in place around the recognition of facilities management income.
 - We tested the accuracy of facilities management by reperforming the allocation of expenses for each of the tenants and testing the basis of the allocations by agreeing to supporting documentation.
 - We reconciled the income recognised during the year to the facilities management expenses population.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance and reviewing internal audit reports and reviewing correspondence with HMRC and the Charity Commission.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report and the directors' report prepared for the purposes of company law for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report included within the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Signed by:

8DF8421F74F14D3...

Garrath Marshall (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
18 December 2025

Statement of Financial Activities (incorporating income and expenditure account)

For the year ended 30 September 2025

	Note	Restricted Building Fund £000s	Unrestricted General Fund £000s	2025 Total £000s	2024 Total £000s
INCOME					
Income from charitable activities					
Facilities management services	4	-	20,053	20,053	28,268
Conference centre	4	-	3,957	3,957	3,693
		-	24,010	24,010	31,961
Income from investments					
Interest		-	23	23	50
Total income		-	24,033	24,033	32,011
EXPENDITURE					
Charitable activities					
Facilities management services		355	19,621	19,976	28,571
Conference centre		535	3,958	4,493	4,149
Total expenditure	5	891	23,578	24,469	32,720
Net expenditure for the year		(891)	455	(436)	(709)
Extraordinary item					
Loss on disposal of assets	5	(6,468)	(1,479)	(7,948)	-
Net movement in funds		(7,359)	(1,025)	(8,384)	(709)
Fund balances brought forward at 1 October	13	31,499	2,169	33,668	34,377
Fund balances carried forward at 30 September		24,140	1,144	25,284	33,668

An analysis of income and expenditure by fund for the year ended 30 September 2024 is shown in note 14.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

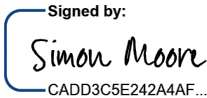
All activities are continuing.

The notes on pages 16 to 24 form part of these financial statements.

Balance Sheet
As at 30 September 2025

	Note	2025 £000s	2024 £000s
Tangible fixed assets	8	25,600	33,806
Current assets			
Debtors	9	3,617	3,940
Cash at bank and in hand		1,073	1,328
Total current assets		4,690	5,268
Creditors: amounts falling due within one year	10	5,006	5,406
Net current liabilities		(316)	(138)
Total assets less current liabilities, being net assets		25,284	33,668
Funds			
Restricted building fund	13	24,140	31,499
Unrestricted general fund	13	1,144	2,169
Total funds		25,284	33,668

The Financial Statements were approved and authorised for issue by the Board of Trustees on 18 December 2025 and signed on its behalf by:

Signed by:

CADD3C5E242A4AF...

18 December 2025

S Moore
Chair

The notes on pages 16 to 24 form part of these financial statements.

Notes to the Financial Statements

1. ACCOUNTING POLICIES

General information

Hinxton Hall Limited is a private company limited by guarantee, registered in England and Wales (Company number 3062160). Its registered office is Gibbs Building, 215 Euston Road, London, NW1 2BE. It is also a charity registered in England and Wales with the Charity Commission (Charity registration number 1048066). The principal activities of the Company are the provision of facilities management and conferencing facilities to the Wellcome Genome Campus, operated by Genome Research Limited. The nature of the Company's operations are set out in the strategic report on pages 5 to 8.

a) *Basis of Preparation*

The financial statements have been prepared on a going concern basis and in compliance with applicable UK accounting standards (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"). In particular, they comply with the Charities Act 2011, and the Statement of Recommended Practice 'Accounting and Reporting by Charities FRS 102' as published in 2019 ('SORP 2019'). The functional currency of Hinxton Hall Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

The Charitable Company meets the definition of public benefit entity under FRS 102. The Financial Statements have been prepared under the historical cost convention and on a basis consistent with prior years.

The Charitable Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to financial instruments disclosures and presentation of a cash flow statement. The Charitable Company has also taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of related party transactions with Wellcome and its subsidiaries.

b) *Income*

Income is recognised in the Statement of Financial Activities in the period in which the Charitable Company is entitled to receipt, any conditions are met, where the amount can be quantified and receipt is considered reasonably probable.

Grant income is recognised to the extent the Charitable Company is entitled to the funds, has fulfilled the conditions set out by the grant funder, where the amount can be quantified and receipt is considered reasonably probable. The Charitable Company assesses each grant on an ongoing basis to evaluate progress against grant conditions.

Income from facilities management and construction services is recognised when the related expenditure on services is incurred. All construction services are subcontracted. Income from conference centre sales is recognised when the associated conference event takes place. Grant income is recognised when the related expenditure on revenue or capital items is incurred.

c) *Fund Accounting*

The Building Fund represents grants received from Wellcome specifically for the construction of buildings on the Genome Campus. It is a restricted fund under the terms of the grants.

The General Fund is an unrestricted fund and represents any funds acquired for the general use of the Charitable Company. Income and costs relating to the provision of site services and conference facilities are reflected in this fund.

d) *Tangible Fixed Assets and Depreciation*

Fixed assets are stated at historic cost less accumulated depreciation.

Depreciation is charged on assets in use on a straight-line basis as follows:

Notes to the Financial Statements For the year ended 30 September 2025

Leasehold Land and Buildings	Over lease term
Plant, equipment and vehicles	4 to 15 years
Furniture and fittings	5 to 10 years
Office equipment and computers	3 years

All expenditure on the acquisition, creation or enhancement of fixed assets is capitalised on an accruals basis, subject to a de minimis threshold of £10,000. Depreciation is charged on assets in use from the commencement of the month in which they are brought into use. Leasehold Land and Buildings are held under leases from the Wellcome Trust at £nil cost per year and are amortised over the life of the lease which expires on 6 February 2055. Assets in the course of construction are recorded at the value of costs incurred and are not depreciated. Depreciation begins when the assets are ready for use at which point they are transferred to the relevant asset category.

Impairment reviews are undertaken when, in the opinion of the Trustees, events or circumstances have arisen which indicate that the carrying value of an asset is impaired. The Charitable Company holds substantial fixed assets, including buildings, related infrastructure and ongoing construction on the Wellcome Genome Campus. At each reporting date the trustees assess whether these assets will continue to derive value for the organisation through use by Genome Research Ltd and other campus tenants in line with its charitable aims. If indicators of impairment are identified, impairment reviews are performed to test the continuing value of the assets. No indications of impairment were identified in the current or previous year.

e) Cash at bank and in hand

Cash at bank and in hand is held to meet short-term cash commitments as they fall due rather than for investment purposes and includes all cash equivalents held in the form of short-term highly liquid investments that are readily convertible to known amounts of cash, with a short maturity of three months or less from the date of acquisition.

f) Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charitable Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Amounts payable to Wellcome group entities are considered to be current liabilities, repayable on demand. Therefore, no discounting of the liabilities for the timing of cashflows has been applied. However, there is no formal agreement for repayment terms, so this conclusion has been reached based on the Charitable Company's best understanding of the arrangements in discussion with the relevant group entities.

The Charitable Company is exposed to credit risk from its customer base. Credit risk is minimised by careful management of amounts due from external third parties. The Charitable Company records a provision against debtors where it is considered more likely than not that the cash will not be received from the customer.

g) Expenditure

The costs of charitable expenditure are all direct costs and are allocated according to the area of the Charitable Company's activities to which the expenditure relates.

The cost of providing conference centre facilities for conferences falling outside the primary purpose of the Charitable Company is charged to Genome Research Trading Limited based on sales activity. Governance costs, consisting of audit fees, are allocated to expenditure for both facilities management and conference centre activity based on direct costs.

Notes to the Financial Statements For the year ended 30 September 2025

The Charitable Company's activities include the construction of new facilities as well as refurbishment and maintenance of existing infrastructure. The Charitable Company evaluates the nature of this spend to assess which relates to new and enhanced assets and therefore capitalised, and which is maintenance of existing assets and therefore expensed. The Charitable Company consults with suppliers and service providers to assist in this assessment.

Support costs are those costs which are not directly incurred in delivery of services, including audit costs. Support costs are allocated to activities in proportion to direct costs.

All expenditure is included in the Statement of Financial Activities in accordance with the accruals concept.

h) Operating leases

The company holds leases for the use of property and facilities on the Wellcome Genome Campus. These are classified as operating leases as the term is substantially less than the useful life of the assets. Rental costs under operating leases are recognised as an expense on a straight-line basis over the lease term, even if the payments are not made on such a basis.

i) Taxation

Hinxton Hall Limited is a charity registered under the Charities Act 1993 (as amended by the Charities Act 2011) and is therefore exempt from taxation on their income and gains falling within Part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to their charitable purposes.

The Charitable Company is able to recover the majority of Value Added Tax ("VAT") incurred on expenditure. Any amounts of VAT that cannot be recovered is included within the underlying cost to which it relates.

j) Going concern

The Wellcome Trust, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover the cost of the facilities and conference services it requires) has committed to provide grant funding jointly to GRL and HHL of £560.0 million for the five years ended 30 September 2026, with an additional allowance for inflation of £15.0 million. Funding for the period after September 2026 has yet to be formally agreed, however Wellcome have provided a letter of support covering the period to 31 December 2026. This is expected to meet the requirements for that period, including committed capital expenditure (see note 11), and to cover liabilities as they fall due. Facilities management services are expected to transfer fully to another Wellcome owned company by 1 December 2025, with the exception of utilities services. Conference Centre activities are anticipated to transfer at a later date, but this is expected to be after 31 December 2026. Other services will be undertaken only where funding is committed at the outset. Therefore, the Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements.

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charitable Company's accounting policies which are described in note 1, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from estimates.

The estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

2.1 Significant accounting judgements

Judgement is required to determine the date at which assets under construction become ready for use and therefore transferred to the relevant fixed assets class and depreciation commences.

Notes to the Financial Statements

For the year ended 30 September 2025

2.2 Key sources of estimation uncertainty

The trustees do not consider there are any key sources of estimation uncertainty.

3. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors of the Company (who are also Trustees of the Charitable Company and the key management personnel of the Company) received no remuneration or expenses payments from the Company for their services nor were any expenses paid on their behalf (2024: £nil and none). The Directors are also employees of fellow Group company Genome Research Ltd and are paid by that company. Staff costs disclosed in Note 7 do not include any remuneration in respect of the key management personnel. There were no Directors for whom retirement benefits are accruing under a money purchase or defined benefit scheme. The Company does not issue share options or offer any long-term incentive schemes. There are no other related party transactions (2024: none).

4. INCOME FROM CHARITABLE ACTIVITIES

	Restricted Building Fund £000s	Unrestricted General Fund £000s	2025 Total £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	2024 Total £000s
Construction services	-	-	-	-	-	-
Facilities management services						
Services charges	-	19,420	19,420	-	26,947	26,947
Grants from Wellcome - allocated as capital	-	122	122	-	691	691
Grants from Wellcome - allocated as revenue	-	512	512	-	630	630
	-	20,053	20,053	-	28,268	28,268
Conference centre						
Conference centre sales	-	1,795	1,795	-	2,114	2,114
Grants from Wellcome - allocated as capital	-	-	-	-	84	84
Grants from Wellcome - allocated as revenue	-	2,162	2,162	-	1,495	1,495
	-	3,957	3,957	-	3,693	3,693
	-	24,010	24,010	-	31,961	31,961

5. EXPENDITURE

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2025 £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2024 £000s
Facilities management services						
Operating lease costs	-	150	150	-	150	150
Depreciation	355	232	587	471	359	830
Other direct costs	-	19,159	19,159	-	27,434	27,434
Support costs	-	81	81	-	157	157
	355	19,621	19,976	471	28,100	28,571
Conference centre						
Depreciation	535	70	605	540	63	603
Other direct costs	-	3,870	3,870	-	3,526	3,526
Support costs	-	18	18	-	20	20
	535	3,958	4,493	540	3,609	4,149
Extraordinary item - loss on disposal of assets	6,468	1,479	7,948	-	-	-
	7,359	25,058	32,417	1,011	31,709	32,720

Included within facilities management services is governance costs, consisting entirely of audit fees payable to the Charitable Company's statutory auditor for the external audit of these financial statements of £49,000 (2024: £46,000).

Charity registration number 1048066
Company number 3062160

Notes to the Financial Statements
For the year ended 30 September 2025

Included within expenditure above are support costs of £100,000 (2024: £177,000), including governance costs of £54,000 (2024: £46,000) and a management and administration service fee of £46,000 (2024: £136,000). Support costs are allocated between activities in proportion to direct costs.

The extraordinary item relates to the disposal of assets following the transfer of responsibility for campus facilities to a new company on 1 February 2025. Prior to the transfer, assets were carried at a written down value reflecting their continued use to provide facilities management services. The sale of assets was made at market value which was significantly lower than carrying value resulting in an overall loss on disposal of £7.9m. The market value was assessed by an external valuer and approved by the Charity Commission.

Costs are either charged directly to activities where possible, or apportioned based on floor area or headcount, dependant on the nature of the expense.

6. OPERATING LEASE COMMITMENTS

The Charitable Company is committed to the following minimum lease payments in respect of a non-cancellable operating lease due to expire in February 2055:

The lease is a sub-lease of land at the Wellcome Genome Campus.

	2025	2024
	Property	Property
	£000s	£000s
Due in less than one year	150	150
Due between two and five years	600	600
Due after 5 years	3,665	3,815
	4,415	4,565

7. STAFF COSTS

The Charitable Company has no employees (2024: no employees), as services provided are sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. Staff costs recharged to the Charitable Company amounted to £0.8 million in the year (2024: £0.9 million).

Notes to the Financial Statements

For the year ended 30 September 2025

8. TANGIBLE FIXED ASSETS

	Leasehold land and buildings £000s	Plant equipment and vehicles £000s	Office equipment and computers £000s	Furniture and fittings £000s	Assets in the course of construction £000s	Total £000s
Costs as at 1 October 2024	49,316	7,151	112	921	1,210	58,710
Additions	-	65	-	-	686	751
Disposals	(9,199)	(5,851)	-	(545)	(1,020)	(16,615)
Transfers	-	196	-	-	(196)	-
As at 30 September 2025	40,117	1,561	112	376	680	42,846
Depreciation as at 1 October 2024	(18,647)	(5,278)	(103)	(876)	-	(24,904)
Charge for the year	(890)	(287)	(4)	(11)	-	(1,192)
Eliminated on disposal	3,750	4,555	-	545	-	8,850
As at 30 September 2025	(15,787)	(1,010)	(107)	(342)	-	(17,246)
Net book value as at 30 September 2025	24,331	551	5	34	680	25,600
Net book value as at 30 September 2024	30,669	1,873	9	45	1,210	33,806

All leasehold land and buildings are short leaseholds. Following the transfer of responsibility for campus facilities to a new company on 1 February 2025 a significant number of assets were sold to the new company. Prior to the transfer, assets were carried at a written down value reflecting their continued use to provide facilities management services. The sale of assets was made at market value which was significantly lower than carrying value resulting in an overall loss on disposal of £6.1m.

9. DEBTORS

	2025 £000s	2024 £000s
Trade debtors	801	85
Amounts owed by other group entities	-	191
Amounts owed by Genome Research Limited	2,085	2,877
Prepayments	15	36
Accrued income	534	751
VAT receivable	182	-
	3,617	3,940

The amounts owed by Genome Research Limited and other group entities are unsecured, incur no interest and are receivable on request. Amounts owed by other group entities were nil (2024: £191,000 from Genome Research Trading Limited). All amounts related to the provision of facilities management services and conference centre bookings. No debtors are due after more than one year.

Notes to the Financial Statements

For the year ended 30 September 2025

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £000s	2024 £000s
Trade creditors	1,834	1,379
Amounts owed to other group entities	39	-
Amounts owed to the Wellcome Trust	1,672	883
Accruals	1,460	3,008
Deferred income	1	28
VAT payable	-	108
	5,006	5,406

The amounts owed to the Wellcome Trust are unsecured, incur no interest and are repayable on request.

Deferred income consists of conference centre fees billed in advance to customers and advance rental charges to campus tenants, in line with contractual arrangements. The movements in the year were as follows:

	2025 £000s	2024 £000s
At 1 October	28	155
Amounts billed in advance to customers	1	156
Released to income	(28)	(283)
At 30 September	1	28

11. COMMITMENTS

As at 30 September 2025 there were £1.1 million capital commitments contracted but not accrued relating to replacement of Air Handling Units in the wet labs (2024: £0.7 million relating to improvement projects in the laboratories and data centre).

Costs are accrued only where services have been performed under the contract before the end of the reporting period.

Notes to the Financial Statements

For the year ended 30 September 2025

12. FUND MOVEMENTS

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total £000s
Balance at 1 October 2023	32,510	1,867	34,377
Income	-	32,011	32,011
Expenditure	(1,011)	(31,709)	(32,720)
Balance at 30 September 2024	31,499	2,169	33,668
Income	-	24,033	24,033
Expenditure	(7,359)	(25,058)	(32,417)
Balance at 30 September 2025	24,140	1,144	25,284

13. ANALYSIS OF NET ASSETS BY FUND

	Restricted Building Fund 2025 £000s	Unrestricted General Fund 2025 £000s	Total 2025 £000s	Restricted Building Fund 2024 £000s	Unrestricted General Fund 2024 £000s	Total 2024 £000s
Tangible fixed assets	24,140	1,460	25,600	31,499	2,307	33,806
Debtors	-	3,617	3,617	-	3,940	3,940
Cash	-	1,073	1,073	-	1,328	1,328
Creditors	-	(5,006)	(5,006)	-	(5,406)	(5,406)
	24,140	1,144	25,284	31,499	2,169	33,668

14. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2025 £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2024 £000s
INCOME						
Income from charitable activities						
Facilities management services	-	20,053	20,053	-	28,268	28,268
Conference centre	-	3,957	3,957	-	3,693	3,693
	-	24,010	24,010	-	31,961	31,961
Income from Investments						
Interest	-	23	23	-	50	50
Total income	-	24,033	24,033	-	32,011	32,011
EXPENDITURE						
Charitable activities						
Facilities management services	355	19,621	19,976	471	28,100	28,571
Conference centre	535	3,958	4,493	540	3,609	4,149
Total expenditure	891	23,578	24,469	1,011	31,709	32,720
Net expenditure for the year	(891)	455	(436)	(1,011)	302	(709)
Extraordinary item						
Loss on disposal of assets	(6,468)	(1,479)	(7,948)	-	-	-
Fund balances brought forward at 1 October	31,499	2,169	33,668	32,510	1,867	34,377
Fund balances carried forward at 30 September	24,140	1,144	25,284	31,499	2,169	33,668

Notes to the Financial Statements For the year ended 30 September 2025

15. RELATED PARTY TRANSACTIONS

The Charitable Company has taken advantage of the exemption contained in in FRS 102, paragraph 33.1A, which exempts it from disclosing details of transactions with Wellcome and its subsidiaries, as the Company is a wholly-owned subsidiary of The Wellcome Trust Limited, as Trustee of the Wellcome Trust. As stated in the trustees' report the trustees are paid employees of GRL. The trustees received no remuneration or expenses in the current or prior year for their services as trustees, or had any other related party transactions.

There were no transactions with other related parties that require disclosure (2024: £nil).

16. CONTROLLING ENTITY

The members of the Charitable Company are The Wellcome Trust Limited (as Trustee of the Wellcome Trust) and Genome Research Limited. The members have the formal power to appoint and remove Directors. For accounting purposes the Charitable Company is part of a group consisting of GRL and its subsidiaries. The Charitable Company is considered to be a wholly-owned subsidiary of the Wellcome Trust for accounting purposes. The Wellcome Trust is the largest and smallest group of which the Charitable Company is a member and which prepares consolidated financial statements. In the event of the Charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member.

Genome Research Limited is a charity registered in England and Wales, number 1021457, and is a company limited by guarantee registered in in the England and Wales, number 10058101. Its principal address is Wellcome Genome Campus, Hinxton, Cambridgeshire, CB10 1RQ. Its key activities are undertaking scientific research and education in the field of genomics.

The Trustees regard the Wellcome Trust as the ultimate parent undertaking and controlling party. The Wellcome Trust is a charity registered in England and Wales, number 210183. Its registered address is Gibbs Building, 215 Euston Road, London, NW1 2BE. Its key activities are dedicated to improving health.

Copies of the standalone and consolidated Wellcome Annual Report and Financial Statements 2025 are available from Wellcome's website (<https://wellcome.org/about-us>) or, without charge, from the Company Secretary.

17. POST BALANCE SHEET EVENTS

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing.

HINXTON HALL LIMITED

England & Wales - Charity number 1048066

Accounts

Hinxton Hall Limited Annual Report and Financial Statements For Year Ended 30 September 2024



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Trustees' Report

The Directors of Hinxton Hall Limited ("the Company" or "the Charitable Company"), who are also the Trustees of Hinxton Hall Limited, being a charity for the purposes of the Charities Act 2011, present their Annual Report and audited Financial Statements for the year ended 30 September 2024. The strategic report (page 5) forms part of the Trustees' report.

Independent Auditor

In accordance with Section 485 of the Companies Act 2006, a resolution dated 22 January 2024 was passed by the members reappointing Deloitte LLP as auditor of the Charitable Company.

Reference and administrative information

Company Status

The Company is a charity registered in England and Wales with the Charity Commission under the Charities Act 1993, as amended by the Charities Act 2011 (Charity registration number 1048066) and is a company limited by guarantee and registered in England and Wales (Company number 3062160).

Directors/Trustees

The trustees of the Charitable Company (who are also directors of the Company) who were in office during the year and up to the date of signing the financial statements were:

M Payne (Chair)
M Dougherty (Resigned 31 October 2024)

Principal Address

Wellcome Genome Campus
Hinxton
Cambridgeshire
CB10 1RQ

Company Secretary

N Meliti

Registered Office

Gibbs Building
215 Euston Road
London
NW1 2BE

Independent Auditor

Deloitte LLP
Statutory Auditor
1 New Street Square
London
EC4A 3HQ

Bank

National Westminster Bank plc
King's Parade Branch
Bene't Street
Cambridge
CB2 3PU

Solicitors

CMS Cameron McKenna
Cannon Place
78 Cannon Street
London
EC4N 6AF

Hinxton Hall Limited Trustees' Report Year ended 30 September 2024

Structure, Governance and Management

Members

The Charitable Company has two members, The Wellcome Trust Limited, as Trustee of the Wellcome Trust ('Wellcome'), and Genome Research Limited ('GRL'). The Charitable Company and GRL are both wholly-owned subsidiaries of the Wellcome Trust for accounting purposes. The liability to each member to contribute to the assets in the event of winding up is limited to £1.

Structure, Governance and Management

The Charitable Company is governed in accordance with its memorandum and articles of association. Board members are appointed by the Charitable Company's parent company, GRL, and may also be appointed by the Wellcome Trust. All Board members are employees of GRL.

Board of Trustees

The Board of Trustees (who are also Directors and the key management personnel of the Charitable Company) is responsible for ensuring that the charitable objects of the Charitable Company are being met. It approves the management structure and operational budgets of the Charitable Company. During the financial year, the Board met on one occasion. The Trustees are also members of the Sanger Leadership team, the executive decision making committee of GRL, which has delegated authority from the GRL board to oversee GRL's strategy and that of its subsidiaries. Underneath the Sanger Leadership team, the Campus Operations Board, is responsible for the development and management of the buildings and infrastructure of the Wellcome Genome Campus and the Connecting Science Management Board is responsible for delivery of education and public engagement activities, including Conference Centre activities.

The Trustees are appointed by the Members of the Charitable Company, The Wellcome Trust and Genome Research Limited. The performance of the Trustees is monitored by the members who will advise and manage any necessary development and training. The Trustees are appointed from the executive management of fellow group charity Genome Research Limited. The Trustees are selected to have substantial experience of managing and operating large charitable organisations and are familiar with the requirements of company law and the Charity Commission. An induction programme is provided, helping to put this into the context of the specific workings of the Charitable Company. Legal and regulatory updates are provided from our Legal and Facilities departments as and when required.

None of the Trustees has any beneficial interests in the Charitable Company. The Trustees do not receive any remuneration for acting as Trustees or Directors of the Charitable Company. All the Trustees are also paid employees of Genome Research Limited and none of their remuneration is recharged to the Charitable Company.

The Charitable Company has made qualifying third party indemnity provisions for the benefit of its trustees, and those of its parent and other group companies, which were made during the year and remain in force to the date of this report.

The Charitable Company made no political or charitable donations during the current or previous year.

The Directors (page 2) have principal management responsibility for the business activities of the Charitable Company with responsibility for activities on a day-to-day basis. Responsibility is delegated to senior management for Facilities Management, Construction Services and the Wellcome Genome Campus Conference Centre.

Charitable Objects

The objects for which the Charitable Company is established are to advance the education of the public, in particular, advancing scientific and medical education and research (and the publication of the useful results of research) with particular reference to the human genome by the provision of facilities for research, conferences, seminars and training at the Wellcome Genome Campus, which is situated at Hinxton, Cambridgeshire.

Hinxton Hall Limited
Trustees' Report
Year ended 30 September 2024

Aims

The Trustees confirm that they have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charitable Company's aims and in planning future activities. The Charitable Company continues to fulfil its charitable objects by undertaking three key charitable activities:

- Providing facilities management services to organisations based at the Wellcome Genome Campus (a genomics research campus managed by Genome Research Limited), the major ones being Genome Research Limited, the European Bioinformatics Institute and the Wellcome Genome Campus Conference Centre. These services include utilities provision, building maintenance, security, cleaning and catering.
- Providing meeting and conference facilities and residential accommodation at the Wellcome Conference Centre.
- Providing design and construction services for the Wellcome Genome Campus.

The provision of these services provides public benefit through supporting organisations on the Wellcome Genome Campus which undertake scientific and medical research and education.

The Charitable Company earns income from facilities management charges, construction services and conference centre sales and is also funded by grants from Wellcome, in order to support the aims of the Charitable Company and its parent Company, Genome Research Limited.

Responsibility for providing facilities management services to the Wellcome Genome Campus is expected to transfer to another company, Wellcome Genome Campus Limited, by early 2025. However, the Charitable Company is expected to continue providing some facilities management services to Campus tenants until at least March 2027 and providing conference facilities until at least September 2026.

Strategic Report

Achievements and Performance

During the year, the Charitable Company provided facilities management and conferencing services as required to meet the needs of tenants on the Wellcome Genome Campus, consistent with its ongoing charitable aims. The Charitable Company aims to maintain and improve its services delivered each year across the campus. Activity on the Wellcome Genome Campus was curtailed in 2020 as a result of the COVID-19 pandemic, impacting the scale and nature of the work performed in the previous two financial periods. The year ended 30 September 2023 was the first full year of normal trading activity following the reopening of the Conference Centre in April 2022.

The following summarises the achievements of the Charitable Company during the year and the Key Performance Indicators used to measure performance:

Conference Centre activities have returned to pre-pandemic levels following re-opening, indicating that there continues to be a market for in person conferencing, despite new ways of working.

Sales income received from users of the conference facilities amounted to £2.1 million (2023: £1.7 million). 473 events have been run during the year, comprised of 77 residential conferences and 396 daytime bookings, hosting 17,110 delegates (2023: 433 events (77 residential conferences, 356 daytime), 20,062 delegates). The conference centre also received grant income of £1.4 million (2023: £1.8 million) to cover its trading deficits.

The estates management strategy is set annually by the Campus Management Board, which is chaired by the GRL Chief Operating Officer, and has representatives from all major Campus tenants. Facilities management services generating income of £28.3 million (2023: £26.5 million) were provided to support the ongoing essential operations on the Wellcome Genome Campus undertaking scientific research and to maintain and enhance the infrastructure of the Wellcome Genome Campus. The increase in income was largely due to an increase in maintenance activities, partially offset by a decrease in utilities prices. The Charitable Company provided no design and construction services to Wellcome Genome Campus in the year (2023: £0 million).

Environment and Climate Change

The environmental strategy of the Campus is managed by the Company's parent company, GRL, and applies to all of its subsidiaries, including Hinxton Hall Limited. The Environment Manager (an employee of GRL) is responsible for the strategic direction and management of the environmental impacts of the Campus. The Campus Environmental Sustainability Strategy has continued to make progress in the year. The Campus is committed to embedding sustainability into everything we do. Key achievements in the year include:

- The Integrated Management System was successfully recertified against the ISO 14001 and 50001 standards
- Introduced a Sustainability E-Learning module to increase the knowledge and awareness of staff on Campus
- Signed the Wellcome Concordat for the Environmental Sustainability of Research and Innovation Practice

Health and Safety

The Company is wholly owned by Genome Research Limited (GRL) and occupies space within the Wellcome Genome Campus, which is managed by GRL. The Company adheres to the policies of the Wellcome Genome Campus, and receives support from the GRL Health and Safety team with regard to company specific health and safety procedures.

Hinxton Hall Limited Trustees' Report Year ended 30 September 2024

Reserves and Expenditure Policy

The Charitable Company does not consider it necessary to hold a minimum level of reserves due to the structure of its funding from Wellcome, directly from grants and indirectly via funding awarded to GRL to cover its facilities costs. Although, due to the timing of project and facilities work undertaken, reserves will fluctuate from year to year. Wellcome provides sufficient funding to enable the Charitable Company and GRL to finance its general activities and meet any of its obligations as they fall due. This funding structure is reviewed every five years. In the event of an unforeseen shutdown, the grant funding would remain available to ensure that all outstanding liabilities can be met. The year ended 30 September 2024 was the third year of the current quinquennial funding period. In the event of a change in funding approach the reserves policy would be reviewed. The Charitable Company aims to limit expenditure to that budgeted each year to maintain facilities on the Wellcome Genome Campus and undertake construction projects only once funding is committed. The Charitable Company does not undertake public fundraising activities.

At the end of the financial year the Charitable Company held unrestricted general funds of £2.2 million (2023: £1.9 million) and restricted building funds of £31.5 million (2023: £32.5 million).

The Building Fund represents fixed assets, which are funded by grants received from Wellcome. The funds will be utilised in future periods as depreciation is charged to the funds over the life of the assets.

The Building Fund is a restricted fund and is held for the buildings on the land leased by the Charitable Company from Genome Research Limited. These include Hinxton Hall, a Grade II listed building, the Conference Centre, the Residential Accommodation and the new Shared Services and car park facility. The fund is adjusted each year for building additions and depreciation. The General Fund is an unrestricted fund and represents the net operational assets of the Charitable Company. It is adjusted each year for additions and depreciation.

Unrestricted funds generally remain consistent year to year as costs are only incurred where they can be recovered by grants from Wellcome or recharges to tenants on the Wellcome Genome Campus. Residual unrestricted funds represent grants received to purchase fixed assets (other than buildings), which is utilised in future periods as depreciation is charged to the funds over the life of the assets.

For planning purposes an annual budget is agreed with Wellcome and tenants on the Wellcome Genome Campus, including Genome Research Ltd and the European Bioinformatics Institute. The Trustees monitor the expenditure of the Charitable Company and provide an oversight of the internal budgetary and financial control mechanisms. The Charitable Company agrees funding for capital projects and recovery of costs from Wellcome and Genome Research Limited and other customers such that all expenditure is only committed once it is covered by income.

Fixed Assets

The tangible fixed assets of the Charitable Company, as set out in note 8 to the Financial Statements, represent the costs, less accumulated depreciation, incurred at the Wellcome Genome Campus. The Trustees do not consider any asset values to be impaired.

Employment

The Charitable Company has no employees (2023: no employees), with services provided being sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. The charge for these services in the current year was £0.9 million (2023: £1.1 million).

Hinxton Hall Limited Trustees' Report Year ended 30 September 2024

Financial Review

Income from facilities management services increased from £26.5 million in 2023 to £28.2 million in 2024 due to the increased activity on the Campus. These costs are recovered in full through grants and fees charged to tenants. These increases are also reflected in facilities management expenditure. Income from Conference Centre sales increased from £1.7 million to £2.1 million reflecting an increase in day time events and changes to the pricing structure. Total income relating to the conference centre increased from £3.5 million to £3.7 million due to income from conferences, offset by a decrease in grant funding.

The Charitable Company reported net expenditure for the year of £0.7 million (2023 £1.4 million). The net movement on funds has been recorded in the Restricted Building and Unrestricted General Funds as appropriate. The Charitable Company held net assets at 30 September 2024 of £33.7 million (2023: £34.4 million) represented by restricted building funds of £31.5 million (2023: £32.5 million) and unrestricted funds of £2.2 million (2023: £1.9 million).

Future Plans

The Wellcome Genome Campus is owned by the Wellcome Trust, the Charitable Company's ultimate parent company, and leased to the Charitable Company's parent company, Genome Research Limited. Management of the Campus, including facilities management and the provision of a conference centre facilities is currently the responsibility of GRL. The Wellcome Trust have received planning permission to expand the Campus, and construction is underway. As part of the development of the Campus, Wellcome are transferring management of the Campus to a new management company, wholly owned by the Wellcome Trust. The transfer of facilities management services is expected to begin in early 2025, and as a result, will eventually cease to be an activity of HHL, however HHL will continue to manage certain contracts until their termination date, the latest of which is in March 2027. The provision of Conference Centre facilities is not anticipated to transfer to the new company before the year ended 30 September 2026.

In the year ending 30 September 2025, the Charitable Company will focus on ensuring the needs of Campus tenants continue to be met, through to the point that those activities are provided by another group company. The Conference Centre is aiming to continue to grow its customer base through proactive marketing.

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing (see note 17).

Going Concern

The Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements. The Wellcome Trust, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Although facilities management services are expected to transfer to another Wellcome owned company by early 2025, the company will continue to provide maintenance and utilities services and conferencing facilities until at least twelve months from the date of signing these financial statements. Conference Centre activities are anticipated to transfer at a later date, but this is not anticipated before the year ended 30 September 2026. Other services will be undertaken only where funding is committed at the outset.

Hinxton Hall Limited Trustees' Report Year ended 30 September 2024

Risks and uncertainties

Risks to which the Charitable Company is exposed have been identified and reviewed by the trustees. The principal risks and uncertainties include:

The transfer of Campus management activities to a new subsidiary of the Wellcome Trust, Wellcome Genome Campus Limited will significantly reduce the activities of the Company. There is uncertainty over whether the company will be able to deliver its charitable objectives. Wellcome have committed to ensuring that the scientific objectives of the Campus continue to be fulfilled. Facilities management services are anticipated to begin transferring in early 2025, and eventually will no longer be undertaken by HHL. Conference Centre activities are not anticipated to transfer before the year ended 30 September 2026.

There is a risk that extraordinary inflationary pressure, as a result of wider economic conditions, particularly within the construction industry and in relation to energy costs, may increase the costs providing services to Campus tenants to the extent that they cannot maintain the same level of services. This is mitigated by working closely with Campus tenants and monitoring the cost of comparable services.

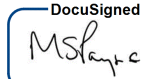
The Charitable Company is supported by a five year award from the Wellcome Trust, awarded jointly to Hinxton Hall Limited and its parent Genome Research Limited. This is a fixed award for the period October 2021 – September 2026. The impact of inflation may restrict the level of activity carried out directly by the Charitable Company and work required by GRL. As this is the third year of a five year award, management have sufficient discretion over the spend to ensure expenditure remains within budget over the five year period. Cost saving opportunities have been identified to achieve this, including the delay of facilities improvement projects.

The provision of construction services and operational facilities management exposes personnel to a health and safety risk. The risk is mitigated through the health and safety management system established on the Wellcome Genome Campus is discussed in the Health and Safety section above.

The Charitable Company contracts with suppliers (sub-contractors) to provide facilities management and other related work. There is a risk that sub-contractors acting for those companies fail to comply with our health and safety standards. The risk is mitigated by selection of reputable sub-contractors who adopt industry safety guidelines and by regular monitoring of site health and safety by the Trustees of the Charitable Company.

Credit risk is minimised by careful management of amounts due from external third parties. Wellcome has demonstrated its commitment to the support the Charitable Company financially in the provision of facilities management and as a conference centre through the award of a five year grant through to September 2026. The Charitable Company does not use reverse factoring.

The Trustees' Report, which includes the Strategic Report, was approved by the Board of Directors on 28 November 2024 and signed on its behalf by:

DocuSigned by:

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M Payne
(Chair)

Statement of Trustees' Responsibilities

The trustees (who are also directors of Hinxton Hall Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent Auditor's Report

To the members of Hinxtton Hall Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Hinxtton Hall Limited (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities (incorporating income and expenditure account);
- the balance sheet; and
- the related notes 1 to 17.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the charitable company's industry and its control environment and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and the trustees about their own identification and assessment of the risks of irregularities, including those that are specific to the company's business sector.

We obtained an understanding of the legal and regulatory framework that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act, UK Companies Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations.

We discussed among the audit engagement team including relevant internal specialists such as IT regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud or non-compliance with laws and regulations in the following areas, and our procedures performed to address them are described below:

- Risk of fraud in income recognition.
 - This is a presumed risk under International Auditing Standards. We note that the charitable company's income recognition is based on the recognition of expenses and therefore to ensure the accuracy and completeness of the facilities management income we have pinpointed our fraud risk to accuracy, occurrence, and completeness of facilities management expenses.
 - To address this risk, we have assessed the control environment governing the recognition of facilities management income and expenses. To evaluate the accuracy and occurrence of expense transactions, we have performed substantive testing on a sample of expense transactions to supporting invoices and cash

receipts in bank in order to confirm receipt and payment respectively. Further, to evaluate the completeness, we have tested post year-end bank transactions to identify unrecorded expenses, and reconciled expenses by customer group to income.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance and reviewing internal audit reports.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report, prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the trustees' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

DocuSigned by:


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 Garrath Marshall, ACA (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

London, UK

28 November 2024

Statement of Financial Activities (incorporating income and expenditure account)
For the year ended 30 September 2024

		Restricted	Unrestricted		
	Note	Building Fund	General	2024	2023
		£000s	Fund	Total	Total
			£000s	£000s	£000s
INCOME					
Income from charitable activities					
Facilities management services	4	-	28,268	28,268	26,526
Conference centre	4	-	3,693	3,693	3,503
		-	31,961	31,961	30,029
Income from investments					
Interest		-	50	50	34
Total income		-	32,011	32,011	30,063
EXPENDITURE					
Charitable activities					
Facilities management services		471	28,100	28,571	27,464
Conference centre		540	3,609	4,149	4,043
Total expenditure	5	1,011	31,709	32,720	31,507
Net expenditure for the year		(1,011)	302	(709)	(1,444)
Fund balances brought forward at 1 October	13	32,510	1,867	34,377	35,821
Fund balances carried forward at 30 September		31,499	2,169	33,668	34,377

An analysis of income and expenditure by fund for the year ended 30 September 2023 is shown in note 14.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

All activities are continuing.

The notes on pages 15 to 22 form part of these financial statements.

Hinxton Hall Limited
Balance Sheet
As at 30 September 2024

	Note	2024 £000s	2023 £000s
Tangible fixed assets	8	33,806	34,465
Current assets			
Debtors	9	3,940	5,094
Cash at bank and in hand		1,328	3,658
Total current assets		5,268	8,752
Creditors: amounts falling due within one year	10	5,406	8,840
Net current liabilities		(138)	(88)
Total assets less current liabilities, being net assets		33,668	34,377
Funds			
Restricted building fund	13	31,499	32,510
Unrestricted general fund	13	2,169	1,867
Total funds		33,668	34,377

The Financial Statements were approved and authorised for issue by the Board of Trustees on 28 November 2024 and signed on its behalf by:

DocuSigned by:

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M Payne
Chair

The notes on pages 15 to 22 form part of these financial statements.

Notes to the Financial Statements For the year ended 30 September 2023

Notes to the Financial Statements

1. ACCOUNTING POLICIES

General information

Hinxton Hall Limited is a private company limited by guarantee, registered in England and Wales (Company number 3062160). Its registered office is Gibbs Building, 215 Euston Road, London, NW1 2BE. It is also a charity registered in England and Wales with the Charity Commission (Charity registration number 1048066). The principal activities of the Company are the provision of facilities management and conferencing facilities to the Wellcome Genome Campus, operated by Genome Research Limited. The nature of the Company's operations are set out in the strategic report on pages 5 to 8.

a) *Basis of Preparation*

The financial statements have been prepared on a going concern basis and in compliance with applicable UK accounting standards (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"). In particular, they comply with the Charities Act 2011, and the Statement of Recommended Practice 'Accounting and Reporting by Charities FRS 102' as published in 2019 ('SORP 2019'). The functional currency of Hinxton Hall Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

The Charitable Company meets the definition of public benefit entity under FRS 102. The Financial Statements have been prepared under the historical cost convention and on a basis consistent with prior years.

The Charitable Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to financial instruments disclosures and presentation of a cash flow statement. The Charitable Company has also taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of related party transactions with Wellcome and its subsidiaries.

b) *Income*

Income is recognised in the Statement of Financial Activities in the period in which the Charitable Company is entitled to receipt, any conditions are met, where the amount can be quantified and receipt is considered reasonably probable.

Grant income is recognised to the extent the Charitable Company is entitled to the funds, has fulfilled the conditions set out by the grant funder, where the amount can be quantified and receipt is considered reasonably probable. The Charitable Company assesses each grant on an ongoing basis to evaluate progress against grant conditions.

Income from facilities management and construction services is recognised when the related expenditure on services is incurred. All construction services are subcontracted. Income from conference centre sales is recognised when the associated conference event takes place. Grant income is recognised when the related expenditure on revenue or capital items is incurred.

c) *Fund Accounting*

The Building Fund represents grants received from Wellcome specifically for the construction of buildings on the Genome Campus. It is a restricted fund under the terms of the grants.

The General Fund is an unrestricted fund and represents any funds acquired for the general use of the Charitable Company. Income and costs relating to the provision of site services and conference facilities are reflected in this fund.

d) *Tangible Fixed Assets and Depreciation*

Fixed assets are stated at historic cost less accumulated depreciation.

Depreciation is charged on assets in use on a straight-line basis as follows:

Leasehold Land and Buildings	Over lease term
Plant, equipment and vehicles	4 to 15 years
Furniture and fittings	5 to 10 years

Notes to the Financial Statements

For the year ended 30 September 2024

Office equipment and computers

3 years

All expenditure on the acquisition, creation or enhancement of fixed assets is capitalised on an accruals basis, subject to a de minimis threshold of £10,000. Depreciation is charged on assets in use from the commencement of the month in which they are brought into use. Leasehold Land and Buildings are held under leases from the Wellcome Trust at £nil cost per year and are amortised over the life of the lease which expires on 6 February 2055. Assets in the course of construction are recorded at the value of costs incurred and are not depreciated. Depreciation begins when the assets are ready for use at which point they are transferred to the relevant asset category.

Impairment reviews are undertaken when, in the opinion of the Trustees, events or circumstances have arisen which indicate that the carrying value of an asset is impaired. The Charitable Company holds substantial fixed assets, including buildings, related infrastructure and ongoing construction on the Wellcome Genome Campus. At each reporting date the trustees assess whether these assets will continue to derive value for the organisation through use by Genome Research Ltd and other campus tenants in line with its charitable aims. If indicators of impairment are identified, impairment reviews are performed to test the continuing value of the assets. No indications of impairment were identified in the current or previous year.

e) Cash at bank and in hand

Cash at bank and in hand is held to meet short-term cash commitments as they fall due rather than for investment purposes and includes all cash equivalents held in the form of short-term highly liquid investments that are readily convertible to known amounts of cash, with a short maturity of three months or less from the date of acquisition.

f) Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charitable Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Amounts payable to Wellcome group entities are considered to be current liabilities, repayable on demand. Therefore no discounting of the liabilities for the timing of cashflows has been applied. However, there is no formal agreement for repayment terms, so this conclusion has been reached based on the Charitable Company's best understanding of the arrangements in discussion with the relevant group entities.

The Charitable Company is exposed to credit risk from its customer base. Credit risk is minimised by careful management of amounts due from external third parties. The Charitable Company records a provision against debtors where it is considered more likely than not that the cash will not be received from the customer.

g) Expenditure

The costs of charitable expenditure are all direct costs and are allocated according to the area of the Charitable Company's activities to which the expenditure relates.

The cost of providing conference centre facilities for conferences falling outside the primary purpose of the Charitable Company is charged to Genome Research Trading Limited based on sales activity. Governance costs, consisting of audit fees, are allocated to expenditure for the provision of facilities management, since they principally relate to these activities.

For costs relating to construction services, suppliers and services providers are instructed to invoice the full costs of work performed in any given period, and provide evidence for this valuation where necessary.

The Charitable Company's activities include the construction of new facilities as well as refurbishment and maintenance of existing infrastructure. The Charitable Company evaluates the nature of this spend to assess which relates to new and

Notes to the Financial Statements

For the year ended 30 September 2024

enhanced assets and therefore capitalised, and which is maintenance of existing assets and therefore expensed. The Charitable Company consults with suppliers and service providers to assist in this assessment.

Support costs are those costs which are not directly incurred in delivery of services, including audit costs. Support costs are allocated to activities in proportion to direct costs.

All expenditure is included in the Statement of Financial Activities in accordance with the accruals concept.

h) Operating leases

The company holds leases for the use of property and facilities on the Wellcome Genome Campus. These are classified as operating leases as the term is substantially less than the useful life of the assets. Rental costs under operating leases are recognised as an expense on a straight-line basis over the lease term, even if the payments are not made on such a basis.

i) Taxation

Hinxton Hall Limited is a charity registered under the Charities Act 1993 (as amended by the Charities Act 2011) and is therefore exempt from taxation on their income and gains falling within Part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to their charitable purposes.

The Charitable Company is able to recover the majority of Value Added Tax ("VAT") incurred on expenditure. Any amounts of VAT that cannot be recovered is included within the underlying cost to which it relates.

j) Going concern

The Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements. The Wellcome Trust, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Although facilities management services is expected to transfer to another Wellcome owned company by early 2025, the company will continue to provide maintenance and utilities services and conferencing facilities until at least twelve months from the date of signing these financial statements. Conference Centre activities are anticipated to transfer at a later date, but this is not anticipated before the year ended 30 September 2026. Other services will be undertaken only where funding is committed at the outset.

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charitable Company's accounting policies which are described in note 1, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from estimates.

The estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

2.1 Significant accounting judgements

Judgement is required to determine the date at which assets under construction become ready for use and therefore transferred to the relevant fixed assets class and depreciation commences. For construction projects, this is generally the point at which practical completion certification is issued by the managing contractor and accepted by the project governance board. The Charitable Company uses construction industry experts, employed by Genome Research Limited and externally contracted to help make this determination.

2.2 Key sources of estimation uncertainty

The trustees do not consider there are any key sources of estimation uncertainty.

Notes to the Financial Statements

For the year ended 30 September 2024

3. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors of the Company (who are also Trustees of the Charitable Company and the key management personnel of the Company) received no remuneration or expenses payments from the Company for their services nor were any expenses paid on their behalf (2023: £nil and none). The Directors are also employees of fellow Group company Genome Research Ltd and are paid by that company. Staff costs disclosed in Note 7 do not include any remuneration in respect of the key management personnel. There were no Directors for whom retirement benefits are accruing under a money purchase or defined benefit scheme. The Company does not issue share options or offer any long-term incentive schemes. There are no other related party transactions (2023: none).

4. INCOME FROM CHARITABLE ACTIVITIES

	Building Fund £000s	Unrestricted General Fund £000s	2024 Total £000s	Building Fund £000s	General Fund £000s	2023 Total £000s
Construction services	-	-	-	-	-	-
Facilities management services						
Services charges	-	26,947	26,947	-	26,058	26,058
Grants from Wellcome - allocated as capital	-	691	691	-	44	44
Grants from Wellcome - allocated as revenue	-	630	630	-	424	424
	-	28,268	28,268	-	26,526	26,526
Conference centre						
Conference centre sales	-	2,114	2,114	-	1,682	1,682
Grants from Wellcome - allocated as capital	-	84	84	-	-	-
Grants from Wellcome - allocated as revenue	-	1,495	1,495	-	1,821	1,821
	-	3,693	3,693	-	3,503	3,503
	-	31,961	31,961	-	30,029	30,029

The company is entitled to income in relation to capital expenditure at the point the expenditure is made, this income is allocated as a capital grant above.

No income was generated from construction services in the year (2023: £nil).

5. EXPENDITURE

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2024 £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2023 £000s
Facilities management services						
Operating lease costs	-	150	150	-	150	150
Depreciation	471	359	830	471	355	826
Other direct costs	-	27,434	27,434	-	26,239	26,239
Support costs	-	157	157	-	249	249
	471	28,100	28,571	471	26,993	27,464
Conference centre						
Depreciation	540	63	603	540	68	608
Other direct costs	-	3,526	3,526	-	3,402	3,402
Support costs	-	20	20	-	33	33
	540	3,609	4,149	540	3,503	4,043
	1,011	31,709	32,720	1,011	30,496	31,507

Included within facilities management services is governance costs, consisting entirely of audit fees payable to the Charitable Company's statutory auditor for the external audit of these financial statements of £46,000 (2023: £54,000).

Included within expenditure above are support costs of £177,000 (2023: £282,000), including governance costs of £46,000 (2023: £54,000) and a management and administration service fee of £136,000 (2023: £228,000). Support costs are allocated between activities in proportion to direct costs.

Notes to the Financial Statements

For the year ended 30 September 2024

Costs are either charged directly to activities where possible, or apportioned based on floor area or headcount, dependant on the nature of the expense.

No construction services activities were undertaken during the year (2023: none).

6. OPERATING LEASE COMMITMENTS

	2024 Property £000s	2023 Property £000s
Due in less than one year	150	150
Due between two and five years	600	600
Due after 5 years	3,815	3,965
	4,565	4,715

The Charitable Company is committed to the following minimum lease payments in respect of a non-cancellable operating lease due to expire in February 2055:

The lease is a sub-lease of land at the Wellcome Genome Campus.

7. STAFF COSTS

The Charitable Company has no employees (2023: no employees), as services provided are sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. Staff costs recharged to the Charitable Company amounted to £0.9 million in the year (2023: £1.1 million).

8. TANGIBLE FIXED ASSETS

	Leasehold land and buildings £000s	Plant equipment and vehicles £000s	Office equipment and computers £000s	Furniture and fittings £000s	Assets in the course of construction £000s	Total £000s
Costs as at 1 October 2023	49,316	6,578	101	921	1,020	57,936
Additions	-	573	11	-	190	774
As at 30 September 2024	49,316	7,151	112	921	1,210	58,710
Depreciation as at 1 October 2023	(17,636)	(4,870)	(101)	(864)	-	(23,471)
Charge for the year	(1,011)	(408)	(2)	(12)	-	(1,433)
As at 30 September 2024	(18,647)	(5,278)	(103)	(876)	-	(24,904)
Net book value as at 30 September 2024	30,669	1,873	9	45	1,210	33,806
Net book value as at 30 September 2023	31,680	1,708	-	57	1,020	34,465

All leasehold land buildings are short leaseholds.

Notes to the Financial Statements

For the year ended 30 September 2024

9. DEBTORS

	2024 £000s	2023 £000s
Trade debtors	85	1,270
Amounts owed by other group entities	191	181
Amounts owed by Genome Research Limited	2,877	3,363
Prepayments	36	74
Accrued income	751	206
	3,940	5,094

The amounts owed by Genome Research Limited and other group entities are unsecured, incur no interest and are receivable on request. Amounts owed by other group entities include £191,000 from Genome Research Trading Limited (2023: £181,000 from Genome Research Trading Limited and £53,000 from GRL Construction Limited). All amounts related to the provision of facilities management services and conference centre bookings. No debtors are due after more than one year.

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £000s	2023 £000s
Trade creditors	1,379	1,249
Amounts owed to the Wellcome Trust	883	4,472
Accruals	3,008	2,868
Deferred income	28	155
VAT payable	108	96
	5,406	8,840

The amounts owed to the Wellcome Trust are unsecured, incur no interest and are repayable on request.

Deferred income consists of conference centre fees billed in advance to customers and advance rental charges to campus tenants, in line with contractual arrangements. The movements in the year were as follows:

	2024 £000s	2023 £000s
At 1 October	155	90
Amounts billed in advance to customers	156	139
Released to income	(283)	(74)
At 30 September	28	155

11. COMMITMENTS

As at 30 September 2024 there were £0.7 million capital commitments contracted but not accrued relating to improvement projects in the laboratories and data centre (2023: £0.1 million relating to the redevelopment of the former Research Support Facility).

Costs are accrued only where services have been performed under the contract before the end of the reporting period.

Notes to the Financial Statements

For the year ended 30 September 2024

12. FUND MOVEMENTS

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total £000s
Balance at 1 October 2022	33,521	2,300	35,821
Income	-	30,063	30,063
Expenditure	(1,011)	(30,496)	(31,507)
Balance at 30 September 2023	32,510	1,867	34,377
Income	-	32,011	32,011
Expenditure	(1,011)	(31,709)	(32,720)
Balance at 30 September 2024	31,499	2,169	33,668

13. ANALYSIS OF NET ASSETS BY FUND

	Restricted Building Fund 2024 £000s	Unrestricted General Fund 2024 £000s	Total 2024 £000s	Restricted Building Fund 2023 £000s	Unrestricted General Fund 2023 £000s	Total 2023 £000s
Tangible fixed assets	31,499	2,307	33,806	32,510	1,955	34,465
Debtors	-	3,940	3,940	-	5,094	5,094
Cash	-	1,328	1,328	-	3,658	3,658
Creditors	-	(5,406)	(5,406)	-	(8,840)	(8,840)
	31,499	2,169	33,668	32,510	1,867	34,377

14. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2023 £000s
INCOME			
Income from charitable activities			
Facilities management services	-	26,526	26,526
Conference centre	-	3,503	3,503
	-	30,029	30,029
Income from Investments			
Interest	-	34	34
Total income	-	30,063	30,063
EXPENDITURE			
Charitable activities			
Facilities management services	471	26,993	27,464
Conference centre	540	3,503	4,043
Total expenditure	1,011	30,496	31,507
Net expenditure for the year	(1,011)	(433)	(1,444)
Fund balances brought forward at 1 October	33,521	2,300	35,821
Fund balances carried forward at 30 September	32,510	1,867	34,377

Notes to the Financial Statements For the year ended 30 September 2024

15. RELATED PARTY TRANSACTIONS

The Charitable Company has taken advantage of the exemption contained in in FRS 102, paragraph 33.1A, which exempts it from disclosing details of transactions with Wellcome and its subsidiaries, as the Company is a wholly-owned subsidiary of The Wellcome Trust Limited, as Trustee of the Wellcome Trust. As stated in the trustees' report the trustees are paid employees of GRL. The trustees received no remuneration or expenses in the current or prior year for their services as trustees, or had any other related party transactions.

There were no transactions with other related parties that require disclosure (2023: £nil).

16. CONTROLLING ENTITY

The members of the Charitable Company are The Wellcome Trust Limited (as Trustee of the Wellcome Trust) and Genome Research Limited. The Charitable Company is considered to be a wholly-owned subsidiary of the Wellcome Trust for accounting purposes. The Wellcome Trust is the largest and smallest group of which the Charitable Company is a member and which prepares consolidated financial statements. In the event of the Charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member.

Genome Research Limited is a charity registered in England and Wales, number 1021457, and is a company limited by guarantee registered in in the England and Wales, number 10058101. Its principal address is Wellcome Genome Campus, Hinxton, Cambridgeshire, CB10 1RQ. Its key activities are undertaking scientific research and education in the field of genomics.

The Trustees regard the Wellcome Trust as the ultimate parent undertaking and controlling party. The Wellcome Trust is a charity registered in England and Wales, number 210183. Its registered address is Gibbs Building, 215 Euston Road, London, NW1 2BE. Its key activities are dedicated to improving health.

Copies of the standalone and consolidated Wellcome Annual Report and Financial Statements 2024 are available from Wellcome's website (www.wellcome.ac.uk/about-us) or, without charge, from the Company Secretary.

17. POST BALANCE SHEET EVENTS

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing.

HINXTON HALL LIMITED

England & Wales - Charity number 1048066

Accounts



Hinxton Hall Limited Annual Report and Financial Statements For Year Ended 30 September 2023

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Hinxton Hall Limited
Trustees' Report
Year ended 30 September 2023

Trustees' Report

The Directors of Hinxton Hall Limited ("the Company" or "the Charitable Company"), who are also the Trustees of Hinxton Hall Limited, being a charity for the purposes of the Charities Act 2011, present their Annual Report and audited Financial Statements for the year ended 30 September 2023.

Independent Auditor

In accordance with Section 485 of the Companies Act 2006, a resolution dated 22 January 2024 was passed by the members reappointing Deloitte LLP as auditor of the Charitable Company.

Reference and administrative information

Company Status

The Company is a charity registered in England and Wales with the Charity Commission under the Charities Act 1993, as amended by the Charities Act 2011 (Charity registration number 1048066) and is a company limited by guarantee and registered in England and Wales (Company number 3062160).

Directors/Trustees

The trustees of the Charitable Company (who are also directors of the Company) who were in office during the year and up to the date of signing the financial statements were:

M Dougherty (Chair)
M Payne

Principal Address

Wellcome Genome Campus
Hinxton
Cambridgeshire
CB10 1RQ

Company Secretary
N Meliti

Registered Office

Gibbs Building
215 Euston Road
London
NW1 2BE

Independent Auditor

Deloitte LLP
Statutory Auditor
1 New Street Square
London
EC4A 3HQ

Bank

National Westminster Bank plc
King's Parade Branch
Bene't Street
Cambridge
CB2 3PU

Solicitors

CMS Cameron McKenna
Cannon Place
78 Cannon Street
London
EC4N 6AF

Hinxton Hall Limited Trustees' Report Year ended 30 September 2023

Structure, Governance and Management

Members

The Charitable Company has two members, The Wellcome Trust Limited, as Trustee of the Wellcome Trust ('Wellcome'), and Genome Research Limited ('GRL'). The Charitable Company and GRL are both wholly-owned subsidiaries of the Wellcome Trust for accounting purposes. The liability to each member to contribute to the assets in the event of winding up is limited to £1.

Structure, Governance and Management

The Charitable Company is governed in accordance with its memorandum and articles of association. Board members are appointed by the Charitable Company's parent company, GRL, and may also be appointed by the Wellcome Trust. All Board members are employees of GRL.

Board of Trustees

The Board of Trustees (who are also Directors and the key management personnel of the Charitable Company) is responsible for ensuring that the charitable objects of the Charitable Company are being met. It approves the management structure and operational budgets of the Charitable Company. During the financial year, the Board met on one occasion. The Trustees are also members of the Sanger Leadership team, the executive decision making committee of GRL, which has delegated authority from the GRL board to oversee GRL's strategy and that of its subsidiaries. Underneath the Sanger Leadership team, the Campus Operations Board, is responsible for the development and management of the buildings and infrastructure of the Wellcome Genome Campus and the Connecting Science Management Board is responsible for delivery of education and public engagement activities, including Conference Centre activities.

The Trustees are appointed by the Members of the Charitable Company, The Wellcome Trust and Genome Research Limited. The performance of the Trustees is monitored by the members who will advise and manage any necessary development and training. The Trustees are appointed from the executive management of fellow group charity Genome Research Limited. The Trustees are selected to have substantial experience of managing and operating large charitable organisations and are familiar with the requirements of company law and the Charity Commission. An induction programme is provided, helping to put this into the context of the specific workings of the Charitable Company. Legal and regulatory updates are provided from our Legal and Facilities departments as and when required.

None of the Trustees has any beneficial interests in the Charitable Company. The Trustees do not receive any remuneration for acting as Trustees or Directors of the Charitable Company. All the Trustees are also paid employees of Genome Research Limited and none of their remuneration is recharged to the Charitable Company.

The Charitable Company has made qualifying third party indemnity provisions for the benefit of its trustees, and those of its parent and other group companies, which were made during the year and remain in force to the date of this report.

The Charitable Company made no political or charitable donations during the current or previous year.

The Chair (page 2) has principal management responsibility for the business activities of the Charitable Company and acts as Chief Operating Officer with responsibility for activities on a day-to-day basis. Responsibility is delegated to senior management for Facilities Management, Construction Services and the Wellcome Genome Campus Conference Centre.

Charitable Objects

The objects for which the Charitable Company is established are to advance the education of the public, in particular, advancing scientific and medical education and research (and the publication of the useful results of research) with particular reference to the human genome by the provision of facilities for research, conferences, seminars and training at the Wellcome Genome Campus, which is situated at Hinxton, Cambridgeshire.

Charity registration number 1048066
Company number 3062160

Hinxton Hall Limited
Trustees' Report
Year ended 30 September 2023

Aims

The Trustees confirm that they have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charitable Company's aims and in planning future activities. The Charitable Company continues to fulfil its charitable objects by undertaking three key charitable activities:

- Providing facilities management services to organisations based at the Wellcome Genome Campus (a genomics research campus managed by Genome Research Limited), the major ones being Genome Research Limited, the European Bioinformatics Institute and the Wellcome Genome Campus Conference Centre. These services include utilities provision, building maintenance, security, cleaning and catering.
- Providing meeting and conference facilities and residential accommodation at the Wellcome Conference Centre.
- Providing design and construction services for the Wellcome Genome Campus.

The provision of these services provides public benefit through supporting organisations on the Wellcome Genome Campus which undertake scientific and medical research and education.

The Charitable Company earns income from facilities management charges, construction services and conference centre sales and is also funded by grants from Wellcome, in order to support the aims of the Charitable Company and its parent Company, Genome Research Limited.

Hinxton Hall Limited
Trustees' Report
Year ended 30 September 2023

Strategic Report

Achievements and Performance

During the year, the Charitable Company provided facilities management and conferencing services as required to meet the needs of tenants on the Wellcome Genome Campus, consistent with its ongoing charitable aims. The Charitable Company aims to maintain and improve its services delivered each year across the campus. Activity on the Wellcome Genome Campus was curtailed in 2020 as a result of the COVID-19 pandemic, impacting the scale and nature of the work performed in the previous two financial periods. The year ended 30 September 2023 was the first full year of normal trading activity following the reopening of the Conference Centre in April 2022.

The following summarises the achievements of the Charitable Company during the year and the Key Performance Indicators used to measure performance:

The Conference Centre closed on 20th March 2020 and remained closed for conferences through to April 2022. Conference Centre activities have returned to pre-pandemic levels following re-opening, indicating that there continues to be a market for in person conferencing, despite new ways of working.

Sales income received from users of the conference facilities amounted to £1.7 million (2022: £0.9 million). 473 events have been run during the year, comprised of 117 residential conferences and 356 daytime bookings, hosting 20,062 delegates (2022: 395 events (56 residential conferences, 339 daytime), 15,531 delegates (including approx. 5,000 virtually)). The conference centre also received grant income of £1.8 million (2022: £2.0 million) to cover its trading deficits.

Facilities management services generating income of £26.5 million (2022: £19.3 million) were provided to support the ongoing essential operations on the Wellcome Genome Campus undertaking scientific research and to maintain and enhance the infrastructure of the Wellcome Genome Campus. The Charitable Company provided no design and construction services to Wellcome Genome Campus in the year (2022: £0.3 million).

Environment and Climate Change

The environmental strategy of the Campus is managed by the Company's parent company, GRL, and applies to all of its subsidiaries, including Hinxton Hall Limited. The Environment Manager (an employee of GRL) is responsible for the strategic direction and management of the environmental impacts of the Campus. Following previous audit recommendations, GRL's environmental (14001) and energy (50001) management systems ('IMS') have been integrated and successfully completed surveillance audits. The IMS has demonstrated that it is designed to support the strategic direction and deliver the intended results. The management system is the foundation to the Campus's commitment to achieve Net Zero by 2030, therefore the sustainability targets and action plans have been adopted into the IMS. Please refer to the financial statements of Genome Research Limited for further details of how it is being implemented.

Implementation of our Energy & Decarbonisation strategy has started; progressing interventions and actions that can be undertaken as part of business as usual with low levels of funding. Larger initiatives which are likely to significantly reduce our associated emissions are awaiting significant investment and funding approval.

Within the Campus Environmental Sustainability Strategy, individual strategies for the twelve supporting work streams are in progress, with a number of initiatives implemented. Working groups still continue to provide a channel for staff engagement with members creating a great network of Sustainability Champions across our Campus. This year saw the successful launch of our first Sustainability Week; a week of engagement events showcasing the strategy and targets, our achievements so far and our plans for the future.

Health and Safety

The Company is wholly owned by Genome Research Limited (GRL) and occupies space within the Wellcome Genome Campus, which is managed by GRL. The Company adheres to the policies of the Wellcome Genome Campus, and receives support from the GRL Health and Safety team with regard to company specific health and safety procedures.

Charity registration number 1048066
Company number 3062160

Hinxton Hall Limited Trustees' Report Year ended 30 September 2023

Reserves and Expenditure Policy

The Charitable Company does not consider it necessary to hold a minimum level of reserves due to the structure of its funding from Wellcome, directly from grants and indirectly via funding awarded to GRL to cover its facilities costs. Although, due to the timing of project and facilities work undertaken, reserves will fluctuate from year to year. Wellcome provides sufficient funding to enable the Charitable Company and GRL to finance its general activities and meet any of its obligations as they fall due. This funding structure is reviewed every five years. In the event of an unforeseen shutdown, the grant funding would remain available to ensure that all outstanding liabilities can be met. The year ended 30 September 2023 was the second year of the current quinquennial funding period. In the event of a change in funding approach the reserves policy would be reviewed. The Charitable Company aims to limit expenditure to that budgeted each year to maintain facilities on the Wellcome Genome Campus and undertake construction projects only once funding is committed. The Charitable Company does not undertake public fundraising activities.

At the end of the financial year the Charitable Company held unrestricted general funds of £1.9 million (2022: £2.3 million) and restricted building funds of £32.5 million (2022: £33.5 million).

The Building Fund represents fixed assets, which are funded by grants received from Wellcome. The funds will be utilised in future periods as depreciation is charged to the funds over the life of the assets.

The Building Fund is a restricted fund and is held for the buildings on the land leased by the Charitable Company from Genome Research Limited. These include Hinxton Hall, a Grade II listed building, the Conference Centre, the Residential Accommodation and the new Shared Services and car park facility. The fund is adjusted each year for building additions and depreciation. The General Fund is an unrestricted fund and represents the net operational assets of the Charitable Company. It is adjusted each year for additions and depreciation.

Unrestricted funds generally remain consistent year to year as costs are only incurred where they can be recovered by grants from Wellcome or recharges to tenants on the Wellcome Genome Campus. Residual unrestricted funds represent grants received to purchase fixed assets (other than buildings), which is utilised in future periods as depreciation is charged to the funds over the life of the assets.

For planning purposes an annual budget is agreed with Wellcome and tenants on the Wellcome Genome Campus, including Genome Research Ltd and the European Bioinformatics Institute. The Trustees monitor the expenditure of the Charitable Company and provide an oversight of the internal budgetary and financial control mechanisms. The Charitable Company agrees funding for capital projects and recovery of costs from Wellcome and Genome Research Limited and other customers such that all expenditure is only committed once it is covered by income.

Fixed Assets

The tangible fixed assets of the Charitable Company, as set out in note 9 to the Financial Statements, represent the costs, less accumulated depreciation, incurred at the Wellcome Genome Campus. The Trustees do not consider any asset values to be impaired.

Employment

The Charitable Company has no employees (2022: no employees), with services provided being sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. The charge for these services in the current year was £1.1 million (2022: £0.8 million).

Hinxton Hall Limited

Trustees' Report

Year ended 30 September 2023

Financial Review

Income from facilities management services increased from £19.3 million in 2022 to £26.5 million in 2023 due to the increased costs of raw materials and extraordinary levels of inflation seen in the wider economy. These costs are recovered in full through grants and fees charged to tenants. These increases are also reflected in facilities management expenditure. Income from Conference Centre sales increased from £0.9 million to £1.7 million as the facility was closed during the pandemic until April 2022, to all but meeting and office facilities for Campus tenants. Total income relating to the conference centre increased from £2.9 million to £3.5 million due to income from conferences, offset by a decrease in grant funding.

The Charitable Company reported net expenditure for the year of £1.4 million (2022 £1.2 million). The net movement on funds has been recorded in the Restricted Building and Unrestricted General Funds as appropriate. The Charitable Company held net assets at 30 September 2023 of £34.4 million (2022: £35.8 million) represented by restricted building funds of £32.5 million (2022: £33.5 million) and unrestricted funds of £1.9 million (2022: £2.3 million).

Future Plans

The Wellcome Genome Campus is owned by the Wellcome Trust, the Charitable Company's ultimate parent company, and leased to the Charitable Company's parent company, Genome Research Limited. Management of the Campus, including facilities management and the provision of a conference centre facilities is currently the responsibility of GRL. The Wellcome Trust have received planning permission to expand the Campus, and construction is underway. As part of the development of the Campus, Wellcome intend to transfer management of the Campus to a new management company, wholly owned by the Wellcome Trust. The transfer of facilities management services is expected to commence in early 2024, and as a result, will cease to be an activity of HHL. The provision of Conference Centre facilities is not anticipated to transfer to the new company before the year ended 30 September 2026.

In the year ending 30 September 2024, the Charitable Company will focus on ensuring the needs of Campus tenants continue to be met, through to the point that those activities are provided by another group company. The Conference Centre is aiming to continue to grow its customer base through proactive marketing.

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing (see note 18).

Going Concern

The Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements. The Wellcome Trust, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Although it is anticipated that facilities management services will transfer to another group company during the year ended 30 September 2024, the company will continue to provide Conference Centre facilities until at least twelve months from the date of signing these financial statements. Conference Centre activities are anticipated to transfer at a later date, but this is not anticipated before the year ended 30 September 2026. Other services will be undertaken only where funding is committed at the outset.

Hinxton Hall Limited Trustees' Report Year ended 30 September 2023

Risks and uncertainties

Risks to which the Charitable Company is exposed have been identified and reviewed by the trustees. The principal risks and uncertainties include:

The transfer of Campus management activities to a new subsidiary of the Wellcome Trust, will significantly reduce the activities of the Company. There is uncertainty over which activities will be transferred, and whether the Charitable Company will be able to deliver its charitable objectives in the future. Wellcome have committed to ensuring that the scientific objectives of the Campus continue to be fulfilled. Facilities management services are anticipated to begin transferring in early 2024, and will no longer be undertaken by HHL. Conference Centre activities are not anticipated to transfer before the year ended 30 September 2026.

There is a risk that extraordinary inflationary pressure, as a result of wider economic conditions, particularly within the construction industry and in relation to energy costs, may increase the costs providing services to Campus tenants to the extent that they cannot maintain the same level of services. This is mitigated by working closely with Campus tenants and monitoring the cost of comparable services.

The Charitable Company is supported by a five year award from the Wellcome Trust, awarded jointly to Hinxton Hall Limited and its parent Genome Research Limited. This is a fixed award for the period October 2021 – September 2026. The impact of inflation may restrict the level of activity carried out directly by the Charitable Company and work required by GRL. As this is the second year of a five year award, management have sufficient discretion over the spend to ensure expenditure remains within budget over the five year period. Cost saving opportunities have been identified to achieve this, including the delay of facilities improvement projects.

The provision of construction services and operational facilities management exposes personnel to a health and safety risk. The health and safety management system established on the Wellcome Genome Campus is discussed in the Health and Safety section above.

The Charitable Company contracts with suppliers (sub-contractors) to provide facilities management and other related work. The risks arising from the work undertaken by sub-contractors are mitigated by selection of reputable sub-contractors who adopt industry safety guidelines and by regular monitoring of site health and safety by the Trustees of the Charitable Company.

Credit risk is minimised by careful management of amounts due from external third parties. Wellcome has demonstrated its commitment to the support the Charitable Company financially in the provision of facilities management and as a conference centre through the award of a five year grant through to September 2026. The Charitable Company does not use reverse factoring.

The Trustees' Report, which includes the Strategic Report, was approved by the Board of Directors on 22 January 2024 and signed on its behalf by:

DocuSigned by:

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M Dougherty
(Chair)

Hinxton Hall Limited
Statement of Trustees' Responsibilities
Year ended 30 September 2023

Statement of Trustees' Responsibilities

The trustees (who are also directors of Hinxton Hall Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of Financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent Auditor's Report

To the members of Hinxton Hall Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Hinxton Hall Limited (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities (incorporating income and expenditure account);
- the balance sheet; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the charitable company's industry and its control environment and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management, internal audit and the trustees about their own identification and assessment of the risks of irregularities, including those that are specific to the company's business sector.

We obtained an understanding of the legal and regulatory framework that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act, UK Companies Act and Income Tax Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations.

We discussed among the audit engagement team, including relevant internal specialists such as IT, regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud or non-compliance with laws and regulations in the following areas, and our procedures performed to address them are described below:

- Risk of fraud in income recognition.
 - This is a presumed risk under International Auditing Standards. We have pinpointed our fraud risk to occurrence, accuracy and completeness of facilities management income.
 - To address this risk, we have reviewed the control environment governing the recognition of facilities management income. Further, we have tested a sample of income transactions to supporting invoices and cash receipts in bank in order to confirm receipt.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management, internal audit and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with the Charity Commission.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report prepared for the purposes of company law for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the trustees' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.



Jessica Hodges ACA (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

London, UK

22 January 2024

Statement of Financial Activities (incorporating income and expenditure account)
For the year ended 30 September 2023

	Note	Restricted Building Fund £000s	Unrestricted General Fund £000s	2023 Total £000s	2022 Total £000s
INCOME					
Income from charitable activities					
Construction services	4	-	-	-	342
Facilities management services	4	-	26,526	26,526	19,316
Conference centre	4	-	3,503	3,503	2,918
		-	30,029	30,029	22,576
Income from investments					
Interest		-	34	34	1
Total income		-	30,063	30,063	22,577
EXPENDITURE					
Charitable activities					
Construction services		-	-	-	342
Facilities management services		471	26,993	27,464	20,012
Conference centre		540	3,503	4,043	3,404
Total expenditure	5	1,011	30,496	31,507	23,758
Net expenditure for the year		(1,011)	(433)	(1,444)	(1,181)
Fund balances brought forward at 1 October	13	33,521	2,300	35,821	37,002
Fund balances carried forward at 30 September		32,510	1,867	34,377	35,821

An analysis of income and expenditure by fund for the year ended 30 September 2022 is shown in notes 4, 5 and 15.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

All activities are continuing.

The notes to the financial statements are on pages 15 to 22.

Hinxton Hall Limited
Balance Sheet
As at 30 September 2023

	Note	2023 £000s	2022 £000s
Tangible fixed assets	9	34,465	35,760
Current assets			
Stock	8	-	4
Debtors	10	5,094	5,357
Cash at bank and in hand		3,658	1,170
Total current assets		8,752	6,531
Creditors: amounts falling due within one year	11	8,840	6,470
Net current (liabilities) assets		(88)	61
Total assets less current liabilities, being net assets		34,377	35,821
Funds			
Restricted building fund	13	32,510	33,521
Unrestricted general fund	13	1,867	2,300
Total funds		34,377	35,821

The Financial Statements were approved and authorised for issue by the Board of Trustees on 22 January 2024 and signed on its behalf by:

DocuSigned by:

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M Dougherty
 Chair

The notes to the financial statements are on pages 15 to 22.

Hinxton Hall Limited
Notes to the Financial Statements
For the year ended 30 September 2023

Notes to the Financial Statements

1. ACCOUNTING POLICIES

General information

Hinxton Hall Limited is a private company limited by guarantee, registered in England and Wales (Company number 3062160). Its registered office is Gibbs Building, 215 Euston Road, London, NW1 2BE. It is also a charity registered in England and Wales with the Charity Commission (Charity registration number 1048066). The principal activities of the Company are the provision of facilities management and conferencing facilities to the Wellcome Genome Campus, operated by Genome Research Limited. The nature of the Company's operations are set out in the strategic report on pages 5 to 8.

a) *Basis of Preparation*

The financial statements have been prepared on a going concern basis and in compliance with applicable UK accounting standards (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"). In particular, they comply with the Charities Act 2011, and the Statement of Recommended Practice 'Accounting and Reporting by Charities FRS 102' as published in 2019 ('SORP 2019'). The functional currency of Hinxton Hall Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

The Charitable Company meets the definition of public benefit entity under FRS 102. The Financial Statements have been prepared under the historical cost convention and on a basis consistent with prior years.

The Charitable Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to financial instruments and presentation of a cash flow statement. The Charitable Company has also taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of related party transactions with Wellcome and its subsidiaries.

b) *Income*

Income is recognised in the Statement of Financial Activities in the period in which the Charitable Company is entitled to receipt, any conditions are met, where the amount can be quantified and receipt is considered reasonably probable.

Grant income is recognised to the extent the Charitable Company is entitled to the funds, has fulfilled the conditions set out by the grant funder, where the amount can be quantified and receipt is considered reasonably probable. The Charitable Company assesses each grant on an ongoing basis to evaluate progress against grant conditions.

Income from facilities management and construction services is recognised when the related expenditure on services is incurred. All construction services are subcontracted. Income from conference centre sales is recognised when the associated conference event takes place. Grant income is recognised when the related expenditure on revenue or capital items is incurred.

c) *Fund Accounting*

The Building Fund represents grants received from Wellcome specifically for the construction of buildings on the Genome Campus. It is a restricted fund under the terms of the grants.

The General Fund is an unrestricted fund and represents any funds acquired for the general use of the Charitable Company. Income and costs relating to the provision of site services and conference facilities are reflected in this fund.

d) *Tangible Fixed Assets and Depreciation*

Fixed assets are stated at historic cost less accumulated depreciation.

Depreciation is charged on assets in use on a straight-line basis as follows:

Leasehold Land and Buildings	Over lease term
Plant, equipment and vehicles	4 to 15 years
Furniture and fittings	5 to 10 years
Office equipment and computers	3 years

Notes to the Financial Statements

For the year ended 30 September 2023

All expenditure on the acquisition, creation or enhancement of fixed assets is capitalised on an accruals basis, subject to a de minimis threshold of £10,000. Depreciation is charged on assets in use from the commencement of the month in which they are brought into use. Leasehold Land and Buildings are held under leases from the Wellcome Trust at £nil cost per year and are amortised over the life of the lease which expires on 6 February 2055. Assets in the course of construction are recorded at the value of costs incurred and are not depreciated. Depreciation begins when the assets are ready for use at which point they are transferred to the relevant asset category.

Impairment reviews are undertaken when, in the opinion of the Trustees, events or circumstances have arisen which indicate that the carrying value of an asset is impaired. The Charitable Company holds substantial fixed assets, including buildings, related infrastructure and ongoing construction on the Wellcome Genome Campus. At each reporting date the trustees assess whether these assets will continue to derive value for the organisation through use by Genome Research Ltd and other campus tenants in line with its charitable aims. If indicators of impairment are identified, impairment reviews are performed to test the continuing value of the assets. No indications of impairment were identified in the current or previous year.

e) *Stock*

Stock is valued at the lower of cost and net realisable value on a first-in-first-out basis. A provision is made to write-down the value of stock which is no longer considered saleable, no such provision has been made in the current or previous reporting period. Stock relates to consumables used in facilities management, this is now managed by a third party provider and stock is no longer held.

f) *Cash at bank and in hand*

Cash at bank and in hand is held to meet short-term cash commitments as they fall due rather than for investment purposes and includes all cash equivalents held in the form of short-term highly liquid investments that are readily convertible to known amounts of cash, with a short maturity of three months or less from the date of acquisition.

g) *Financial assets and liabilities*

All financial assets and liabilities are initially measured at transaction price (including transaction costs).

Financial assets and financial liabilities are recognised when the Charitable Company becomes a party to the contractual provision of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

For financial assets carried at amortised cost, the amount of any impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

Amounts payable to Wellcome group entities are considered to be current liabilities, repayable on demand. Therefore no discounting of the liabilities for the timing of cashflows has been applied. However, there is no formal agreement for repayment terms, so this conclusion has been reached based on the Charitable Company's best understanding of the arrangements in discussion with the relevant group entities.

The Charitable Company is exposed to credit risk from its customer base. Credit risk is minimised by careful management of amounts due from external third parties. The Charitable Company records a provision against debtors where it is considered more likely than not that the cash will not be received from the customer.

h) *Expenditure*

The costs of charitable expenditure are all direct costs and are allocated according to the area of the Charitable Company's activities to which the expenditure relates.

The cost of providing conference centre facilities for conferences falling outside the primary purpose of the Charitable Company is charged to Genome Research Trading Limited based on sales activity. Governance costs, consisting of audit fees, are allocated to expenditure for the provision of facilities management, since they principally relate to these activities.

For costs relating to construction services, suppliers and services providers are instructed to invoice the full costs of

Notes to the Financial Statements

For the year ended 30 September 2023

work performed in any given period, and provide evidence for this valuation where necessary.

The Charitable Company's activities include the construction of new facilities as well as refurbishment and maintenance of existing infrastructure. The Charitable Company evaluates the nature of this spend to assess which relates to new and enhanced assets and therefore capitalised, and which is maintenance of existing assets and therefore expensed. The Charitable Company consults with suppliers and service providers to assist in this assessment.

All expenditure is included in the Statement of Financial Activities in accordance with the accruals concept.

i) *Operating leases*

The company holds leases for the use of property and facilities on the Wellcome Genome Campus. These are classified as operating leases as the term is substantially less than the useful life of the assets. Rental costs under operating leases are recognised as an expense on a straight-line basis over the lease term, even if the payments are not made on such a basis.

j) *Taxation*

Hinxton Hall Limited is a charity registered under the Charities Act 1993 (as amended by the Charities Act 2011) and is therefore exempt from taxation on their income and gains falling within Part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to their charitable purposes.

The Charitable Company is able to recover the majority of Value Added Tax ("VAT") incurred on expenditure. Any amounts of VAT that cannot be recovered is included within the underlying cost to which it relates.

k) *Going concern*

Wellcome, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million, shared between the Charitable Company and fellow group charity Genome Research Ltd for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Other services will be undertaken only where funding is committed at the outset. Therefore the Trustees are satisfied that it is appropriate to apply the going concern basis in preparing these financial statements.

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charitable Company's accounting policies which are described in note 1, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from estimates.

The estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

2.1 *Significant accounting judgements*

Judgement is required to determine the date at which assets under construction become ready for use and therefore transferred to the relevant fixed assets class and depreciation commences. For construction projects, this is generally the point at which practical completion certification is issued by the managing contractor and accepted by the project governance board. The Charitable Company uses construction industry experts, employed by Genome Research Limited and externally contracted to help make this determination.

2.2 *Key sources of estimation uncertainty*

The trustees do not consider there are any key sources of estimation uncertainty.

Notes to the Financial Statements

For the year ended 30 September 2023

3. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors of the Company (who are also Trustees of the Charitable Company and the key management personnel of the Company) received no remuneration or expenses payments from the Company for their services nor were any expenses paid on their behalf. The Directors are also employees of fellow Group company Genome Research Ltd and are paid by that company. Staff costs disclosed in Note 7 do not include any remuneration in respect of the key management personnel. There were no Directors for whom retirement benefits are accruing under a money purchase or defined benefit scheme. The Company does not issue share options or offer any long-term incentive schemes. There are no other related party transactions.

4. INCOME FROM CHARITABLE ACTIVITIES

	Building Fund £000s	Unrestricted General Fund £000s	2023 Total £000s	Building Fund £000s	Unrestricted General Fund £000s	2022 Total £000s
Construction services	-	-	-	-	342	342
Facilities management services						
Services charges	-	26,058	26,058	-	18,939	18,939
Grants from Wellcome - allocated as capital	-	44	44	-	221	221
Grants from Wellcome - allocated as revenue	-	424	424	-	156	156
	-	26,526	26,526	-	19,316	19,316
Conference centre						
Conference centre sales	-	1,682	1,682	-	885	885
Grants from Wellcome - allocated as capital	-	-	-	-	53	53
Grants from Wellcome - allocated as revenue	-	1,821	1,821	-	1,980	1,980
	-	3,503	3,503	-	2,918	2,918
	-	30,029	30,029	-	22,576	22,576

The company is entitled to income in relation to capital expenditure at the point the expenditure is made, this income is allocated as a capital grant above.

5. EXPENDITURE

Total expenditure is stated after charging:

	Restricted Building Fund £000s	Unrestricted General Fund £000s	2023 Total £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	2022 Total £000s
Total expenditure includes						
Operating lease costs	-	150	150	-	150	150
Fees payable to the Charity's auditor for audit services	-	54	54	-	24	24
	-	204	204	-	174	174
Depreciation						
Facilities management services	471	355	826	470	342	812
Conference centre	540	68	608	539	66	605
	1,011	423	1,434	1,009	408	1,417

Included within facilities management services is governance costs, consisting entirely of audit fees payable to the Charitable Company's statutory auditor for the external audit of these financial statements of £54,000 (2022: £27,000).

Included within expenditure above are support costs of £282,000 (2022: £255,000), including governance costs of £54,000 (2022: £27,000) and a management and administration service fee of £228,000 (2022: £228,000). Support costs are allocated between activities on a proportional basis. £249,000 (2022: £218,000) has been allocated to facilities management services and £33,000 (2022: £37,000) has been allocated to Conference Centre activities.

Costs are either charged directly to activities where possible, or apportioned based on floor area or headcount, dependant on the nature of the expense.

Notes to the Financial Statements

For the year ended 30 September 2023

6. OPERATING LEASE COMMITMENTS

The Charitable Company is committed to the following minimum lease payments in respect of a non-cancellable operating lease of the due to expire in February 2055:

Due in less than one year	150	150
Due between two and five years	600	600
Due after 5 years	3,965	4,115
	4,715	4,865

The lease is a sub-lease of land at the Wellcome Genome Campus.

7. STAFF COSTS

The Charitable Company has no employees (2022: no employees), as services provided are sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. Staff costs recharged to the Charitable Company amounted to £1.1 million in the year (2022: £0.8 million).

8. STOCK

As at 30 September 2023, the Company held stock of £nil (2022: £4,000) in relation to consumables used in facilities management, this is now managed by a third party provider, so stock is no longer required. An impairment charge of £4,000 (2022: £nil) was recognised in the year in relation to the unused stock. In the opinion of the Directors, the carrying value of the stock did not differ materially from their replacement cost. No stock is pledged as security for liabilities.

9. TANGIBLE FIXED ASSETS

	Leasehold land and buildings £000s	Plant equipment and vehicles £000s	Office equipment and computers £000s	Furniture and fittings £000s	Assets in the course of construction £000s	Total £000s
Costs as at 1 October 2022	49,272	6,480	102	920	1,019	57,793
Additions	44	95	-	-	-	139
Disposals	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
As at 30 September 2023	49,316	6,575	102	920	1,019	57,932
Depreciation as at 1 October 2022	(16,619)	(4,461)	(102)	(851)	-	(22,033)
Charge for the year	(1,011)	(404)	-	(19)	-	(1,434)
Eliminated on disposal	-	-	-	-	-	-
As at 30 September 2023	(17,630)	(4,865)	(102)	(870)	-	(23,467)
Net book value as at 30 September 2023	31,686	1,710	-	50	1,019	34,465
Net book value as at 30 September 2022	32,653	2,019	-	69	1,019	35,760

All leasehold land buildings are short leaseholds.

Notes to the Financial Statements
For the year ended 30 September 2023

10. DEBTORS

	2023 £000s	2022 £000s
Trade debtors	1,270	963
Amounts owed by other group entities	181	204
Amounts owed by Genome Research Limited	3,363	3,471
Other debtors	-	228
Prepayments	74	32
Accrued income	206	459
	5,094	5,357

The amounts owed by Genome Research Limited and other group entities are unsecured, incur no interest and are receivable on request. Amounts owed by other group entities include £181,000 from Genome Research Trading Limited (2022: £151,000 from Genome Research Trading Limited and £53,000 from GRL Construction Limited). All amounts related to the provision of facilities management services and conference centre bookings. No debtors are due after more than one year.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £000s	2022 £000s
Trade creditors	1,249	1,454
Amounts owed to the Wellcome Trust	4,472	2,918
Accruals	2,868	1,787
Deferred income	155	90
VAT payable	96	221
	8,840	6,470

The amounts owed to the Wellcome Trust are unsecured, incur no interest and are repayable on request.

Deferred income consists of conference centre fees billed in advance to customers and advance rental charges to campus tenants, in line with contractual arrangements. The movements in the year were as follows:

	2023 £000s	2022 £000s
At 1 October	90	-
Amounts billed in advance to customers	139	180
Released to income	(74)	(90)
At 30 September	155	90

12. COMMITMENTS

As at 30 September 2023 there were £0.1 million capital commitments contracted but not accrued relating to improvement projects in the laboratories and data centre (2022: £1.3 million relating to the redevelopment of the Research Support Facility).

Costs are accrued only where services have been performed under the contract before the end of the reporting period.

Notes to the Financial Statements

For the year ended 30 September 2023

13. FUND MOVEMENTS

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total £000s
Balance at 1 October 2021	34,530	2,472	37,002
Income	-	22,577	22,577
Expenditure	(1,009)	(22,749)	(23,758)
Balance at 30 September 2022	33,521	2,300	35,821
Income	-	30,063	30,063
Expenditure	(1,011)	(30,496)	(31,507)
Balance at 30 September 2023	32,510	1,867	34,377

14. ANALYSIS OF NET ASSETS BY FUND

	Restricted Building Fund 2023 £000s	Unrestricted General Fund 2023 £000s	Total 2023 £000s	Restricted Building Fund 2022 £000s	Unrestricted General Fund 2022 £000s	Total 2022 £000s
Tangible fixed assets	32,510	1,955	34,465	33,521	2,239	35,760
Stock	-	-	-	-	4	4
Debtors	-	5,094	5,094	-	5,357	5,357
Cash	-	3,658	3,658	-	1,170	1,170
Creditors	-	(8,840)	(8,840)	-	(6,470)	(6,470)
	32,510	1,867	34,377	33,521	2,300	35,821

15. ANALYSIS OF INCOME AND EXPENDITURE BY FUND

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2023 £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2022 £000s
INCOME						
Income from charitable activities						
Construction services	-	-	-	-	342	342
Facilities management services	-	26,526	26,526	-	19,316	19,316
Conference centre	-	3,503	3,503	-	2,918	2,918
	-	30,029	30,029	-	22,576	22,576
Income from Investments						
Interest	-	34	34	-	1	1
Total income	-	30,063	30,063	-	22,577	22,577
EXPENDITURE						
Charitable activities						
Construction services	-	-	-	-	342	342
Facilities management services	471	26,993	27,464	470	19,542	20,012
Conference centre	540	3,503	4,043	539	2,865	3,404
Total expenditure	1,011	30,496	31,507	1,009	22,749	23,758
Net expenditure for the year	(1,011)	(433)	(1,444)	(1,009)	(172)	(1,181)
Fund balances brought forward at 1 October	33,521	2,300	35,821	34,530	2,472	37,002
Fund balances carried forward at 30 September	32,510	1,867	34,377	33,521	2,300	35,821

Notes to the Financial Statements

For the year ended 30 September 2023

16. RELATED PARTY TRANSACTIONS

The Charitable Company has taken advantage of the exemption contained in in FRS 102, paragraph 33.1A, which exempts it from disclosing details of transactions with Wellcome and its subsidiaries, as the Company is a wholly-owned subsidiary of The Wellcome Trust Limited, as Trustee of the Wellcome Trust. As stated in the trustees' report the trustees are paid employees of GRL. The trustees received no remuneration or expenses in the current or prior year for their services as trustees, or had any other related party transactions.

17. CONTROLLING ENTITY

The members of the Charitable Company are The Wellcome Trust Limited (as Trustee of the Wellcome Trust) and Genome Research Limited. The Charitable Company is considered to be a wholly-owned subsidiary of the Wellcome Trust for accounting purposes. The Wellcome Trust is the largest and smallest group of which the Charitable Company is a member and which prepares consolidated financial statements. In the event of the Charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member.

Genome Research Limited is a charity registered in England and Wales, number 1021457, and is a company limited by guarantee registered in in the England and Wales, number 10058101. Its principal address is Wellcome Genome Campus, Hinxton, Cambridgeshire, CB10 1RQ. Its key activities are undertaking scientific research and education in the field of genomics.

The Trustees regard the Wellcome Trust as the ultimate parent undertaking and controlling party. The Wellcome Trust is a charity registered in England and Wales, number 210183. Its registered address is Gibbs Building, 215 Euston Road, London, NW1 2BE. Its key activities are dedicated to improving health.

Copies of Wellcome Annual Report and Financial Statements 2023 are available from Wellcome's website (www.wellcome.ac.uk/about-us) or, without charge, from the Company Secretary.

18. POST BALANCE SHEET EVENTS

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing.

HINXTON HALL LIMITED

England & Wales - Charity number 1048066

Accounts

Hinxton Hall Limited Annual Report and Financial Statements For Year Ended 30 September 2022



Hinxton Hall Limited Annual Report and Financial Statements
Year ended 30 September 2022

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Trustees' Report

The Directors of Hinxton Hall Limited ("the Company" or "the Charitable Company"), who are also the Trustees of Hinxton Hall Limited, being a charity for the purposes of the Charities Act 2011, present their Annual Report and audited Financial Statements for the year ended 30 September 2022.

Independent Auditor

In accordance with Section 485 of the Companies Act 2006, a resolution dated 30 January 2023 was passed by the members reappointing Deloitte LLP as auditor of the Charitable Company.

Reference and administrative information

Company Status

The Company is a charity registered in England and Wales with the Charity Commission under the Charities Act 1993, as amended by the Charities Act 2011 (Charity registration number 1048066) and is a company limited by guarantee and registered in England and Wales (Company number 3062160).

Directors/Trustees

The trustees of the Charitable Company (who are also directors of the Company) who were in office during the year and up to the date of signing the financial statements were:

M Dougherty (Chair)
M Payne

Principal Address
Wellcome Genome Campus
Hinxton
Cambridgeshire
CB10 1RQ

Company Secretary
N Meliti

Registered Office
Gibbs Building
215 Euston Road
London
NW1 2BE

Independent Auditor
Deloitte LLP
Statutory Auditor
1 New Street Square
London
EC4A 3HQ

Bank
National Westminster Bank plc
King's Parade Branch
Bene't Street
Cambridge
CB2 3PU

Solicitors
CMS Cameron McKenna
Cannon Place
78 Cannon Street
London
EC4N 6AF

Hinxton Hall Limited

For the year ended 30 September 2022

Structure, Governance and Management

Members

The Charitable Company has two members, The Wellcome Trust Limited, as Trustee of the Wellcome Trust ('Wellcome'), and Genome Research Limited ('GRL'). The Charitable Company and GRL are both wholly-owned subsidiaries of the Wellcome Trust for accounting purposes. The liability to each member to contribute to the assets in the event of winding up is limited to £1.

Structure, Governance and Management

The Charitable Company is governed in accordance with its memorandum and articles of association. Board members are appointed by the Charitable Company's parent company, GRL, and may also be appointed by the Wellcome Trust. All Board members are employees of GRL.

Board of Trustees

The Board of Trustees (who are also Directors and the key management personnel of the Charitable Company) is responsible for ensuring that the charitable objects of the Charitable Company are being met. It approves the management structure and operational budgets of the Charitable Company. During the financial year, the Board met on one occasion. The Trustees are also members of the GRL Executive Board which meets four times a year and has an overview of all activities on the Wellcome Genome Campus. The Trustees are appointed by the Members of the Charitable Company, The Wellcome Trust and Genome Research Limited. The performance of the Trustees is monitored by the members who will advise and manage any necessary development and training.

The Trustees are appointed from the executive management of fellow group charity Genome Research Ltd. The Trustees are selected to have substantial experience of managing and operating large charitable organisations and are familiar with the requirements of company law and the Charity Commission. An induction programme is provided, helping to put this into the context of the specific workings of the Charitable Company. Legal and regulatory updates are provided from our Legal and Facilities departments as and when required.

None of the Trustees has any beneficial interests in the Charitable Company. The Trustees do not receive any remuneration for acting as Trustees or Directors of the Charitable Company. All the Trustees are also paid employees of Genome Research Limited and none of their remuneration is recharged to the Charitable Company.

The Charitable Company has made qualifying third party indemnity provisions for the benefit of its trustees which were made during the year and remain in force to the date of this report.

The Charitable Company made no political or charitable donations during the current or previous year.

The Chair (page 2) has principal management responsibility for the business activities of the Charitable Company and acts as Chief Operating Officer with responsibility for activities on a day-to-day basis. Responsibility is delegated to senior management for Facilities Management, Construction Services and the Wellcome Genome Campus Conference Centre.

Charitable Objects

The objects for which the Charitable Company is established are to advance the education of the public, in particular, advancing scientific and medical education and research (and the publication of the useful results of research) with particular reference to the human genome by the provision of facilities for research, conferences, seminars and training at the Wellcome Genome Campus, which is situated at Hinxton, Cambridgeshire.

Hinxton Hall Limited

For the year ended 30 September 2022

Aims

The Trustees confirm that they have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charitable Company's aims and in planning future activities. The Charitable Company continues to fulfil its charitable objects by undertaking three key charitable activities:

- Providing facilities management services to organisations based at the Wellcome Genome Campus, the major ones being Genome Research Limited, the European Bioinformatics Institute and the Wellcome Genome Campus Conference Centre. These services include utilities provision, building maintenance, security, cleaning and catering.
- Providing meeting and conference facilities and residential accommodation at the Wellcome Conference Centre.
- Providing design and construction services for the Wellcome Genome Campus.

The provision of these services provides public benefit through supporting organisations on the Wellcome Genome Campus which undertake scientific and medical research and education.

The Charitable Company earns income from facilities management charges, construction services and conference centre sales and is also funded by grants from Wellcome, in order to support the aims of the Charitable Company and its parent Company, Genome Research Limited.

Strategic Report

Achievements and Performance

During the year the Charitable Company provided facilities management, construction and conferencing services as required to meet the needs of tenants on the Wellcome Genome Campus, consistent with its ongoing charitable objectives. The Charitable Company aims to maintain and improve its services delivered each year across the campus. Activity on the Wellcome Genome Campus was curtailed in 2020 as a result of the COVID-19 pandemic, impacting the scale and nature of the work performed in the previous two financial periods. All activities have now been resumed, including the Conference Centre, which reopened for conferences in April 2022.

The following summarises the achievements of the Charitable Company during the year and the KPIs used to measure performance:

On 20th March 2020 the campus partially shut down to all but essential activities relating to animal welfare and scientific studies into the virus, as a result of the COVID-19 pandemic. Staff levels on Campus have continued to be significantly lower since the lockdown period at around 850-1,000 a day, compared to 2,500 before the lockdown. The conference Centre closed on 20th March 2020 and remained closed for conferences through to April 2022. Conference centre facilities have been used throughout the year by Campus tenants, as meeting facilities and private offices.

Sales income received from users of the conference facilities amounted to £0.9 million (2021: £0.2 million). 395 events have been run during the year, hosting 15,531 delegates (including approximately 5,000 virtually) (2021: no events held). The conference centre also received grant income of £2.0 million (2021: £2.6 million) to cover its trading deficits.

Facilities management services generating income of £19.3 million (2021: £20.3 million) were provided to support the ongoing essential operations on the Wellcome Genome Campus undertaking scientific research and to maintain and enhance the infrastructure of the Wellcome Genome Campus. The Charitable Company also provided design and construction services to Wellcome Genome Campus generating income of £0.3 million (2021: £0.6 million), including initial design and materials cost for the building to be constructed on the Southfield site, for use by Genome Research Limited. In December 2021 a decision was made to terminate the construction of the new building.

Environment

The Environment Manager (an employee of fellow group charity Genome Research Ltd) is responsible for the strategic direction and management of the environmental impacts of the Campus. The ISO 14001 & ISO 50001 management systems successfully completed surveillance audits and demonstrated they are designed to support the strategic direction and deliver the intended results.

As part of our aspiration to achieve Net Zero by 2030, we have developed an energy & decarbonisation strategy, which outlines the interventions and actions required to reduce demand in line with the target. As part of that, accelerated by the volatility of the market and current energy prices, we are considering a number of renewable energy generation options for security of supply.

Following the approval of the Campus Environmental Sustainability Strategy, staff engagement has increased around the twelve themes and a number of initiatives have already been introduced. Working groups have been established for each theme and individual strategies are being developed to outline the actions and investment required to meet the individual and overarching targets.

Hinxton Hall Limited

For the year ended 30 September 2022

Health and Safety

The Company is wholly owned by Genome Research Limited (GRL) and occupies space within the Wellcome Genome Campus, which is managed by GRL. The Company adheres to the policies of the Wellcome Genome Campus, and receives support from the GRL Health and Safety team with regard to company specific health and safety procedures.

Reserves and Expenditure Policy

The Charitable Company does not consider it necessary to hold a minimum level of reserves due to the structure of its funding from Wellcome, directly from grants and indirectly via funding awarded to GRL to cover its facilities costs. Although, due to the timing of construction and facilities work undertaken, reserves will fluctuate from year to year. Wellcome provides sufficient funding to enable the Charitable Company and GRL to finance its general activities and meet any of its obligations as they fall due. This funding structure is reviewed every five years. The year ended 30 September 2022 was the first year of the current quinquennial funding period. In the event of a change in funding approach the reserves policy would be reviewed. The Charitable Company aims to limit expenditure to that budgeted each year to maintain facilities on the Wellcome Genome Campus and undertake construction projects only once funding is committed. The Charitable Company does not undertake public fundraising activities.

At the end of the financial year the Charitable Company held unrestricted general funds of £2.3 million (2021: £2.5 million) and restricted building funds of £33.5 million (2021: £34.5 million).

The Building Fund represents fixed assets, which are funded by grants received from Wellcome. The funds will be utilised in future periods as depreciation is charged to the funds over the life of the assets.

The Building Fund is a restricted fund and is held for the buildings on the land leased by the Charitable Company from Genome Research Limited. These include Hinxton Hall, a Grade II listed building, the Conference Centre, the Residential Accommodation and the new Shared Services and car park facility. The fund is adjusted each year for building additions and depreciation. The General Fund is an unrestricted fund and represents the net operational assets of the Charitable Company. It is adjusted each year for additions and depreciation.

Unrestricted funds generally remain consistent year to year as costs are only incurred where they can be recovered by grants from Wellcome or recharges to tenants on the Wellcome Genome Campus. Residual unrestricted funds represent grants received to purchase fixed assets (other than buildings), which is utilised in future periods as depreciation is charged to the funds over the life of the assets.

For planning purposes an annual budget is agreed with Wellcome and tenants on the Wellcome Genome Campus, including Genome Research Ltd and the European Bioinformatics Institute. The Trustees monitor the expenditure of the Charitable Company and provide an oversight of the internal budgetary and financial control mechanisms. The Charitable Company agrees funding for capital projects and recovery of costs from Wellcome and Genome Research Limited and other customers such that all expenditure is only committed once it is covered by income.

Fixed Assets

The tangible fixed assets of the Charitable Company, as set out in note 9 to the Financial Statements, represent the costs, less accumulated depreciation, incurred at the Wellcome Genome Campus. During the COVID-19 pandemic the campus was partially closed and buildings and facilities owned by the Charitable Company, including the Wellcome Genome conference centre temporarily ceased operations. However, all of the assets have been in use since restrictions have been lifted. Conferences resumed in April 2022. The Trustees do not consider any asset values to be impaired.

Employment

The Charitable Company has no employees (2021: no employees), with services provided being sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. The charge for these services in the current year was £0.8 million (2021: £0.9 million).

Hinxton Hall Limited

For the year ended 30 September 2022

Financial Review

The Charitable Company's income from construction services related primarily to initial design and materials costs for the new Southfield building. In December 2021 a decision was taken to terminate the construction of the building. Income from facilities management services decreased from £20.3 million in 2021 to £19.4 million in 2022 due to efforts to increase building repair and renovation work while there were fewer people on Campus during the winter 2021 lockdown. Income from Conference Centre sales increased from £0.2 million to £0.9 million as the facility was closed throughout the year ended 30 September 2021, to all but meeting and office facilities for Campus tenants. The Conference Centre reopened in April 2022. Total income relating to the conference centre increased from £2.8 million to £2.9 million due to income from conferences, offset by a decrease in maintenance work carried out in the year.

The Charitable Company reported net expenditure for the year of £1.2 million (2021 £1.1 million). The net movement on funds has been recorded in the Restricted Building and Unrestricted General Funds as appropriate. The Charitable Company held net assets at 30 September 2022 of £35.8 million (2021: £37 million) represented by restricted building funds of £33.5 million (2021: £34.5 million) and unrestricted funds of £2.3 million (2021: £2.5 million).

Future Plans

During the year ending 30 September 2023 facilities management activities are expected to continue at their current levels, to support the strategy for the Wellcome Genome Campus. There are no significant construction activities planned through Hinxton Hall Limited; however the construction of a new building by another group company on behalf of one of the Campus tenants will result in increased demand for the Charitable Company's services. The Conference Centre is expected to return to pre-pandemic levels during the year ended 30 September 2023. We aim to achieve this by building on our existing customer base and proactive marketing.

Going Concern

The Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements. Wellcome, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Other services will be undertaken only where funding is committed at the outset.

Hinxton Hall Limited

For the year ended 30 September 2022

Risks and uncertainties

Risks to which the Charitable Company is exposed have been identified and reviewed by the trustees. The principal risks include:

The Campus shutdown also resulted in the closure of the Wellcome Genome conference centre. Although social-distancing restrictions have been lifted in the wider community, they remain in place on Campus. There is a risk that conference customers will migrate to online or virtual alternatives resulting in a longer-term reduction to conference centre sales. The conference centre marketing team is maintaining close contact with regular customers to sustain relationships and ensure bookings are retained or deferred where possible. Feedback from customers, and take up since the Conference Centre reopened, indicates that demand for live conferences will return to prepandemic levels.

There is a risk that extraordinary inflationary pressure, as a result of wider economic conditions, including Brexit and the war in Ukraine, particularly within the construction industry and in relation to energy costs, may increase the costs providing services to Campus tenants to the extent that they cannot maintain the same level of services. This is mitigated by working closely with Campus tenants and monitoring the cost of comparable services.

The Charitable Company is supported by a five year award from the Wellcome Trust, awarded jointly to Hinxton Hall Limited and its parent Genome Research Limited. This is a fixed award for the period October 2021 – September 2026. The impact of inflation may restrict the level of activity carried out directly by the Charitable Company and work required by GRL. As this is the first year of a five year award, management have sufficient discretion over the spend to ensure expenditure remains within budget over the five year period. Cost saving opportunities have been identified to achieve this, including the delay of construction projects.

The provision of construction services and operational facilities management exposes personnel to a health and safety risk. The health and safety management system established on the Wellcome Genome Campus is discussed in the Health and Safety section above.

The Charitable Company contracts with suppliers (sub-contractors) to provide facilities management and other related work. The risks arising from the work undertaken by sub-contractors are mitigated by selection of reputable sub-contractors who adopt industry safety guidelines and by regular monitoring of site health and safety by the Trustees of the Charitable Company.

Credit risk is minimised by careful management of amounts due from external third parties. Wellcome has demonstrated its commitment to the support the Charitable Company financially in the provision of facilities management and as a conference centre through the award of a five year grant through to September 2026. The Charitable Company does not use reverse factoring.

The Trustees' Report, which includes the Strategic Report, was approved by the Board of Directors on 16 December 2022 and signed on its behalf by:

DocuSigned by:

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M Dougherty
(Chair)

Statement of Trustees' Responsibilities

The trustees (who are also directors of Hinxton Hall Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent Auditor's Report

To the members of Hinxtion Hall Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Hinxtion Hall Limited (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities (Incorporating income and expenditure account);
- the balance sheet; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the

work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the charitable company's industry and its control environment, and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management, trustees and internal audit about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory framework that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act, UK Companies Act and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations.

We discussed among the audit engagement team, including relevant internal specialists such as tax and IT, regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud or non-compliance with laws and regulations in the following areas, and our specific procedures performed to address them are described below:

- Risk of fraud in income recognition.
 - This is a presumed risk under International Auditing Standards. We have pinpointed our fraud risks on the construction income and expenditure.
 - For income, we consider the risk to be related to the completeness of income. Since income is earned based on recharging expenditure incurred, we have reperformed the recharge calculation to ensure it reconciles to the relevant expenditure.
 - For expenditure, we consider the risk to be related to the validity of expenditure. We have tested a sample of expenditure to supporting documentation.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management, internal audit and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing any correspondence with the Charity Commission.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report and the directors' report prepared for the purposes of company law for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report included within the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

DocuSigned by:

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Jessica Hodges ACA (Senior statutory auditor)
 For and on behalf of Deloitte LLP
 Statutory Auditor
 London, UK
 30 January 2023

Hinxton Hall Limited
Statement of Financial Activities (incorporating income and expenditure account)
For the year ended 30 September 2022

	Note	Restricted Building Fund £000s	Unrestricted General Fund £000s	2022 Total £000s	2021 Total £000s
INCOME					
Income from charitable activities					
Construction services	4	-	342	342	653
Facilities management services	4	-	19,316	19,316	20,258
Conference centre	4	-	2,918	2,918	2,827
		-	22,576	22,576	23,738
Income from investments					
Interest		-	1	1	-
Total income		-	22,577	22,577	23,738
EXPENDITURE					
Charitable activities					
Construction services		-	342	342	653
Facilities management services		470	19,542	20,012	21,073
Conference centre		539	2,865	3,404	3,080
Total expenditure	5	1,009	22,749	23,758	24,806
Net expenditure for the year		(1,009)	(172)	(1,181)	(1,068)
Fund balances brought forward at 1 October	13	34,530	2,472	37,002	38,070
Fund balances carried forward at 30 September		33,521	2,300	35,821	37,002

*An analysis of income and expenditure by fund for the year ended 30 September 2021 is shown in notes 4, 5 and 15.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

All activities are continuing.

The notes to the financial statements are on pages 15 to 22.

Hinxton Hall Limited
Balance Sheet
As at 30 September 2022

	Note	2022 £000s	2021 £000s
Tangible fixed assets	9	35,760	36,903
Current assets			
Stock	8	4	3
Debtors	10	5,357	4,120
Cash at bank and in hand		1,170	280
Total current assets		6,531	4,403
Creditors: amounts falling due within one year	11	6,470	4,304
Net current assets		61	99
Total assets less current liabilities, being net assets		35,821	37,002
Funds			
Restricted building fund	13	33,521	34,530
Unrestricted general fund	13	2,300	2,472
Total funds		35,821	37,002

The Financial Statements were approved and authorised for issue by the Board of Trustees on 30 December 2023 and signed on its behalf by:

DocuSigned by:

 B59EBC6D4FDF40B...

M Dougherty
 Chair

The notes to the financial statements are on pages 15 to 22.

Notes to the Financial Statements

1. ACCOUNTING POLICIES

General information

Hinxton Hall Limited is a company limited by guarantee registered in England and Wales (Company number 3062160). Its registered office is Gibbs Building, 215 Euston Road, London, NW1 2BE. It is also a charity registered in England and Wales with the Charity Commission (Charity registration number 1048066).

a) *Basis of Preparation*

The financial statements have been prepared on a going concern basis and in compliance with applicable UK accounting standards (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"). In particular, they comply with the Charities Act 2011, and the Statement of Recommended Practice 'Accounting and Reporting by Charities FRS 102' as published in 2019 ('SORP 2019').

The Charitable Company meets the definition of public benefit entity under FRS 102. The Financial Statements have been prepared under the historical cost convention and on a basis consistent with prior years.

The Charitable Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to financial instruments and presentation of a cash flow statement. The Charitable Company has also taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of related party transactions with Wellcome and its subsidiaries.

b) *Income*

Income is recognised in the Statement of Financial Activities in the period in which the Charitable Company is entitled to receipt, any conditions are met, where the amount can be quantified and receipt is considered reasonably probable.

Grant income is recognised to the extent the Charitable Company is entitled to the funds, has fulfilled the conditions set out by the grant funder, where the amount can be quantified and receipt is considered reasonably probable. The Charitable Company assesses each grant on an ongoing basis to evaluate progress against grant conditions.

Income from facilities management and construction services is recognised when the related expenditure on services is incurred. All construction services are subcontracted. Income from conference centre sales is recognised when the associated conference event takes place. Grant income is recognised when the related expenditure on revenue or capital items is incurred.

c) *Fund Accounting*

The Building Fund represents grants received from Wellcome specifically for the construction of buildings on the Genome Campus. It is a restricted fund under the terms of the grants.

The General Fund is an unrestricted fund and represents any funds acquired for the general use of the Charitable Company. Income and costs relating to the provision of site services and conference facilities are reflected in this fund.

d) *Tangible Fixed Assets and Depreciation*

Fixed assets are stated at historic cost less accumulated depreciation.

Depreciation is charged on assets in use on a straight-line basis as follows:

Leasehold Buildings	Over lease term
Plant and equipment	4 to 15 years
Furniture and fittings	5 to 10 years
Office equipment and computers	3 years

All expenditure on the acquisition, creation or enhancement of fixed assets is capitalised on an accruals basis, subject to a de minimis threshold of £5,000. Depreciation is charged on assets in use from the commencement of the month in which they are brought into use. Leasehold Land and Buildings are held under leases from the Wellcome Trust at £nil cost per year and are amortised over the life of the lease which expires on 6 February 2055. Assets in the course of construction are recorded at the value of costs incurred and are not depreciated. Depreciation begins when the assets are ready for use at which point they are transferred to the relevant asset category.

Impairment reviews are undertaken when, in the opinion of the Trustees, events or circumstances have arisen which indicate that the carrying value of an asset is impaired. The Charitable Company holds substantial fixed assets, including buildings, related infrastructure and ongoing construction on the Wellcome Genome Campus. At each reporting date the trustees assess whether these assets will continue to derive value for the organisation through use by Genome Research Ltd and other campus tenants in line with its charitable aims. If indicators of impairment are identified, impairment reviews are performed to test the continuing value of the assets. No indications of impairment were identified in the current or previous year.

e) Stock

Stock is valued at the lower of cost and net realisable value on a first-in-first-out basis. A provision is made to write-down the value of stock which is no longer considered saleable, no such provision has been made in the current or previous reporting period.

f) Cash at bank and in hand

Cash at bank and in hand is held to meet short-term cash commitments as they fall due rather than for investment purposes and includes all cash equivalents held in the form of short-term highly liquid investments that are readily convertible to known amounts of cash, with a short maturity of three months or less from the date of acquisition.

g) Financial assets and liabilities

Basic financial assets including trade and other receivables, cash and bank balances, and intercompany loans are initially measured at transaction price (including transaction costs).

Financial assets and financial liabilities are recognised when the Charitable Company becomes a party to the contractual provision of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. All financial assets and liabilities are initially measured at transaction price (including transaction costs).

For financial assets carried at amortised cost, the amount of any impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

Amounts payable to Wellcome group entities are considered to be current liabilities, repayable on demand. Therefore no discounting of the liabilities for the timing of cashflows has been applied. However, there is no formal agreement for repayment terms, so this conclusion has been reached based on the Charitable Company's best understanding of the arrangements in discussion with the relevant group entities.

The Charitable Company is exposed to credit risk from its customer base. Credit risk is minimised by careful management of amounts due from external third parties. The Charitable Company records a provision against debtors where it is considered more likely than not that the cash will not be received from the customer.

h) Expenditure

The costs of charitable expenditure are all direct costs and are allocated according to the area of the Charitable Company's activities to which the expenditure relates.

The cost of providing conference centre facilities for conferences falling outside the primary purpose of the Charitable Company is charged to Genome Research Trading Limited based on sales activity. Governance costs, consisting of audit fees, are allocated to expenditure for the provision of facilities management, since they principally relate to these activities.

For costs relating to construction services, suppliers and services providers are instructed to invoice the full costs of work performed in any given period, and provide evidence for this valuation where necessary.

The Charitable Company's activities include the construction of new facilities as well as refurbishment and maintenance of existing infrastructure. The Charitable Company evaluates the nature of this spend to assess which relates to new and enhanced assets and therefore capitalised, and which is maintenance of existing assets and therefore expensed. The Charitable Company consults with suppliers and service providers to assist in this assessment.

All expenditure is included in the Statement of Financial Activities in accordance with the accruals concept.

i) Operating leases

The company holds leases for the use of property and facilities on the Wellcome Genome Campus. These are classified as operating leases as the term is substantially less than the useful life of the assets. Rental costs under operating leases are recognised as an expense on a straight-line basis over the lease term, even if the payments are not made on such a basis.

j) Taxation

Hinxton Hall Limited is a charity registered under the Charities Act 1993 (as amended by the Charities Act 2011) and is therefore exempt from taxation on their income and gains falling within Part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to their charitable purposes.

The Charitable Company is able to recover the majority of Value Added Tax ("VAT") incurred on expenditure. Any amounts of VAT that cannot be recovered is included within the underlying cost to which it relates.

k) Going concern

Wellcome, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has committed to provide grant funding of £560.0 million, shared between the Charitable Company and fellow group charity Genome Research Ltd for the five years ended 30 September 2026, with an additional allowance for power inflation of £15.0 million. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 12), and to cover existing liabilities as they fall due, despite the extraordinary inflationary pressures arising as a result of wider economic conditions. Other services will be undertaken only where funding is committed at the outset. Therefore the Trustees are satisfied that it is appropriate to apply the going concern basis in preparing these financial statements.

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charitable Company's accounting policies which are described in note 1, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from estimates.

The estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

Judgement is required to determine the date at which assets under construction become ready for use and therefore transferred to the relevant fixed assets class and depreciation commences. For construction projects, this is generally the point at which practical completion certification is issued by the managing contractor and accepted by the project governance board. The Charitable Company uses construction industry experts, employed by Genome Research Ltd and externally contracted to help make this determination.

The trustees do not consider there are any other critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed above.

3. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors of the Company (who are also Trustees of the Charitable Company and the key management personnel of the Company) received no remuneration or expenses payments from the Company for their services nor were any expenses paid on their behalf. The Directors' are also employees of fellow Group company Genome Research Ltd and are paid by that company. Staff costs disclosed in Note 7 do not include any remuneration in respect of the key management personnel. There were no Directors for whom retirement benefits are accruing under a money purchase or defined benefit scheme. The Company does not issue share options or offer any long-term incentive schemes. There are no other related party transactions.

4. INCOME FROM CHARITABLE ACTIVITIES

	Restricted Building Fund £000s	Unrestricted General Fund £000s	2022 Total £000s	Building Fund £000s	Unrestricted General Fund £000s	2021 Total £000s
Construction services	-	342	342	-	653	653
Facilities management services						
Services charges	-	18,939	18,939	-	19,817	19,817
Grants from Wellcome - allocated as capital	-	221	221	-	109	109
Grants from Wellcome - allocated as revenue	-	156	156	-	332	332
	-	19,316	19,316	-	20,258	20,258
Conference centre						
Conference centre sales	-	885	885	-	188	188
Grants from Wellcome - allocated as capital	-	53	53	-	287	287
Grants from Wellcome - allocated as revenue	-	1,980	1,980	-	2,352	2,352
	-	2,918	2,918	-	2,827	2,827
	-	22,576	22,576	-	23,738	23,738

5. NET EXPENDITURE

Net expenditure is stated after charging:

	Restricted Building Fund £000s	Unrestricted General Fund £000s	2022 Total £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	2021 Total £000s
Total expenditure includes						
Operating lease costs	-	150	150	-	150	150
Fees payable to the Charity's auditor for audit services	-	24	24	-	27	27
	-	174	174	-	177	177
Depreciation						
Facilities management services	470	342	812	470	346	816
Conference centre	539	66	605	538	49	587
	1,009	408	1,417	1,008	395	1,403

Included within facilities management services is governance costs, consisting entirely of audit fees payable to the Charitable Company's statutory auditor for the external audit of these financial statements of £27,000 (2021: £27,000).

All of the costs of the Charitable Company are direct costs.

Costs are either charged directly to activities where possible, or apportioned based on floor area or headcount, dependant on the nature of the expense.

6. OPERATING LEASE COMMITMENTS

The Charitable Company is committed to the following minimum lease payments in respect of a non-cancellable operating lease due to expire in February 2055:

	2022 Property £000s	2021 Property £000s
Due in less than one year	150	150
Due between two and five years	600	600
Due after 5 years	4,115	4,265
	4,865	5,015

7. STAFF COSTS

The Charitable Company has no employees (2021: no employees), as services provided are sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. Staff costs recharged to the Charitable Company amounted to £0.8 million in the year (2021: £0.9 million). These costs along with governance costs referred to in note 5 comprise all support costs, and are allocated to the direct expenditure of each activity for which the staff perform services.

8. STOCK

As at 30 September 2022, the Company held stock of £4,000 (2021: £3,000) in relation to consumables used in facilities management. In the opinion of the Directors, the carrying value of the stock does not differ materially from their replacement cost. No stock is pledged as security for liabilities.

9. TANGIBLE FIXED ASSETS

	Leasehold land and buildings £000s	Plant equipment and vehicles £000s	Office equipment and computers £000s	Furniture and fittings £000s	Assets in the course of construction £000s	Total £000s
Costs as at 1 October 2021	49,219	6,319	102	920	1,019	57,579
Additions	53	221	-	-	-	274
Disposals	-	(60)	-	-	-	(60)
Transfers	-	-	-	-	-	-
As at 30 September 2022	49,272	6,480	102	920	1,019	57,793
Depreciation as at 1 October 2021	(15,611)	(4,133)	(102)	(830)	-	(20,676)
Charge for the year	(1,008)	(388)	-	(21)	-	(1,417)
Eliminated on disposal	-	60	-	-	-	60
As at 30 September 2022	(16,619)	(4,461)	(102)	(851)	-	(22,033)
Net book value as at 30 September 2022	32,653	2,019	-	69	1,019	35,760
Net book value as at 30 September 2021	33,608	2,186	-	90	1,019	36,903

All leasehold land buildings are short leaseholds.

10. DEBTORS

	2022 £000s	2021 £000s
Trade debtors	963	670
Amounts owed by other group entities	204	126
Amounts owed by Genome Research Limited	3,471	3,290
Other debtors	228	1
Prepayments	32	31
Accrued income	459	2
	5,357	4,120

The amounts owed by Genome Research Limited and other group entities are unsecured, incur no interest and are receivable on request. Amounts owed by other group entities include £151,000 (2021: £72,000) from Genome Research Trading Limited and £54,000 (2021: £54,000) from GRL Construction Limited. All amounts related to the provision of facilities management services. No debtors are due after more than one year.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £000s	2021 £000s
Trade creditors	1,454	860
Amounts owed to the Wellcome Trust	2,918	373
Accruals	1,787	2,809
Deferred income	90	-
VAT payable	221	262
	6,470	4,304

The amounts owed to the Wellcome Trust are unsecured, incur no interest and are repayable on request.

Deferred income consists of conference centre fees billed in advance to customers and advance rental charges to campus tenants, in line with contractual arrangements. The movements in the year were as follows:

	2022 £000s	2021 £000s
At 1 October	-	13
Amounts billed in advance to customers	180	24
Released to income	(90)	(37)
At 30 September	90	-

12. COMMITMENTS

As at 30 September 2022 there were £1.3 million capital commitments contracted but not accrued including £1.2 million relating to the redevelopment of the Research Science Facility (2021: £3.0 million relating to the installation of new chillers across our Campus buildings and a new modular building for sequencing).

Costs are accrued only where services have been performed under the contract before the end of the reporting period.

13. FUND MOVEMENTS

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total £000s
Balance at 1 October 2020	35,538	2,532	38,070
Income	-	23,738	23,738
Expenditure	(1,008)	(23,798)	(24,806)
Balance at 30 September 2021	34,530	2,472	37,002
Income	-	22,577	22,577
Expenditure	(1,009)	(22,749)	(23,758)
Balance at 30 September 2022	33,521	2,300	35,821

14. ANALYSIS OF NET ASSETS BY FUND

	Restricted Building Fund 2022 £000s	Unrestricted General Fund 2022 £000s	Total 2022 £000s	Restricted Building Fund 2021 £000s	Unrestricted General Fund 2021 £000s	Total 2021 £000s
Tangible fixed assets	33,521	2,239	35,760	34,530	2,373	36,903
Stock	-	4	4	-	3	3
Debtors	-	5,357	5,357	-	4,120	4,120
Cash	-	1,170	1,170	-	280	280
Creditors	-	(6,470)	(6,470)	-	(4,304)	(4,304)
	33,521	2,300	35,821	34,530	2,472	37,002

15. ANALYSIS OF INCOME AND EXPENDITURE BY FUND

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2022 £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total 2021 £000s
INCOME						
Income from charitable activities						
Construction services	-	342	342	-	653	653
Facilities management services	-	19,316	19,316	-	20,258	20,258
Conference centre	-	2,918	2,918	-	2,827	2,827
	-	22,576	22,576	-	23,738	23,738
Income from Investments						
Interest	-	1	1	-	-	-
Total income	-	22,577	22,577	-	23,738	23,738
EXPENDITURE						
Charitable activities						
Construction services	-	342	342	-	653	653
Facilities management services	470	19,542	20,012	470	20,603	21,073
Conference centre	539	2,865	3,404	538	2,542	3,080
Total expenditure	1,009	22,749	23,758	1,008	23,798	24,806
Net expenditure for the year	(1,009)	(172)	(1,181)	(1,008)	(60)	(1,068)
Fund balances brought forward at 1 October	34,530	2,472	37,002	35,538	2,532	38,070
Fund balances carried forward at 30 September	33,521	2,300	35,821	34,530	2,472	37,002

16. RELATED PARTY TRANSACTIONS

The Charitable Company has taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of transactions with Wellcome and its subsidiaries, as the Company is a wholly-owned subsidiary of The Wellcome Trust Limited, as Trustee of the Wellcome Trust. As stated in the trustees' report the trustees are paid employees of GRL. The trustees received no remuneration or expenses in the current or prior year for their services as trustees, or had any other related party transactions.

17. CONTROLLING ENTITY

The members of the Charitable Company are The Wellcome Trust Limited (as Trustee of the Wellcome Trust) and Genome Research Limited. The Charitable Company is considered to be a wholly-owned subsidiary of the Wellcome Trust for accounting purposes. The Wellcome Trust is the largest and smallest group of which the Charitable Company is a member and which prepares consolidated financial statements. In the event of the Charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member.

Genome Research Limited is a charity registered in England and Wales, number 1021457, and is a company limited by guarantee registered in the England and Wales, number 10058101. Its principal address is Wellcome Genome Campus, Hinxton, Cambridgeshire, CB10 1RQ. Its key activities are undertaking scientific research and education in the field of genomics.

The Trustees regard the Wellcome Trust as the ultimate parent undertaking and controlling party. The Wellcome Trust is a charity registered in England and Wales, number 210183. Its registered address is Gibbs Building, 215 Euston Road, London, NW1 2BE. Its key activities are dedicated to improving health.

Copies of Wellcome Annual Report and Financial Statements 2022 are available from Wellcome's website (www.wellcome.ac.uk/about-us) or, without charge, from the Company Secretary.

18. POST BALANCE SHEET EVENTS

There were no post balance sheet events requiring disclosure in or adjustment to the financial statements at the date of signing.

HINXTON HALL LIMITED

England & Wales - Charity number 1048066

Accounts

Hinxton Hall Limited Annual Report and Financial Statements For Year Ended 30 September 2021



Hinxton Hall Limited
Charity registration number 1048066
Company number 3062160

Hinxton Hall Limited Annual Report and Financial Statements
Year ended 30 September 2021

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Trustees' Report

The Directors of Hinxton Hall Limited ("the Company" or "the Charitable Company"), who are also the Trustees of Hinxton Hall Limited, being a charity for the purposes of the Charities Act 2011, present their Annual Report and audited Financial Statements for the year ended 30 September 2021.

Independent Auditor

In accordance with Section 485 of the Companies Act 2006, a resolution dated 11 January 2022 was passed by the members reappointing Deloitte LLP as auditor of the Charitable Company.

Reference and administrative information

Company Status

The Company is a charity registered in England and Wales with the Charity Commission under the Charities Act 1993, as amended by the Charities Act 2011 (Charity registration number 1048066) and is a company limited by guarantee and registered in England and Wales (Company number 3062160).

Directors/Trustees

The trustees of the Charitable Company (who are also directors of the Company) who were in office during the year and up to the date of signing the financial statements were:

M Dougherty (Chair)
M Payne

Principal Address
Wellcome Genome Campus
Hinxton
Cambridgeshire
CB10 1RQ

Company Secretary
N Meliti

Registered Office
Gibbs Building
215 Euston Road
London
NW1 2BE

Independent Auditor
Deloitte LLP
Statutory Auditor
1 New Street Square
London
EC4A 3HQ

Bankers
National Westminster Bank plc
King's Parade Branch
Bene't Street
Cambridge
CB2 3PU

Solicitors
CMS Cameron McKenna
Cannon Place
78 Cannon Street
London
EC4N 6AF

Hinxton Hall Limited

For the year ended 30 September 2021

Structure, Governance and Management

Members

The Charitable Company has two members, The Wellcome Trust Limited, as Trustee of the Wellcome Trust ('Wellcome'), and Genome Research Limited ('GRL'). The Charitable Company and GRL are both wholly-owned subsidiaries of the Wellcome Trust for accounting purposes. The liability to each member to contribute to the assets in the event of winding up is limited to £1.

Governance

The Charitable Company is governed in accordance with its memorandum and articles of association.

Board of Trustees

The Board of Trustees (who are also Directors and the key management personnel of the Charitable Company) is responsible for ensuring that the charitable objects of the Charitable Company are being met. It approves the management structure and operational budgets of the Charitable Company. During the financial year, the Board met on one occasion. The Trustees are also members of the GRL Executive Board which meets four times a year and has an overview of all activities on the Wellcome Genome Campus. The Trustees are appointed by the Members of the Charitable Company, The Wellcome Trust and Genome Research Limited. The performance of the Trustees is monitored by the members who will advise and manage any necessary development and training.

The Trustees are appointed from the executive management of fellow group charity Genome Research Ltd. The Trustees are selected to have substantial experience of managing and operating large charitable organisations and are familiar with the requirements of company law and the Charity Commission. An induction programme is provided, helping to put this into the context of the specific workings of the Charitable Company. Legal and regulatory updates are provided from our Legal and Facilities departments as and when required.

None of the Trustees has any beneficial interests in the Charitable Company. The Trustees do not receive any remuneration for acting as Trustees or Directors of the Charitable Company. All the Trustees are also paid employees of Genome Research Limited and none of their remuneration is recharged to the Charitable Company.

The Charitable Company has made qualifying third party indemnity provisions for the benefit of its trustees which were made during the year and remain in force to the date of this report.

The Charitable Company made no political or charitable donations during the current or previous year.

The Chair (page 2) has principal management responsibility for the business activities of the Charitable Company and acts as Chief Operating Officer with responsibility for activities on a day-to-day basis. Responsibility is delegated to senior management for Facilities Management, Construction Services and the Wellcome Genome Campus Conference Centre.

Objects

The objects for which the Charitable Company is established are to advance the education of the public, in particular, advancing scientific and medical education and research (and the publication of the useful results of research) with particular reference to the human genome by the provision of facilities for research, conferences, seminars and training at the Wellcome Genome Campus, which is situated at Hinxton, Cambridgeshire.

Hinxton Hall Limited

For the year ended 30 September 2021

Aims

The Trustees confirm that they have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charitable Company's aims and objectives and in planning future activities. The Charitable Company continues to fulfil its charitable objects by undertaking three key charitable activities:

- Providing facilities management services to organisations based at the Wellcome Genome Campus, the major ones being Genome Research Limited, the European Bioinformatics Institute and the Wellcome Genome Campus Conference Centre. These services include utilities provision, building maintenance, security, cleaning and catering.
- Providing meeting and conference facilities and residential accommodation at the Wellcome Conference Centre.
- Providing design and construction services for the Wellcome Genome Campus.

The provision of these services provides public benefit through supporting organisations on the Wellcome Genome Campus which undertake scientific and medical research and education.

The Charitable Company earns income from facilities management charges, construction services and conference centre sales and is also funded by grants from Wellcome.

Strategic Report

Achievements and Performance

During the year the Charitable Company provided facilities management, construction and conferencing services as required to meet the needs of tenants on the Wellcome Genome Campus, consistent with its ongoing charitable objectives. The Charitable Company aims to maintain and improve its services delivered each year across the campus. As explained below this target could not be wholly achieved in the current year due to the restrictions enforced during the COVID-19 pandemic. Activity on the Wellcome Genome Campus was curtailed in 2020 as a result, however the majority of these services have now been resumed, with the exception of the Conference Centre, which has remained closed throughout the financial year.

The following summarises the achievements of the Charitable Company during the year and the KPIs used to measure performance:

On 20th March 2020 the campus partially shut down to all but essential activities relating to animal welfare and scientific studies into the virus. A phased re-opening began in July 2020 with around 200 staff working on campus, increasing to around 850 by the end of the prior financial year. All staff are now able to work on Campus as they choose, but the continuation of social distancing restrictions, along with a new hybrid working model, has meant numbers on site at any one time have continued to be significantly lower. In normal operating times capacity on campus is around 2,500 staff.

Facilities management services generating income of £22.1 million (2020: £16.1 million) were provided to support the ongoing essential operations on the Wellcome Genome Campus undertaking scientific research and to maintain and enhance the infrastructure of the Wellcome Genome Campus. The Charitable Company also provided design and construction services to Wellcome Genome Campus generating income of £0.6 million (2020: £1.0 million), including initial design and materials cost for the building to be constructed on the Southfield site, for use by Genome Research Limited. During the previous year the Charitable Company completed the renovation of the West Pavilion laboratories for use by Genome Research Limited.

The conference centre closed on 20th March 2020 and remained shut throughout the prior and current financial year. The facilities have been used throughout the year, by Campus tenants, as meeting facilities and private offices. Sales income received from users of the conference facilities amounted to £0.2 million (2020: £1.3 million). No events have been run during the year (2020: 254, hosting 11,571 delegates). The conference centre also received grant income of £2.6 million (2020: £1.3 million) to cover its trading deficits.

Environment

The Environment Manager (an employee of fellow group charity Genome Research Ltd) is responsible for the strategic direction and management of the environmental impacts of the Campus. These include the Campus Environmental Management System ISO 14001:2015 and Campus Environmental Sustainability Strategy as well as operational areas in conjunction with key colleagues who manage direct environmental impacts. During the current year this included continued management and diversion of hazardous waste to offensive waste to ensure the best disposal route for laboratories.

In March 2021 the Campus successfully re-Certified its ISO 14001:2015 and ISO 50001:2018 for a further three years to 2024.

In May 2021 the Campus Environmental Sustainability Strategy was approved by Sanger Operations Board and is now being developed into actions. This ten year strategy has targets set across 12 themes; Biodiversity, Energy, Carbon and Offsetting, Waste and Recycling, Water and Effluent, Sustainable Construction, Sustainable Work Practices, Sustainable Lab Practices, Sustainable Food, Culture Change, Travel, Procurement and Supply Chains. This document can be found on the Wellcome Genome Campus website.

Hinxton Hall Limited

For the year ended 30 September 2021

Health and Safety

The Wellcome Genome Campus management recognise that proactive, well-managed health and safety is directly linked to its growth and success.

The last 12 months have been a time of supporting teams who have continued to work on campus, individual team member's home working, as well as teams returning to campus as restrictions have been eased. In excess of 300 home workers have been provided with suitable furniture for their home offices and supported to set it up correctly to minimise poor working postures. As teams have returned to campus, we have continued to support our COVID-secure measures, including a GRL track and trace helpdesk responding to questions from employees and supporting positive cases and their close contacts from our internal COVID-19 testing programme. We have also recommenced our internal assurance programme of laboratory and facility inspections to ensure our high standards are maintained.

As well as dealing with COVID-19, the past year has had its share of additional challenges, including two fires occurring in outbuildings, resulting in property damage only, one in an emergency generator room and more recently in a chemical waste store. Both fires were extinguished quickly by the Cambridgeshire Fire & Rescue Services. With both incidents we have been keen to understand and apply lessons learned to all our operations.

In addition we have launched a new health and safety management tool, SHE Assure, which will bring together multiple standalone databases for risk assessment, audit / inspection and incident reporting. The main outward facing aspects are the hazard and near miss reporting tools, making it much easier to report issues as they occur, helping us understand areas or activities that may require maintenance / repair or processes requiring further control measures.

Reserves and Expenditure Policy

The Charitable Company does not consider it necessary to hold a minimum level of reserves due to the structure of its funding from Wellcome, directly from grants and indirectly via funding awarded to GRL to cover its facilities costs. Although, due to the timing of construction and facilities work undertaken, reserves will fluctuate from year to year. Wellcome provides sufficient funding to enable the Charitable Company and GRL to finance its general activities and meet any of its obligations as they fall due. This funding structure is reviewed every five years. The year ended 30 September 2021 was the fifth and final year of the current quinquennial funding period. In the event of a change in funding approach the reserves policy would be reviewed. The Charitable Company aims to limit expenditure to that budgeted each year to maintain facilities on the Wellcome Genome Campus and undertake construction projects only once funding is committed. The Charitable Company does not undertake public fundraising activities.

At the end of the financial year the Charitable Company held unrestricted general funds of £2.5 million (2020: £2.5 million) and restricted building funds of £34.5 million (2020: £35.5 million).

All Building Fund represents fixed assets, which are funded by grants received from Wellcome. The funds will be utilised in future periods as depreciation is charged to the funds over the life of the assets.

The Building Fund is a restricted fund and is held for the buildings on the land leased by the Charitable Company from Genome Research Limited. These include Hinxton Hall, a Grade II listed building, the Conference Centre, the Residential Accommodation and the new Shared Services and car park facility. The fund is adjusted each year for building additions and depreciation. The General Fund is an unrestricted fund and represents the net operational assets of the Charitable Company. It is adjusted each year for additions and depreciation.

Unrestricted funds generally remain consistent year to year as costs are only incurred where they can be recovered by grants from Wellcome or recharges to tenants on the Wellcome Genome Campus. Residual unrestricted funds represent grants received to purchase fixed assets (other than buildings), which is utilised in future periods as depreciation is charged to the funds over the life of the assets.

For planning purposes an annual budget is agreed with Wellcome and tenants on the Wellcome Genome Campus, including Genome Research Ltd and the European Bioinformatics Institute. The Trustees monitor the expenditure of the Charitable Company and provide an oversight of the internal budgetary and financial control mechanisms. The

Hinxton Hall Limited

For the year ended 30 September 2021

Charitable Company agrees funding for capital projects and recovery of costs from Wellcome and Genome Research Limited and other customers such that all expenditure is only committed once it is covered by income.

Fixed Assets

The tangible fixed assets of the Charitable Company, as set out in note 8 to the Financial Statements, represent the costs, less accumulated depreciation, incurred at the Wellcome Genome Campus. During the COVID-19 pandemic the campus was partially closed and buildings and facilities owned by the Charitable Company, including the Wellcome Genome conference centre temporarily ceased operations. However, the assets are expected to be used again once the restrictions are lifted and to return to normal operations. Conferences are expected to resume from early 2022. Therefore the Trustees do not consider any asset values to be impaired.

Employment

The Charitable Company has no employees (2020: no employees), with services provided being sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. The charge for these services in the current year was £0.9 million (2020: £1.0 million).

Financial Review

The Charitable Company's income from construction services related primarily to initial design and materials costs for the new Southfield building and the construction of the West Pavilion laboratories for Genome Research Ltd. In the previous year construction work was undertaken, relating to the renovation of the West Pavilion laboratories for Genome Research Limited. Income from facilities management services increased from £16.1 million in 2020 to £20.3 million in 2021 due to efforts to increase building repair and renovation work while there were fewer people on Campus. Income from conference centre sales decreased from £1.3 million to £0.2 million as the facility was closed throughout the year, to all but meeting and office facilities for Campus tenants. Total income relating to the conference centre increased from £2.7 million to £2.8 million due to an increase in maintenance work carried out in the year.

The Charitable Company reported net expenditure for the year of £1.1 million (2020: £1.5 million). The net movement on funds has been recorded in the Restricted Building and Unrestricted General Funds as appropriate. The Charitable Company held net assets at 30 September 2021 of £37.0 million (2020: £38.1 million) represented by restricted building funds of £34.5 million (2020: £35.5 million) and unrestricted funds of £2.5 million (2020: £2.5 million).

Future Plans

During the year ending 30 September 2022, facilities management services are expected to increase in support of the strategy for the Wellcome Genome Campus. Significant construction projects initiated at 30 September 2021 include the construction of a new building on the Southfield site to build further lab and sequencing capacity, for Genome Research Ltd. Facilities management activities are expected to continue at their current levels, to support the strategy for the Wellcome Genome Campus. The conference centre is expected to reopen in early 2022 and restart its activities, aiming to build up to normal sales levels by the end of the 2022 financial year.

Going Concern

The Trustees are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements. Wellcome, the Charitable Company's principal funder (directly through grants and indirectly through funding awarded to GRL to cover its facilities and construction services) has previously committed to provide grant funding of £232.8 million shared between the Charitable Company and fellow group charity Genome Research Ltd for the two years ended 30 September 2023. This is expected to meet the requirements for facilities in that period, including committed capital expenditure (see note 11), and to cover existing liabilities as they fall due. Other services will be undertaken only where funding is committed at the outset.

Hinxton Hall Limited

For the year ended 30 September 2021

Risks and uncertainties

Risks to which the Charitable Company is exposed have been identified and reviewed by the trustees. The principal risks include:

The campus shutdown due to the COVID-19 pandemic resulted in a significant delay to ongoing construction projects and disruption to services, including the closure of the conference centre. There is a risk of further disruption should the spread of the virus result in additional lockdowns or curtailing of activities. This could lead to increased costs of services and a higher risk of asset failures as normal lifecycle programmes are delayed. Campus management, under the guidance of the Campus Incident Management Team continuously assess the impact of the lockdowns and our response to ensure operations continue as far as possible while maintaining staff welfare.

The Campus shutdown also resulted in the closure of the Wellcome Genome conference centre. Although social-distancing restrictions have been lifted in the wider community, they remain in place on Campus. There is a risk that conference customers will migrate to online or virtual alternatives resulting in a longer-term reduction to conference centre sales. The conference centre marketing team is maintaining close contact with regular customers to sustain relationships and ensure bookings are retained or deferred where possible. Feedback from customers indicates that demand for live conferences will return once social-distancing restrictions are lifted.

The provision of construction services and operational facilities management exposes personnel to a health and safety risk. The health and safety management system established on the Wellcome Genome Campus is discussed in the Health and Safety section above.

The Charitable Company contracts with suppliers (sub-contractors) to provide facilities management and other related work. The risks arising from the work undertaken by sub-contractors are mitigated by selection of reputable sub-contractors who adopt industry safety guidelines and by regular monitoring of site health and safety by the Trustees of the Charitable Company.

Credit risk is minimised by careful management of amounts due from external third parties. Wellcome is committed to the financial support of the Charitable Company in the provision of facilities management and as a conference centre.

The Trustees' Report, which includes the Strategic Report, was approved by the Board of Directors on 11 January 2022 and signed on its behalf by:

DocuSigned by:

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M Dougherty
(Chair)

Statement of Trustees' Responsibilities

The trustees (who are also directors of Hinxton Hall Limited for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Independent Auditor's Report

To the members of Hinxtion Hall Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Hinxtion Hall Limited (the 'charitable company'):

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of financial activities;
- the balance sheet; and
- the related notes 1 to 17

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the

work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purpose of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the charitable company's industry and its control environment, and reviewed the charitable company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management, trustees and internal audit about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory framework that the charitable company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Charities Act and UK Companies Act; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charitable company's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations.

We discussed among the audit engagement team, including relevant internal specialists such as IT, regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud or non-compliance with laws and regulations in the following areas, and our specific procedures performed to address them are described below:

- Risk of fraud in income recognition.
 - This is a presumed risk under International Auditing Standards. We have pinpointed our fraud risks on the construction income and expenditure.
 - For income, we consider the risk to be related to the completeness of income. Since income is earned based on recharging expenditure incurred, we have tested a sample of expenditure for validity and reperformed the recharge calculation.
 - For expenditure, we consider the risk to be related to the validity of expenditure. We have tested a sample of expenditure to supporting documentation, payment and project allocation.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management, internal audit and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing any correspondence with the Charity Commission.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report and the directors' report prepared for the purposes of company law for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report included within the trustees' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

DocuSigned by:

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Terri Fielding ACA (Senior statutory auditor)
 For and on behalf of Deloitte LLP
 Statutory Auditor
 London, UK

Hinxton Hall Limited
Statement of Financial Activities (incorporating income and expenditure account)
For the year ended 30 September 2021

		Restricted Building Fund £000s	Unrestricted General Fund £000s	2021 Total £000s	2020 Total £000s
	Note				
INCOME					
Income from charitable activities					
Construction services	4	-	653	653	986
Facilities management services	4	-	20,258	20,258	16,090
Conference centre	4	-	2,827	2,827	2,675
		-	23,738	23,738	19,751
Income from investments					
Interest		-	-	-	4
Total income		-	23,738	23,738	19,755
EXPENDITURE					
Charitable activities					
Construction services		-	653	653	986
Facilities management services		470	20,603	21,073	17,117
Conference centre		538	2,542	3,080	3,144
Total expenditure	5	1,008	23,798	24,806	21,247
Net expenditure for the year		(1,008)	(60)	(1,068)	(1,492)
Fund balances brought forward at 1 October	12	35,538	2,532	38,070	39,562
Fund balances carried forward at 30 September		34,530	2,472	37,002	38,070

*An analysis of income and expenditure by fund for the year ended 30 September 2020 is shown in notes 4, 5 and 14.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

All activities are continuing.

The notes to the financial statements are on pages 15 to 21.

Hinxton Hall Limited
Balance Sheet
As at 30 September 2021

	Note	2021 £000s	2020 £000s
Tangible fixed assets	8	36,903	37,908
Current assets			
Stock		3	2
Debtors	9	4,120	1,990
Cash at bank and in hand		280	2,663
Total current assets		4,403	4,655
Creditors: amounts falling due within one year	10	4,304	4,493
Net current assets		99	162
Total assets less current liabilities, being net assets		37,002	38,070
Funds			
Restricted building fund	12	34,530	35,538
Unrestricted general fund	12	2,472	2,532
Total funds		37,002	38,070

The Financial Statements were approved and authorised for issue by the Board of Trustees on 11 January 2022 and signed on its behalf by:

DocuSigned by:

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M Dougherty
 Chair

The notes to the financial statements are on pages 15 to 21.

Notes to the Financial Statements

1. ACCOUNTING POLICIES

General information

Hinxton Hall Limited is a company limited by guarantee registered in England and Wales (Company number 3062160). Its registered office is Gibbs Building, 215 Euston Road, London, NW1 2BE. It is also a charity registered in England and Wales with the Charity Commission (Charity registration number 1048066).

a) *Basis of Preparation*

The financial statements have been prepared on a going concern basis and in compliance with applicable UK accounting standards (UK Generally Accepted Accounting Practice), including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102"). In particular, they comply with the Charities Act 2011, and the Statement of Recommended Practice 'Accounting and Reporting by Charities FRS 102' as published in 2019 ('SORP 2019').

The Charitable Company meets the definition of public benefit entity under FRS 102. The Financial Statements have been prepared under the historical cost convention and on a basis consistent with prior years.

The Charitable Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to financial instruments and presentation of a cash flow statement. The Charitable Company has also taken advantage of the exemption contained in FRS 102, paragraph 33.1A, which exempts it from disclosing details of related party transactions with Wellcome and its subsidiaries.

b) *Income*

Income is recognised in the Statement of Financial Activities in the period in which the Charitable Company is entitled to receipt, any conditions are met, where the amount can be quantified and receipt is considered reasonably probable.

Grant income is recognised to the extent the Charitable Company is entitled to the funds, has fulfilled the conditions set out by the grant funder, where the amount can be quantified and receipt is considered reasonably probable. The Charitable Company assesses each grant on an ongoing basis to evaluate progress against grant conditions.

Income from facilities management and construction services is recognised when the related expenditure on services is incurred. Income from conference centre sales is recognised when the associated conference event takes place. Grant income is recognised when the related expenditure on revenue or capital items is incurred.

c) *Fund Accounting*

The Building Fund represents grants received from Wellcome specifically for the construction of buildings on the Genome Campus. It is a restricted fund under the terms of the grants.

The General Fund is an unrestricted fund and represents any funds acquired for the general use of the Charitable Company. Income and costs relating to the provision of site services and conference facilities are reflected in this fund.

d) *Tangible Fixed Assets and Depreciation*

Fixed assets are stated at historic cost less accumulated depreciation.

Depreciation is charged on assets in use on a straight-line basis as follows:

Major plant and equipment	15 years
Furniture and fittings	5 to 10 years
Standard plant and equipment	5 to 10 years

Motor vehicles	4 years
Office equipment and computers	3 years

All expenditure on the acquisition, creation or enhancement of fixed assets is capitalised on an accruals basis, subject to a de minimis threshold of £5,000. Depreciation is charged on assets in use from the commencement of the month in which they are brought into use. Leasehold Land and Buildings are held under leases from the Wellcome Trust at £nil cost per year and are amortised over the life of the lease which expires on 6 February 2055. Assets in the course of construction are recorded at the value of costs incurred and are not depreciated. Depreciation begins when the assets are ready for use at which point they are transferred to the relevant asset category.

Impairment reviews are undertaken when, in the opinion of the Trustees, events or circumstances have arisen which indicate that the carrying value of an asset is impaired. The Charitable Company holds substantial fixed assets, including buildings, related infrastructure and ongoing construction on the Wellcome Genome Campus. At each reporting date the trustees assess whether these assets will continue to derive value for the organisation through use by Genome Research Ltd and other campus tenants in line with its charitable aims. If indicators of impairment are identified, impairment reviews are performed to test the continuing value of the assets. No indications of impairment were identified in the current or previous year.

e) Cash at bank and in hand

Cash at bank and in hand is held to meet short-term cash commitments as they fall due rather than for investment purposes and includes all cash equivalents held in the form of short-term highly liquid investments that are readily convertible to known amounts of cash, with a short maturity of three months or less from the date of acquisition.

f) Financial assets and liabilities

Financial assets and financial liabilities are recognised when the Charitable Company becomes a party to the contractual provision of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. All financial assets and liabilities are initially measured at transaction price (including transaction costs).

For financial assets carried at amortised cost, the amount of any impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

Amounts payable to Wellcome group entities are considered to be current liabilities, repayable on demand. Therefore no discounting of the liabilities for the timing of cashflows has been applied. However, there is no formal agreement for repayment terms, so this conclusion has been reached based on the Charitable Company's best understanding of the arrangements in discussion with the relevant group entities.

The Charitable Company is exposed to credit risk from its customer base. Credit risk is minimised by careful management of amounts due from external third parties. The Charitable Company records a provision against debtors where it is considered more likely than not that the cash will not be received from the customer.

g) Expenditure

The costs of charitable expenditure are all direct costs and are allocated according to the area of the Charitable Company's activities to which the expenditure relates.

The cost of providing conference centre facilities for conferences falling outside the primary purpose of the Charitable Company is charged to Genome Research Trading Limited based on sales activity. Governance costs, consisting of audit fees, are allocated to expenditure for the provision of facilities management, since they principally relate to these activities.

The Charitable Company's activities include the construction of new facilities as well as refurbishment and maintenance of existing infrastructure. The Charitable Company evaluates the nature of this spend to assess which relates to new and enhanced assets and therefore capitalised, and which is maintenance of existing assets and therefore expensed. The Charitable Company consults with suppliers and service providers to assist in this assessment.

All expenditure is included in the Statement of Financial Activities in accordance with the accruals concept.

h) Operating leases

The company holds leases for the use of property and facilities on the Wellcome Genome Campus. These are classified as operating leases as the term is substantially less than the useful life of the assets. Rental costs under operating leases are recognised as an expense on a straight-line basis over the lease term, even if the payments are not made on such a basis.

i) Taxation

Hinxton Hall Limited is a charity registered under the Charities Act 1993 (as amended by the Charities Act 2011) and is therefore exempt from taxation on their income and gains falling within Part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to their charitable purposes.

The Charitable Company is able to recover the majority of Value Added Tax ("VAT") incurred on expenditure. Any amounts of VAT that cannot be recovered is included within the underlying cost to which it relates.

j) Going concern

Wellcome, the Charitable Company's principal funder has committed to provide grant of £232.8 million shared between the Charitable Company and fellow group charity Genome Research Ltd for the two years to 30 September 2023. This is expected to meet the requirements for facilities in that period, and to cover existing liabilities as they fall due. Other services will be undertaken only where funding is committed at the outset. Therefore the Trustees are satisfied that it is appropriate to apply the going concern basis in preparing these financial statements.

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charitable Company's accounting policies which are described in note 1, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from estimates.

The estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

Judgement is required to determine the date at which assets under construction become ready for use and therefore transferred to the relevant fixed assets class and depreciation commences. For construction projects, this is generally the point at which practical completion certification is issued by the managing contractor and accepted by the project governance board. The Charitable Company uses construction industry experts, employed by Genome Research Ltd and externally contracted to help make this determination.

The trustees do not consider there are any other critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed above.

3. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors of the Company (who are also Trustees of the Charitable Company and the key management personnel of the Company) received no remuneration or expenses payments from the Company for their services nor were any expenses paid on their behalf. The Directors' are also employees of fellow Group company Genome Research Ltd and are paid by that company. Staff costs disclosed in Note 7 do not include any remuneration in respect of the key management personnel. There were no Directors for whom retirement benefits are accruing under a money purchase or defined benefit scheme. The Company does not issue share options or offer any long-term incentive schemes. There are no other related party transactions.

4. INCOME FROM CHARITABLE ACTIVITIES

	Restricted Building Fund	Unrestricted General Fund	2021 Total £000s	Restricted Building Fund	Unrestricted General Fund £000s	2020 Total £000s
Construction services	-	653	653	-	986	986
Facilities management services						
Services charges	-	19,817	19,817	-	15,892	15,892
Grants from Wellcome - allocated as capital	-	109	109	-	15	15
Grants from Wellcome - allocated as revenue	-	332	332	-	183	183
	-	20,258	20,258	-	16,090	16,090
Conference centre						
Conference centre sales	-	188	188	-	1,284	1,284
Grants from Wellcome - allocated as capital	-	287	287	-	70	70
Grants from Wellcome - allocated as revenue	-	2,352	2,352	-	1,321	1,321
	-	2,827	2,827	-	2,675	2,675

5. NET EXPENDITURE

Net expenditure is stated after charging:

	Restricted Building Fund £000s	Unrestricted General Fund £000s	2021 Total £000s	Restricted Building Fund £000s	Unrestricted General Fund £000s	2020 Total £000s
Total expenditure includes						
Operating lease costs	-	150	150	-	150	150
Fees payable to the Charity's auditor for audit services	-	27	27	-	17	17
	-	177	177	-	167	167
Depreciation						
Facilities management services	470	346	816	470	369	839
Conference centre	538	49	587	538	56	594
	1,008	395	1,403	1,008	425	1,433

Included within facilities management services is governance costs, consisting entirely of audit fees payable to the Charitable Company's statutory auditor for the external audit of the Charitable Company of £27,000 (2020: £17,000).

All of the costs of the Charitable Company are direct costs.

6. OPERATING LEASE COMMITMENTS

The Charitable Company is committed to the following minimum lease payments in respect of a non-cancellable operating lease due to expire in February 2055:

	2021 Property £000s	2020 Property £000s
Due in less than one year	150	150
Due between two and five years	600	600
Due after 5 years	4,265	4,415
	5,015	5,165

7. STAFF COSTS

The Charitable Company has no employees (2020: no employees), as services provided are sub-contracted from third parties. The management and administration of the Charitable Company is undertaken by staff employed by Genome Research Limited. Staff costs recharged to the Charitable Company amounted to £0.9 million in the year (2020: £1.0 million). These costs along with governance costs referred to in note 5 comprise all support costs, and are allocated to the direct expenditure of each activity for which the staff perform services.

8. TANGIBLE FIXED ASSETS

	Leasehold land and buildings £000s	Plant equipment and vehicles £000s	Office equipment and computers £000s	Furniture and fittings £000s	Assets in the course of construction £000s	Total £000s
Costs as at 1 October 2020	49,219	6,046	168	905	923	57,261
Additions	-	286	-	15	96	397
Disposals	-	(13)	(66)	-	-	(79)
Transfers	-	-	-	-	-	-
As at 30 September 2021	49,219	6,319	102	920	1,019	57,579
Depreciation as at 1 October 2020	(14,604)	(3,771)	(168)	(810)	-	(19,353)
Charge for the year	(1,007)	(375)	-	(20)	-	(1,402)
Eliminated on disposal	-	13	66	-	-	79
As at 30 September 2021	(15,611)	(4,133)	(102)	(830)	-	(20,676)
Net book value as at 30 September 2021	33,608	2,186	-	90	1,019	36,903
Net book value as at 30 September 2020	34,615	2,275	-	95	923	37,908

9. DEBTORS

	2021 £000s	2020 £000s
Trade debtors	670	23
Amounts owed by parent undertaking	-	-
Amounts owed by other group entities	3,416	1,319
Other debtors	1	1
VAT receivable	-	13
Prepayments	31	35
Accrued income	2	599
	4,120	1,990

The amounts owed from parent and other group undertakings and other group entities are unsecured, incur no interest and are receivable on request.

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £000s	2020 £000s
Trade creditors	860	765
Amounts owed to parent undertaking	373	1,876
Accruals	2,809	1,839
Deferred income	-	13
VAT payable	262	-
	4,304	4,493

The amounts owed to group undertakings are unsecured, incur no interest and are repayable on request.

Deferred income consists of conference centre fees billed in advance to customers and advance rental charges to campus tenants. The movements in the year were as follows:

	2021 £000s	2020 £000s
At 1 October	13	145
Amounts billed in advance to customers	24	253
Released to income	(37)	(385)
At 30 September	-	13

11. COMMITMENTS

As at 30 September 2021 there were £3.0 million capital commitments contracted but not accrued relating to the installation of new chillers across our campus buildings and a new modular building for sequencing (2020: £0.8 million relating to the West Pavilion redevelopment).

Costs are accrued only where services have been performed under the contract before the end of the reporting period.

12. FUND MOVEMENTS

	Restricted Building Fund £000s	Unrestricted General Fund £000s	Total £000s
Balance at 1 October 2019	36,546	3,016	39,562
Income	-	19,755	19,755
Expenditure	(1,008)	(20,239)	(21,247)
Balance at 30 September 2020	35,538	2,532	38,070
Income	-	23,738	23,738
Expenditure	(1,008)	(23,798)	(24,806)
Balance at 30 September 2021	34,530	2,472	37,002

13. ANALYSIS OF NET ASSETS BY FUND

	Building Fund 2021 £000s	General Fund 2021 £000s	Total 2021 £000s	Building Fund 2020 £000s	Unrestricted General Fund 2020 £000s	Total 2020 £000s
Tangible fixed assets	34,530	2,373	36,903	35,538	2,370	37,908
Stock	-	3	3	-	2	2
Debtors	-	4,120	4,120	-	1,990	1,990
Cash	-	280	280	-	2,663	2,663
Creditors	-	(4,304)	(4,304)	-	(4,493)	(4,493)
	34,530	2,472	37,002	35,538	2,532	38,070

14. ANALYSIS OF INCOME AND EXPENDITURE BY FUND

	Building Fund £000s	General Fund £000s	Total 2021 £000s	Building Fund £000s	Unrestricted General Fund £000s	Total 2020 £000s
INCOME						
Income from charitable activities						
Construction services	-	653	653	-	986	986
Facilities management services	-	20,258	20,258	-	16,090	16,090
Conference centre	-	2,827	2,827	-	2,675	2,675
	-	23,738	23,738	-	19,751	19,751
Income from Investments						
Interest	-	-	-	-	4	4
Total income	-	23,738	23,738	-	19,755	19,755
EXPENDITURE						
Charitable activities						
Construction services	-	653	653	-	986	986
Facilities management services	470	20,603	21,073	470	16,647	17,117
Conference centre	538	2,542	3,080	538	2,606	3,144
Total expenditure	1,008	23,798	24,806	1,008	20,239	21,247
Net expenditure for the year	(1,008)	(60)	(1,068)	(1,008)	(484)	(1,492)
Fund balances brought forward at 1 October	35,538	2,532	38,070	36,546	3,016	39,562
Fund balances carried forward at 30 September	34,530	2,472	37,002	35,538	2,532	38,070

15. RELATED PARTY TRANSACTIONS

The Charitable Company has taken advantage of the exemption contained in in FRS 102, paragraph 33.1A, which exempts it from disclosing details of transactions with Wellcome and its subsidiaries, as the Company is a wholly-owned subsidiary of The Wellcome Trust Limited, as Trustee of the Wellcome Trust. As stated in the trustees' report the trustees are paid employees of GRL. The trustees received no remuneration or expenses in the current or prior year for their services as trustees, or had any other related party transactions.

16. CONTROLLING ENTITY

The members of the Charitable Company are The Wellcome Trust Limited (as Trustee of the Wellcome Trust) and Genome Research Limited. The Charitable Company is considered to be a wholly-owned subsidiary of the Wellcome Trust for accounting purposes. The Wellcome Trust is the largest and smallest group of which the Charitable Company is a member and which prepares consolidated financial statements. In the event of the Charitable Company being wound up, the liability in respect of the guarantee is limited to £1 per member.

Genome Research Limited is a charity registered in England and Wales, number 1021457, and a company registered in in the England and Wales, number 10058101. Its principal address is Wellcome Genome Campus, Hinxton, Cambridgeshire, CB10 1RQ.

The Trustees regard the Wellcome Trust as the ultimate parent undertaking and controlling party. The Wellcome Trust is a charity registered in England and Wales, number 210183. Its registered address is Gibbs Building, 215 Euston Road, London, NW1 2BE. Its key activities are dedicated to improving health.

Copies of Wellcome Annual Report and Financial Statements 2021 are available from Wellcome's website (www.wellcome.ac.uk/about-us) or, without charge, from the Company Secretary.

17. POST BALANCE SHEET EVENTS

On 1 December 2021, a decision was made by the project steering board to terminate the planned construction of the new modular building for sequencing. As at 30 September 2021, all costs had been recharged in full to the Charitable Company's parent company, Genome Research Limited. The Charitable Company had committed costs in relation to this project of £2.2 million, which will also be recharged to Genome Research Limited as incurred.

Charity registration number 1048066
Company number 3062160