

PETERHOUSE

**FOR THE YEAR ENDED
30 JUNE 2025**

Contents

	Page
Reference and Administrative Details	2
Senior Officers and Advisors	3
Operating Review	4 - 6
Financial Review	7 - 11
Corporate Governance and Statement of Internal Control	12 - 13
Responsibilities of the Governing Body	14
Report of the Auditors	15 – 17
Statement of Principal Accounting Policies	18 – 24
Consolidated Statement of Comprehensive Income and Expenditure	25
Statement of Changes in Reserves	26
Balance Sheet	27
Cash Flow Statement	28
Notes to the Accounts	29 – 48

**PETERHOUSE
REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2025**

Address

Peterhouse
Trumpington Street
Cambridge
CB2 1TP

Charity Registration number: 1137457

Members of the Governing Body who served during the year

Professor M.A. Parker (Master)

Dr S.N. Solomou
Professor P.C. Woodland
Professor S.F. Deakin
Professor S.E. Jackson
Professor B.P. Simms
Professor M.C. Jones
Dr J.N.B. Carleton Paget
Dr J.M.B. Wallace
Mr S.H. Mandelbrote
Dr A.J. White
Professor P.A. Midgley
Dr R.I. Ross Russell
Dr M.J. Ryan
The Revd Dr S.W.P. Hampton
Dr A. Zsák
Dr C.G. Lester
Mr I.N.M. Wright
Dr J.P. Talbot
Dr T.K. Dickens
Professor R.J. Holton
Dr A. Haldar
Professor J.E. Robb
Dr S.J. Lunn-Rockcliffe
Dr G. Christie
Professor T. Long
Professor N.A.S. Zair
Dr G.L. Thomas
Dr L.S. Slater
Dr T. Plesa
Dr G. Gerlach
Dr H. Porter
Dr T. Rittman
Professor J.T. Richards
Dr A. Mashayekhi
Professor A.J. Thom
Dr M. Gath-Morad
Dr D.D. Calhoun
Dr A. Lerner Patron
Dr A.J. Grainger
Professor S. Faulkner
Mr E.A. Davies

**PETERHOUSE
SENIOR OFFICERS AND ADVISORS
FOR THE YEAR ENDED 30 JUNE 2025**

Current Senior Administrative Officers

Master:	Professor M.A. Parker
Senior Tutor:	The Revd Dr S.W.P. Hampton
Senior Bursar:	Mr I.N.M. Wright

Principal Legal Advisers

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

Property Managers

Bidwells LLP
Trumpington Road
Cambridge
CB2 9LD

Encore Group
2 Hills Road
Cambridge
CB2 1JP

Investment Advisors/ Fund Custodian

Canaccord Asset Management Ltd
50 Station Road
Cambridge
CB1 2JH

AJ Bell Investcentre
4 Exchange Quay
Salford Quays
Manchester
M5 3EE

Auditors

Price Bailey LLP
Chartered Accountants and Statutory Auditors
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers

Barclays Bank PLC
Cambridge Business Centre
Cambridge
CB2 3PZ

Tax Advisor

PEM
Salisbury House,
Station Road
Cambridge
CB1 2LA

PETERHOUSE OPERATING REVIEW FOR THE YEAR ENDED 30 JUNE 2025

Introduction

The commentary that follows is intended to give the readers of the financial statements an overview of the finances and operations of Peterhouse and its subsidiaries.

The College is preparing its financial statements in accordance with Recommended Cambridge College Accounts (RCCA) format which has adopted FRS 102.

Scope of the Financial Statements

The consolidated financial statements cover the education, research and religious activities of Peterhouse and also its subsidiary companies. These subsidiaries undertake activities which for legal or commercial reasons are more appropriately carried out by limited companies. The subsidiary companies are listed in note 10.

About the College

Peterhouse is an autonomous, self-governing community of scholars and is the oldest of the 31 colleges within the University of Cambridge.

Formally “The Master (or Keeper) and Fellows of Peterhouse in the University of Cambridge”, Peterhouse is a charitable corporation established by Letters Patent dated 31 March, 1284 and granted royal assent by Charter of King Edward I on 28 May, 1285. The College is a registered charity (No. 1137457), with its principal address at Trumpington Street, Cambridge, CB2 1RD.

The College is governed in accordance with its Statutes, published in 1926 and variously amended from time to time by Order of Her Majesty in Council. The Statutes of the University of Cambridge and specific legislation covering the University of Cambridge also apply to the College.

The Statutes of the College lay down the constitution and arrangements for governance of the College. They describe, among other things, the membership and responsibilities of the Governing Body; the election and duties of the Master; the election, admission, tenure and removal of Fellows; and the appointment and duties of College Officers. The Statutes are supplemented by orders for the regulation of the College's affairs, made by the Governing Body in accordance with the Statutes.

The Visitor of the College is the Bishop of Ely.

Aims and objectives of the College

The “laudable design” of Hugo de Balsham, as expressed in the College's founding instruments, was “to introduce scholars in the schools, who are to live together and study in the University of Cambridge; to dwell in the same [College] for ever, and employ themselves with appropriate study, to the praise of God and the perpetual augmentation of the same university.”

This forms the basis for the College's statutory purpose, namely to advance education, religion, learning and research through the provision of a College in the University of Cambridge.

As part of a collegiate university, the long-term success of the College, as a centre of academic and educational excellence, is dependent upon the continuance of the University of Cambridge's world-class standing.

PETERHOUSE

OPERATING REVIEW CONTINUED

FOR THE YEAR ENDED 30 JUNE 2025

Public benefit

The College pursues its charitable objects (to advance education, religion, learning and research) for the public benefit through a wide variety of activities, including:

- admitting undergraduates from a diverse range of educational, social and cultural backgrounds for University courses and admitting graduate students from those accepted by the University;
- providing, in conjunction with the University, a world-class education for undergraduates, particularly through College-based individual or small-group supervision and direction of studies;
- supporting students financially and rewarding excellence and achievement through the provision of bursaries, scholarships, prizes and a range of grants, as well as assisting students in particular financial hardship;
- providing pastoral, administrative and academic support for both undergraduates and graduate students through the Tutorial system and other welfare mechanisms;
- providing library, computing, cultural, musical, sporting and social facilities to enable students to achieve their full potential both academically and otherwise;
- supporting students and Fellows by providing accommodation, catering and other services which also underpin the concept of a multi-disciplinary academic community;
- promoting academic research of the highest quality through annual competitions for election to Research Fellowships and Research Studentships, through supporting the research activities of both Fellows and graduate students, and welcoming academic visitors from other institutions;
- maintaining services in the Chapel regularly during Full Term, promoting the activities of the Choir and fostering the spiritual welfare of College members irrespective of denomination or faith;
- preserving and enhancing the endowments and benefactions, historic buildings and grounds of the College for the benefit of future generations;
- providing access to some of the College's facilities and educational resources to conference guests and also to the general public at times when they are not in use by College members.

Funding

The sources of income of Peterhouse are:

- Fees charged to students for tuition, accommodation and use of other College facilities and services;
- Income from services provided to external customers, including conference activity;
- Benefactions and donations for current use;
- Investment income from our accumulated endowment and other assets.

Achievements and performance

Education

The College continues to deliver teaching to support the University courses and examinations, and this was delivered in-person.

81 full time undergraduates were admitted in the year 2024-25 (2024:85), bringing the total across all years to 301 (2024: 293); the new intake can be broken down as to 49%/51% (2024: 49%/51%) arts and sciences; the intake was composed of 58 (2024: 62) Home students and 23 (2024: 23) Overseas students; applicants are assessed on the basis of their potential as well as their achievements to date. The number of graduate students on the College's books totalled 203 (2024: 193), of whom 132 (2024: 136) were fee paying.

The College aims to provide supervision and direction of studies by its own Fellows in most of the principal subjects offered by the University; the existing Fellowship, who offer expertise in a wide range of subjects, continued to provide this, largely through small group supervision.

PETERHOUSE OPERATING REVIEW CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

Most students were able to take examinations this year; 254 (2024: 250) undergraduates sat classed University examinations in 2025; 218 (2024: 203), or 85.8% (2024: 81.2%) obtaining grades in the First Class or the upper division of the Second Class (or in the undivided Second Class); in the other examinations there were 11 Passes (2024:14); 43 graduate students successfully completed an MPhil or other one-year graduate course (2024: 41), 4 (2024: 6) completed clinical studies and 30 (2024: 30) satisfied the requirement for the degree of PhD.

74 (2024: 80) undergraduates – some 33.9% of those potentially eligible – received means-tested awards totalling £248k (2024: £251k) under the centralised Cambridge Bursary Scheme, with 32 (2024: 37) of the awards at the maximum value. The scheme is intended to ensure that no Home student should be deterred from applying to Cambridge because of financial considerations. The College also ran its own Overseas undergraduate scholarship scheme and supported 8 non-Home students (2024: 7) with means-tested awards totalling £182k (2024: £147k).

The Tutors deployed a further £248k (2024: £203k) to make loans and grants to support undergraduates facing particular financial hardship. Last year's delay in marking resulted in more prizes being awarded this year. Scholarships and prizes worth some £68k (2024: £92k) were awarded by the Governing Body to recognise and reward excellence and achievement. Grants for travel were £60k (2024: £59k) and £5k of grants to support student wellbeing were also awarded (2024: £8k).

The College made grants totalling £80k (2024: £77k) to its official student bodies, the Sexcentenary Club (JCR) and Graduate Society to enable them to provide social and sporting support to their members.

The Ward Library added a further 1,367 (2024: 1,688) volumes during the year, on the recommendation of both Fellows and students and as a result of generous gifts; and the College continued to expand its Library e-books services. Further improvements to facilities and accommodation were made: the completion of the part refurbishment of Cosin Court; a landscaped disabled access to the Master's Lodge continued the remodelling of the College site in-line with a longer term Masterplan. There was also a separate programme of small works to improve kitchens and bathrooms in a number of properties used for student accommodation. Finally, works to provide heating and hot water through a ground source heat pump to Cosin Court were begun, together with the continuation of a phased refurbishment of the building to update the interiors and improve thermal insulation. This an important step in the College's plans to transition to Net Zero carbon emissions by 2048.

Research

Two Research Fellows specialising in English and Mathematics were appointed through the annual competition, each for an initial three year term, which took the total number of Research Fellows to 8 (2024: 8). These Fellowships enable outstanding academics at the early stages of their careers to develop and focus on their research in this formative period before they undertake the full teaching and administrative duties of an academic post.

On the recommendation of the Research Studentships Committee 2 (2024: 4) Research Studentships were awarded to new graduate students on the basis of merit to cover their academic fees and maintenance expenses, bringing the total to 12 (2024: 13) and the annual cost of the scheme to £261k (2024: £354k). The Tutors made other grants and awards totalling £90k (2024: £91k) to graduate students in order to offset research and maintenance expenses.

Research allowances totalling £57k (2024: £63k) were provided in support of Fellows' research activities. 3 Teaching Fellows (two in Modern & Medieval Languages, and one in History), 1 Visiting Fellow (in Anthropology), and 2 Senior Research Associates (one in Philosophy, and one in Mathematics), were appointed for varying terms. 3 Research Associateships were also granted to post-doctoral workers at the University.

Religion

The Chapel occupied its usual place at the heart of the College's spiritual life, with a variety of religious services taking place regularly during Full Term, underpinned by Peterhouse's strong choral tradition. The College hosted a number of events including a local Choral Academy. The College was able once again to support an annual spiritual retreat for its junior members and a Choir tour to Czechia.

Additional information about the College's activities can be found in the Peterhouse Annual Record and the College newsletter, as well as on its website (www.pet.cam.ac.uk).

**PETERHOUSE
FINANCIAL REVIEW
FOR THE YEAR ENDED 30 JUNE 2025**

The financial statements for the year to 30 June 2025 have been prepared in accordance with the Recommended Cambridge College Accounts (RCCA) format and the external auditors' opinion is unqualified. The College's two wholly-owned subsidiaries have been consolidated. The two subsidiaries are: Peterhouse Enterprises Limited (PEL), which is engaged in property development, and Peterhouse Conferences and Events Limited, which manages certain Catering and Conference activities undertaken by the College in order to raise funds to further its charitable aims.

The College seeks to run the operating income and expenditure account at breakeven over the long term whilst gradually growing spend on its charitable activities and investing appropriately in its stock of buildings and operational infrastructure. To this end the College has continued to seek to expand and improve the range of services it offers to all its students and its research community. The recent surge in inflation and the associated high energy prices have impacted on the finances of the College and the wider University sector and will continue to do so. The College continues to address these challenges by seeking to minimise energy costs and by investing in energy efficient technologies (subject to constraints due to its stock of listed buildings) and by seeking the most effective and efficient way of delivering services.

The College remains committed to maintaining and preserving the historic buildings that underpin its charitable objectives and enrich its community. The College also seeks to maintain and gradually enhance its stock of operational properties, and has carried out a number of substantial projects during the year, including a programme of small bespoke works to improve kitchens and bathrooms in undergraduate accommodation (in Tennis Court Terrace and Fitzwilliam Street), and the completion of a further phase in the refurbishment of Cosin Court, which will improve the quality and energy efficiency of graduate accommodation. Part of the refurbishment of Cosin Court includes the provision of heating and hot water through a ground source heat pump. These works were begun in the year and marked an important step in the College's plans to transition to Net Zero carbon emissions by 2048. In line with the College's strategic plan to develop and re-model the eastern side of the main College site and its Library, the College completed works to provide a landscaped disabled Access to the Master's Lodge.

This year the College showed an overall underlying accounting deficit before donations of £1,407k. The deficit decreased by £110k on the previous year in spite of an increase of £347k in recurrent depreciation costs arising from a revaluation of the College's land and buildings. There was an increase in income in all areas. Expenditure also rose as it continued to reflect ongoing staff cost increases as well as the increasing costs of maintaining the College's buildings. However, after adjusting for an exceptional write off of accrued interest (£481k) associated with the endowment portfolio, the deficit before donations is £1,888k. This deficit is £1,494k more than last year, as there was an exceptional favourable movement on the USS pension liability (£1,123k) last year.

The underlying deficit before donations partly reflects the fact that a number of initiatives are now being directly funded by gifts and donations. After adjusting for donations and endowments, the College showed a surplus of £406k. A change in market sentiment has lowered year end property valuations and this has caused losses on investments and assets (£5,845k) that have resulted in an overall deficit for the year of £5,439k.

Simplified Income and Expenditure	2025 Total £'000	2024 Total £'000
Total income before donations and endowments*	15,552	14,915
Total expenditure	(16,959)	(16,432)
(Deficit) before donations and USS provision	(1,407)	(1,517)
USS provision	-	1,123
Net accrued interest written off	(481)	-
(Deficit) before donations	(1,888)	(394)
Donations	1,658	901
New endowments	636	2,588
Surplus before other gains and losses	406	3,095
(Losses)/gains on investments and assets	(5,845)	7,716
(Deficit)/Surplus for the year	(5,439)	10,811

* includes gains on investments applied to income

PETERHOUSE
FINANCIAL REVIEW CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025

Income/Expenditure

Income from Academic Fees and Charges increased by 8.5% (2024: 6.3% increase) on the prior year reflecting a rise in both the number of unregulated fee-paying undergraduates and graduates. Income from Accommodation, Catering and Conferences rose by 4.8% or £179k on the prior year (2024: 11.7% increase or £387k). Income from College Members increased as a result an increase in student charges to reflect inflation, together with changes in student occupancy. Conference activity remained flat year on year. Endowment income rose 3.1% or £233k; this resulted from a combination of one-off increases and back rents from the property portfolio together with a new letting at the Peterhouse Technology Park. Donations and new endowments continue to perform well, although new endowments (£636k) were not at the same level as last year (£2,588k); last year included a very significant individual legacy. Overall total College income after donations and endowments was £17.1m (2024: £17.6m).

The College's total expenditure rose by £2,256k or 14.7% (2024: £139k or 0.9% increase). However, if the effects of the release of USS provisions (£1,123k) are excluded, then there was an increase of £1,133k or 6.9% (2024: £964k or 6.2% increase). The most significant factors were a "one-off" exceptional write off of accrued interest (£606k) and increases in the costs of cyber security measures, repairs to buildings, and staff.

The total depreciation charge for the year rose by £458k. The land and buildings of the College were revalued at 1 July 2024 and this accounted for approximately £371k of the increase. Therefore, excluding this £371k effect from the comparative, there was a further increase of £87k in depreciation year on year (2024: £71k).

Staff costs and pensions

Total staff costs (academic and non-academic) remain the most significant cost category for the College at £6.8m (2024: £5.1m). Staff costs excluding USS actuarial adjustments to the pension schemes under FRS102 increased by £547k or 8.7% (2024: £343k or 5.8%). This reflected the cost of living increases and awards for the year; the filling of vacancies; the recruitment to a modest number of funded posts; the cost of sabbatical cover; the ongoing impact of auto-enrolment; the increases in national insurance contribution rates; and the College's continued commitment to paying its staff at least in line with the Real Living Wage.

The staff CCFPS pension scheme still remains significantly in deficit (under FRS102) in 2025, although the deficit decreased by £230k (2024: decreased by £211k). The changes in actuarial assumptions underlying the plan liabilities are the key driver of the decrease in the deficit; these changes were due to the discount rate and inflation rate assumptions applied to the scheme's liabilities. This scheme is closed to new entrants.

The College includes a share of the USS Scheme's current deficit. Under FRS102 the College is obliged to account for it under money purchase scheme rules, although it is a multi-employer defined benefit scheme. A deficit recovery plan was put in place as part of the 2020 valuation, which required payment of 6.2% of salaries over the period 1 April 2022 until 31 March 2024, at which point the rate would increase to 6.3%. As set out in note 23, no deficit recovery plan was required under the 2023 valuation because the scheme was in surplus on a technical provisions basis. The institution was no longer required to make deficit recovery contributions from 1 January 2024 and accordingly released the outstanding provision to the Consolidated Statement of Comprehensive Income and Expenditure last year. No provision or adjustment this year, but the change to the recovery plan following the latest revaluation assumptions resulted in a £1,123k credit being recognised in the Consolidated Statement of Comprehensive Income and Expenditure last year. Details of this scheme and the CCFPS scheme are included in notes 16 and 23.

Overall the pension scheme liabilities measured under FRS102 have decreased by 17.6% from £1.4m to £1.1m (2024: decreased by 48.1% from £2.7m to £1.4m).

Capital expenditure

The College continued its refurbishment of Cosin Court. Some £2.4m has been spent partly upgrading accommodation and installing a ground source heat pump to provide hot water and heating for the Cosin Court. These works mark an important step in the College's plans to transition to Net Zero carbon emissions by 2048. The College completed the landscaped disabled access to the Master's Lodge as part of the remodelling of the eastern part of the College site in-line with a longer term Masterplan. The College carried out a programme of small bespoke works to improve kitchens and bathrooms in undergraduate accommodation (in Tennis Court Terrace and Fitzwilliam Street).

PETERHOUSE
FINANCIAL REVIEW CONTINUED
FOR THE YEAR ENDED 30 JUNE 2025

The College takes very seriously its responsibility to maintain the College's operational buildings, most of which are listed and of historic importance, to ensure their compliance with new regulations, and to meet higher energy efficiency standards. An example of this is the College's initiative to reduce its carbon footprint and energy costs by installing a "smart" energy management platform to control individual radiator temperatures and energy usage across the College sites in a more efficient and granular way than has previously been possible. Whilst energy efficiency is one aspect of the challenge facing the College, the age and nature of the buildings continues to generate unexpected issues; for example the discovery of the severe cracking of a major structural beam in Old Court will necessitate major works next year. Therefore, the programme of works to maintain and improve College's operational buildings continues to be a significant financial burden on the College.

The College continues to invest in its IT infrastructure and software; during the year the College invested heavily into College wide security and door entry systems.

Endowment and investment performance

The College's survival in its present form is dependent on its endowment capital, which contributes over half its income and has additionally to absorb deficits and provide the funds for necessary building works. The College's investment objective, implemented under the supervision of its Estates & Investments Committee, is to manage its endowment to produce a steadily rising income stream whilst ensuring the long-term preservation of capital value in real terms.

The composition and performance of the College's endowment is summarised in the table below:

	2025	2024
	£'000	£'000
Property	173,118	179,550
Pooled property funds	3,598	3,519
Equities	79,272	75,405
Cash, loans and fixed interest securities	276	2,657
Cash in hand and at investment managers	141	192
Other Cash (owed by)/held for the Endowment	5,624	3,164
Total Investments	262,029	264,487
Loans	(25,891)	(25,887)
Net Endowment Assets	236,138	238,600
	2025	2024
	£'000	£'000
Income from:		
Land and buildings	5,502	5,024
Pooled property funds	205	218
Equities	1,828	1,833
Other interest receivable	291	518
Total income	7,826	7,593
Equities management costs	(75)	(100)
Accrued interest written off	(606)	-
Direct costs of property management, agency fees and maintenance	(750)	(855)
Net income before financing costs	6,395	6,638
Interest and finance costs	(1,158)	(1,156)
Total net income after financing costs	5,237	5,482
Capital losses and gains and receipts on investments	(4,954)	8,514
Total return for Net Endowment	283	13,996

PETERHOUSE FINANCIAL REVIEW CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

The College has adopted total return accounting for its marketable securities portfolio to provide a smooth and stable stream of income. This policy has a better fit with the College's strategic approach to its equities portfolio by allowing the College more flexibility to invest in line with its Environmental, Social and Governance (ESG) policy.

Property values fell this year principally due to the College's holdings in commercial offices and lab space in Cambridge where there was a significant change in market sentiment in the year. Equities rose in value during the year in-line with the wider markets, but these did not offset the fall in values of the College's property.

The fall in direct costs of property management were caused by a fall in repair and legal costs. These savings were more than offset by a one-off write down of accrued interest from a residential property development that was realised during the year at a lower-than-expected return to the College group due to difficult market conditions for residential development.

Reserves

Peterhouse's unrestricted funds at the year-end amounted to £387.3m (2024: £333.3m) and are represented in the balance sheet by the College's operational buildings – which are used for academic and residential purposes – and by a large part of the investment portfolio. The operational buildings and land were revalued by Gerald Eve at the beginning of the year and this accounts for a rise of £61.3m. The Governing Body believes that reserves on this scale are necessary for the College to meet its charitable objectives and to provide the underlying stability for the institution to operate in perpetuity. The Governing Body is mindful to maintain an equitable balance between the interests of current members of the College and future generations.

Risk Management

The Governing Body has the overall responsibility for identifying and managing the major risks facing the College. Discussion of risks are a routine part of the work of the Governing Body and the associated College Committees. A formal high-level risk register is maintained by the Finance Committee and reviewed on an annual basis by the Governing Body. In addition to this, other College Committees review and discuss individual risks which fall within their respective terms of reference on a more frequent basis. College Committees also develop and update College policies to manage and mitigate risks as and when appropriate. Responsibility for the implementation of College policies is delegated to the relevant College Officers and members of staff.

Fundraising

The existence and success of Peterhouse is a reflection of the outstanding generosity over time of Petreans and other benefactors. The College's development campaign continued to make a valuable contribution over the year, with donations and legacies of £2.3m (2024: £3.5m). Of this, £636k was raised for permanent endowments (2024: £2,588k). The combined net costs of fundraising and member relations was £351k (2024: £391k).

During the year the College appointed a new Development Director who will be seeking to grow further the fundraising efforts in the coming years to meet a range of identified needs.

The College is registered with the Fundraising Regulator and adheres to its Code of Practice. The College does not use external professional fundraisers and carries out fundraising activities through its Development Office, in collaboration with Cambridge University Development and Alumni Relations Office as appropriate. In addition to seeking financial and other support for the College, the Development Office is also responsible for alumni relations. Fundraising techniques used include face-to-face meetings, the promotion of legacy giving, annual telephone campaigns and occasional mass mailings to members of the College's community. The College takes very seriously its responsibility to ensure that its assets and resources are used only for the purposes for which they were given. The College does not engage in intrusive or unreasonably persistent methods of fundraising and training is given to all individuals who undertake fundraising activities to ensure that they know how to handle an obviously vulnerable person. There have been no formal complaints made about fundraising (prior year none).

PETERHOUSE FINANCIAL REVIEW CONTINUED FOR THE YEAR ENDED 30 JUNE 2025

Principal risks and uncertainties

Peterhouse faces a range of risks in meeting its charitable purposes which include financial, operational and reputational risks. These include its long-term ability to attract the best staff and students, to maintain and develop its research and educational offering, and to conserve, refresh, and renew its physical facilities. In addition, the College faces reputational risks in a world where modern communication methods have resulted in higher levels of transparency and scrutiny in wide range of areas. To help manage some of the risks associated with communications, the College appointed a dedicated central Communications Officer to support and improve the effectiveness of its external communications, including through digital channels.

The College has continued to invest in a range of measures to improve further the pastoral support it offers its students. It seeks to foster a supportive and collegiate culture amongst Fellows, students and staff.

The College also seeks opportunities to contribute positively to the communities in which it operates and takes seriously its responsibilities as a landowner and landlord to many private tenants. It carries out a range of civic engagement at various levels and see to take a positive approach with local stakeholders outside of the University.

While Peterhouse is fortunate in being a relatively well-endowed College, it continues to face financial challenges many of which are common to the University and other Cambridge colleges.

The Covid recent pandemic, the Ukraine war, and subsequent energy price shock and associated inflation, and other unexpected geopolitical developments have made the political, economic and educational landscape increasingly uncertain.

Peterhouse seeks to respond to these financial challenges by focussing on efficient financial management of its operational activities, and the prudent stewardship of its endowment assets for the long term. However, if it is to develop further the activities that are critical to its mission such as key teaching posts, research studentships, and to continue to progress its capital expenditure plans across its substantial operational estate, the College will need to raise additional funds over the coming years.

Plans for the future

The College aims to pursue and develop its existing strategy, with a particular focus over the next few years on:

- A review of its Fundraising strategy under our new Development team;
- Continued support of its Research Fellowship and Research Studentship scheme to offer financial support for the most talented early-career academics and graduate students;
- A continued focus on the College's Admissions and Outreach initiatives to attract outstanding applicants for undergraduate and graduate courses from a diverse range of educational, social and cultural backgrounds;
- The development of its Overseas scholarship programme for gifted undergraduate students who do not qualify for the Home-student fee rate; and
- Investment in its operational and non-operational estate to prepare for a transition to Net Zero carbon emissions by 2048, with as aspiration to do so well before this date.

PETERHOUSE
CORPORATE GOVERNANCE AND STATEMENT OF INTERNAL CONTROL
FOR THE YEAR ENDED 30 JUNE 2025

1. The following statement is provided by the Governing Body to enable readers of the financial statements to obtain a better understanding of the arrangements in the College for the management of its resources and for audit.
2. The College is a registered charity (registered number No. 1137457) and subject to regulation by the Charity Commission for England and Wales. The members of the Governing Body are the charity trustees and are responsible for ensuring compliance with charity law.
3. The Trustees are Governing Body which is advised in carrying out its duties by a number of Committees.
 - a. Governance Committee
 - b. Remuneration Committee
 - c. Finance Committee
 - d. Estates and Investments Committee
 - e. Development Committee
 - f. Education Committee
 - g. Admissions Committee
 - h. Examination Failures Committee
 - i. Grants Committee
 - j. Honorary & Visiting Fellowships Committee
 - k. Research Studentships Committee
 - l. Research Fellowships Committee
 - m. Travel Grants Committee
 - n. Charitable Applications Committee
 - o. Co-Ordinating Committee
 - p. Peterhouse Boat Club Fund Management Committee
 - q. Staff Committee
 - r. Food and Wine Committee
 - s. Buildings, Fabric and Gardens Committee
 - t. IT Committee
4. The principal administrative Officers of the College are the Master, the Senior Bursar, and the Senior Tutor.
5. It is the duty of the Finance Committee to keep under review the effectiveness of the College's internal system of financial and other controls; to advise the Governing Body on the appointment of external and internal auditors; to consider reports submitted by the auditors, both external and internal; to monitor the implementation of recommendations made by the auditors; to make an annual report to the Governing Body. Membership of the Finance Committee includes: the Chairman (a Fellow of the College), Senior Tutor, Senior Bursar, Steward and several other Fellows of the College.
6. There are Registers of Interests of Members of the Governing Body, the Finance Committee and of the senior administrative officers. Declarations of interest are routinely made at all College committee meetings.
7. The College's Trustees (Members of the Governing Body) during the year ended 30 June 2025 are set out on page 2.
8. The Trustees are the Governing Body which is responsible for maintaining a sound system of internal control that supports the achievement of policy, aims and objectives while safeguarding the public and other funds and assets for which the Governing Body is responsible, in accordance with the College's Statutes.
9. The system of internal control is designed to manage rather than eliminate the risk of failure to achieve policies, aims and objectives; it therefore provides reasonable but not absolute assurance of effectiveness.
10. The system of internal control is designed to identify the principal risks to the achievement of policies, aims and objectives, to evaluate the nature and extent of those risks and to manage them efficiently, effectively and economically. This process was in place for the year ended 30 June 2025 and up to the date of approval of the financial statements.

PETERHOUSE
CORPORATE GOVERNANCE AND STATEMENT OF INTERNAL CONTROL
FOR THE YEAR ENDED 30 JUNE 2025

The Governing Body is responsible for reviewing the effectiveness of the system of internal control. The following processes and procedures have been established:

- a. The Governing Body meets regularly (typically 13 times) throughout the year to consider the plans and strategic direction of the College; it also reviews and approves the annual financial results and budget for the year ahead.
 - b. The Governing Body receives interim reports from the Finance Committee which reviews key financial information and statistics on an ongoing basis, including quarterly progress against budget.
 - c. A Committee Structure has been put in place to review key areas of College activity.
 - d. Appropriate levels of segregation of duties have been established together with authority limits. These are reviewed periodically.
 - e. Two Fellows (not already on the Finance Committee) review and audit the College accounts in detail, and provide an independent report on their findings to the Governing Body.
 - f. A Business Analyst has been employed to review and improve the internal systems and controls.
 - g. The Finance Committee regularly reviews the College's five-year financial forecast to assist with medium-term financial planning.
-
11. A Fellow on the Governing Body was designated SIRO (Senior Information Risk Officer) and is responsible for reporting to Governing Body on data protection and information risk issues.
 12. The Governing Body's review of the effectiveness of the system of internal control is informed by the work of various Committees, the Senior Bursar, and other College Officers, who have responsibility for the development and maintenance of the internal control framework, and by comments made by the external auditors in their management letter and other reports.

PETERHOUSE
RESPONSIBILITIES OF THE GOVERNING BODY
FOR THE YEAR ENDED 30 JUNE 2025

The Governing Body is responsible for preparing the Annual Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The College's Statutes and the Statutes and Ordinances of the University of Cambridge require the Governing Body to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the College and of the surplus or deficit of the College for that period. In preparing these financial statements, the Governing Body is required to:

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


The Governing Body is responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Statutes of the University of Cambridge. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

On behalf of the Governing Body of the Master (or Keeper) and Fellows of Peterhouse in the University of Cambridge



Professor M.A. Parker
Master


Mr I.N.M. Wright
Senior Bursar

Date: 24 November 2025

INDEPENDENT AUDITOR'S REPORT TO THE GOVERNING BODY OF PETERHOUSE FOR THE YEAR ENDED 30 JUNE 2025

Opinion

We have audited the financial statements of Peterhouse College (the 'College') and its subsidiaries (the 'group') for the year ended 30 June 2025 which comprise the Consolidated Statement of Comprehensive Income and Expenditure, the Consolidated Statement of Changes in Reserves, the Consolidated and College Balance Sheets, the Consolidated Cash Flow Statement and notes to the financial statements, including significant accounting policies. 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).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and College's affairs as at 30 June 2025, and of the group's 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;
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Statutes of the University of Cambridge; and
- the contribution due from the College to the University has been correctly computed as advised in the provisional assessment by the University of Cambridge and in accordance with the provisions of Statute G,II, of the University of Cambridge.

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 group and College in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including 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 group's or College'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 report of the Governing Body, 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.

INDEPENDENT AUDITOR'S REPORT TO THE GOVERNING BODY OF PETERHOUSE (continued)

FOR THE YEAR ENDED 30 JUNE 2025

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 14, the trustees 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 group's and College'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 group or the College or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 151 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

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 gained an understanding of the legal and regulatory framework applicable to the College and how it operates and considered the risk of the College not complying with the applicable laws and regulations including fraud in particular those that could have a material impact on the financial statements. This included those regulations directly related to the financial statements.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

- We reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness.
- We reviewed minutes of Finance, College Council and Governing Body meetings and agreed the financial statement disclosures to underlying supporting documentation.

INDEPENDENT AUDITOR'S REPORT TO THE GOVERNING BODY OF PETERHOUSE (continued)

FOR THE YEAR ENDED 30 JUNE 2025

- We have made enquiries of management and officers of the College regarding laws and regulations applicable to the organization.
- We reviewed the risk management processes and procedures in place including reporting of risk management to the College Council.
- We also assessed management bias in relation to the accounting policies adopted and in determining significant accounting estimates, including the valuation of investments

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Governing Body, in accordance with College's statutes, the Statutes of the University of Cambridge and part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the College trustees 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 Governing Body as a body, for our audit work, for this report, or for the opinions we have formed.



PRICE BAILEY LLP

Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Date: 26 November 2025

Price Bailey LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006..

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies

Basis of preparation

The financial statements have been prepared in accordance with the provisions of the Statutes of the College and of the University of Cambridge, using the Recommended Cambridge College Accounts (RCCA) format; and applicable United Kingdom Accounting Standards, including Financial Reporting Standard 102 (FRS 102) and the Statement of Recommended Practice (SORP): Accounting for Further and Higher Education issued in 2019.

The Consolidated Statement of Comprehensive Income and Expenditure includes activity analysis in order to demonstrate that all fee income is spent for educational purposes. The analysis required by the SORP is set out in note 4.

The College is a public benefit entity and therefore has applied the relevant public benefit requirement of the applicable UK laws and accounting standards.

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified in respect of the treatment of investments and certain operational properties which is included at valuation.

Basis of consolidation

The consolidated financial statements include the College and its subsidiary undertakings. Details of the subsidiary undertakings included are set out in note 10. Intra-group balances are eliminated on consolidation.

Recognition of income

Academic fees

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

Grant income

Grants received from non-government sources (including research grants from non-government sources) are recognised within the Consolidated Statement of Comprehensive Income and Expenditure when the College is entitled to the income and performance related conditions have been met.

Income received in advance of performance related conditions is deferred on the balance sheet and released to the Consolidated Statement of Comprehensive Income and Expenditure in line with such conditions being met.

Donations and endowments

Non exchange transactions without performance related conditions are donations and endowments. Donations and endowments with donor imposed restrictions are recognised within the Consolidated Statement of Comprehensive Income and Expenditure when the College is entitled to the income. Income is retained within restricted reserves until such time that it is utilised in line with such restrictions at which point the income is released to general reserves through a reserve transfer.

Donations and endowments with restrictions are classified as restricted reserves with additional disclosure provided within the notes to the accounts.

There are four main types of donations and endowments with restrictions:

1. Restricted donations – the donor has specified that the donation must be used for a particular objective.
2. Unrestricted permanent endowments – the donor has specified that the fund is to be permanently invested to generate an income stream for the general benefit of the College.
3. Restricted expendable endowments – the donor has specified a particular objective and the College can convert the donated sum into income.

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies (continued)

Recognition of income (continued)

Donations and endowments (continued)

4. Restricted permanent endowments – the donor has specified that the fund is to be permanently invested to generate an income stream to be applied to a particular objective.

Donations with no restrictions are recorded within the Consolidated Statement of Comprehensive Income and Expenditure when the College is entitled to the income.

Investment income and change in value of investment assets

Investment income and change in value of investment assets is recorded in income in the year in which it arises and as either restricted or unrestricted income according to the terms or other restrictions applied to the individual endowment fund.

Total return

The College operates a total return policy with regard to its quoted securities and pooled property funds. The spending policy is specifically designed to stabilise annual spending levels and to preserve the real value of the portfolio over time. The spending policy attempts to achieve these two objectives by using a long-term targeted spending rate combined with a smoothing rule, which adjusts spending gradually to changes in the market value of the quoted securities and pooled property funds. The actual rate of spending for 2025 when measured against a three year trailing average value was 3.25% (2024: 3.25%).

Other income

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

Foreign currency translation

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

Fixed assets

Land and buildings

Fixed assets are stated at deemed cost less accumulated depreciation and accumulated impairment losses. Certain items of fixed assets, including the majority of our operational buildings, that had been revalued to fair value on or prior to 1 August 2014, the date of transition to SORP, are measured on the basis of deemed cost, being the revalued amount at the date of that revaluation. Gerald Eve LLP performed a valuation in the year for the Land and Buildings of the College. These assets have been taken back to cost and the useful economic lives have been re-set to range between 5 to 150 years and are depreciated on a straight-line basis.

Where parts of a fixed asset have different useful lives, they are accounted for as separate items of fixed assets.

Costs incurred in relation to land and buildings after initial purchase or construction, and prior to valuation, are capitalised to the extent that they increase the expected future benefits to the College.

Freehold land is not depreciated as it is considered to have an indefinite useful life. Additions to Freehold Buildings, in the form of capitalised refurbishment works or new buildings, are depreciated on a straight line basis over their expected useful lives of 50 years.

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

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies (continued)

Fixed assets (continued)

The cost of additions to operational property shown in the balance sheet includes the cost of land. Furniture, fittings and equipment costing less than £3,000 per individual item or group of related items is written off in the year of acquisition. All other assets are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10.0% per annum
Computer equipment	25.0% per annum
Motor vehicles	20.0% per annum

Leased assets

Costs in respect of operating leases are charged on a straight-line basis over the lease term. Any lease premiums or incentives are spread over the minimum lease term.

Heritage assets

The College holds and conserves a number of collections, exhibits, artefacts and other assets of historical, artistic or scientific importance. Heritage assets acquired before 1 August 2014 have not been capitalised since reliable estimates of cost or value are not available on a cost benefit basis, and also the volume of items and valuation issues mean that it is neither practical nor beneficial to identify and value them. Acquisitions since 1 August 2014 and valued at over £10k are capitalised and recognised in the Balance Sheet at the cost or, where the assets are donated, at valuation on receipt of these assets where such a cost or valuation is reasonably obtainable. Heritage assets are not depreciated since their long economic life and high residual value mean that any depreciation would not be material. Expenditure which is required to preserve or prevent further deterioration of individual items within the heritage assets is recognised in the Consolidated Statement of Comprehensive Income and Expenditure when it is incurred. The Colleges' management policy in respect of its heritage asset is summarised in note 9.

Investments

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

For the purposes of the group accounts disposals of all interests in land (not used for operational educational purposes) within the group are disclosed separately. In addition, all Interests in land (not used for operational purposes) will be consolidated as investments. Land used for operational purposes will continue to be recognised in fixed assets.

Stocks

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

Debtors

Short term debtors are measured at transaction price, less impairment.

Cash and Cash Equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Creditors

Short term creditors are measured at the transaction price.

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies (continued)

Financial Instruments

The College has elected to adopt Sections 11 and 12 of FRS 102 in respect of the recognition, measurement and disclosure of financial instruments. Financial assets and liabilities are recognised when the College becomes party to the contractual provision of the instrument and they are classified according to the substance of the contractual arrangements entered into.

A financial asset and a financial liability are offset only when there is a legally enforceable right to set off the recognised amounts and an intention either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets

Basic financial assets include trade and other receivables, cash and cash equivalents and investments in commercial paper (i.e. deposits and bonds). These assets are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest rate method. Financial assets are assessed for indicators of impairment at each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in the Consolidated Statement of Comprehensive Income and Expenditure.

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

Other financial assets, including investments in equity instruments, which are not subsidiaries or joint ventures, are initially measured at fair value which is typically the transaction price. These assets are subsequently carried at fair value and changes in fair value at the reporting date are recognised in the Consolidated Statement of Comprehensive Income and Expenditure. Where the investment in equity instruments is not publicly traded and where the fair value cannot be reliably measured, the assets are measured at cost less impairment. Investments in property or other physical assets do not constitute a financial instrument and are not included.

Financial assets are de-recognised when the contractual rights to the cash flows from the asset expire or are settled or substantially all of the risks and rewards of ownership are transferred to another party.

Financial Liabilities

Basic financial liabilities include trade and other payables, bank loans and intergroup loans. These liabilities are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Derivatives, including forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date the derivative contract is entered into and are subsequently re-measured at their fair value at the reporting date. Changes in the fair value of derivatives are recognised in the Consolidated Statement of Comprehensive Income and Expenditure in finance costs or finance income as appropriate, unless they are included in a hedging arrangement.

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies (continued)

Financial Liabilities (continued)

To the extent that the College enters into forward foreign exchange contracts which remain unsettled at the reporting date the fair value of the contracts is reviewed at that date. The initial fair value is measured as the transaction price on the date of inception of the contracts. Subsequent valuations are considered on the basis of the forward rates for those unsettled contracts at the reporting date. The College does not apply any hedge accounting in respect of forward foreign exchange contracts held to manage cash flow exposures of forecast transactions denominated in foreign currencies.

Financial liabilities are de-recognised when the liability is discharged, cancelled, or expires.

Provisions

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

Contingent liabilities and assets

A contingent liability arises from a past event that gives the College a possible obligation whose existence will only be confirmed by the occurrence or otherwise of uncertain future events, not wholly within the control of the College. Contingent liabilities also arise in circumstances where a provision would otherwise be made but either it is not probable that an outflow of resources will be required or the amount of the obligation cannot be measured reliably.

A contingent asset arises where an event has taken place that gives the College a possible asset whose existence will only be confirmed by the occurrence or otherwise of uncertain future events not wholly within the control of the College.

Contingent assets and liabilities are not recognised in the balance sheet but are disclosed in the notes.

Taxation

The College is a registered charity (number 1137457). It is therefore a charity within the meaning of Paragraph 1 of Schedule 6 to the Finance Act 2010 and accordingly, the College is potentially exempt from taxation in respect of income or capital gains received within categories covered by section 478-488 of the Corporation Tax Act 2010 (CTA 2010) or section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The College's subsidiaries are liable to Corporation Tax in the same way as any other commercial organisation.

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

Contribution under Statute G, II

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

PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025

Statement of Principal Accounting Policies (continued)

Pension costs

Universities Superannuation Scheme (USS)

The College participates in the Universities Superannuation Scheme (the scheme). The scheme was a defined benefit only pension scheme until 31 March 2017 which was contracted out of the State Second Pension (S2P). The assets of the scheme are held in a separate trustee-administered fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set. The institution is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by Section 28 of FRS 102 "Employee benefits", accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the Consolidated Statement of Comprehensive Income and Expenditure represents the contributions payable to the scheme in respect of the accounting period. Since the institution has entered into an agreement (the Recovery Plan that determines how each employer within the scheme will fund the overall deficit), the institution recognises a liability for the contributions payable that arise from the agreement to the extent that they relate to the deficit and the resulting expense in the Consolidated Statement of Comprehensive Income and Expenditure.

FRS 102 makes the distinction between a Group Plan and a multi-employer scheme. A Group Plan consists of a collection of entities under common control typically with a sponsoring employer. A multi-employer scheme is a scheme for entities not under common control and represents (typically) an industry-wide scheme such as that provided by USS. The accounting for a multi-employer scheme where the employer has entered into an agreement with the scheme that determines how the employer will fund a deficit results in the recognition of a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit) and the resulting expense is recognised in profit or loss. The directors are satisfied that the scheme provided by USS meets the definition of a multi-employer scheme and has therefore recognised the discounted fair value of the contractual contributions under the funding plan in existence at the date of approving the financial statements.

Cambridge Colleges Federated Pension Scheme (CCFPS)

The College participates in the Cambridge Colleges Federated Pension Scheme, a defined benefit scheme. Pension costs are assessed in accordance with the advice of the actuary, based on the latest actuarial valuation of the Scheme and are accounted for on the basis of providing pensions over the period during which the College benefits from the employees' services.

Other pension schemes

The College also operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the College. The annual contributions payable are charged to the Consolidated Statement of Comprehensive Income and Expenditure.

Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

In order to calculate the discounted pension liability, the College makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

**PETERHOUSE
STATEMENT OF PRINCIPAL ACCOUNTING POLICIES
FOR THE YEAR ENDED 30 JUNE 2025**

Pension costs (continued)

Critical accounting estimates and areas of judgement (continued)

The present value of the CCFPS defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions, which are disclosed in note 23, will impact the carrying amount of the pension liability.

FRS 102 makes the distinction between a group plan and a multi-employer scheme. A group plan consists of a collection of entities under common control typically with a sponsoring employer. A multi-employer scheme is a scheme for entities not under common control and represents (typically) an industry-wide scheme such as Universities Superannuation Scheme. The accounting for a multi-employer scheme where the employer has entered into an agreement with the scheme that determines how the employer will fund a deficit, results in the recognition of a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit) with the resulting expense charged through the profit or loss account in accordance with section 28 of FRS 102.

Employment benefits

Short term employment benefits such as salaries and compensated absences are recognised as an expense in the year in which the employees render service to the College. Any unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Legacy accounting

For legacies, entitlement is taken as the earlier of the date of which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the College that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Reserves

Reserves are allocated between restricted and unrestricted reserves. Endowment reserves include balances which, in respect of endowment to the College, are held as permanent funds, which the College must hold to perpetuity.

Restricted reserves include balances in respect of which the donor has designated a specific purpose and therefore the College is restricted in the use of these funds.

PETERHOUSE
STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 30 JUNE 2025

Consolidated	Income and expenditure reserve			
	Unrestricted £'000	Restricted £'000	Endowment £'000	Total £'000
Balance at 1 July 2023	326,482	7,159	16,671	350,312
Surplus from income and expenditure statement	6,757	465	3,589	10,811
Other comprehensive income	143	-	-	143
Balance at 30 June 2024	333,382	7,624	20,260	361,266

Consolidated	Income and expenditure reserve			
	Unrestricted £'000	Restricted £'000	Endowment £'000	Total £'000
Balance at 1 July 2024	333,382	7,624	20,260	361,266
Surplus from income and expenditure statement	(7,533)	1,216	878	(5,439)
Other comprehensive income	61,477	-	-	61,477
Balance at 30 June 2025	387,326	8,840	21,138	417,304

The notes on pages 29 to 48 form part of these accounts.

PETERHOUSE
CONSOLIDATED AND COLLEGE BALANCE SHEET
AS AT 30 JUNE 2025

	Note	2025 Consolidated £'000	2025 College £'000	2024 Consolidated £'000	2024 College £'000
Non-current Assets					
Fixed assets	9	184,036	184,036	121,157	121,157
Investments	10	256,405	256,030	261,323	260,948
		440,441	440,066	382,480	382,105
Current assets					
Stocks	11	452	452	456	456
Trade and other receivables	12	3,258	3,704	5,981	6,411
Cash and cash equivalents	13	3,438	2,730	3,068	2,446
		7,148	6,886	9,505	9,313
Creditors: amounts falling due within one year	14	(3,321)	(3,219)	(3,529)	(3,405)
Net current assets		3,827	3,667	5,976	5,908
Total Assets less current liabilities		444,268	443,733	388,456	388,013
Creditors: amounts falling due after more than one year	15	(25,891)	(25,891)	(25,887)	(25,887)
Provisions					
Pension provisions	16	(1,073)	(1,073)	(1,303)	(1,303)
Total net assets		417,304	416,769	361,266	360,823
Restricted reserves					
Income and expenditure reserve – endowment reserve	17	21,138	21,138	20,260	20,260
Income and expenditure reserve – restricted reserve	18	8,840	8,840	7,624	7,624
Total Restricted reserves		29,978	29,978	27,884	27,884
Unrestricted Reserves					
Income and expenditure reserve – unrestricted		387,326	386,791	333,382	332,939
Total Reserves		417,304	416,769	361,266	360,823

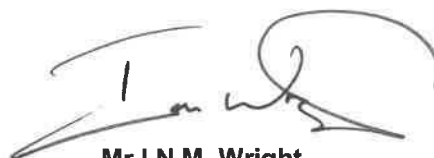
The accompanying notes on pages 29 to 48 are an integral part of this balance sheet.

The financial statements were approved by the Governing Body on 24 November 2025 and signed on their behalf by:



Professor M.A. Parker

Master



Mr I.N.M. Wright

Senior Bursar

PETERHOUSE
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 £'000	2024 £'000
Net cash outflow from operating activities	19	(695)	(7,074)
Cash flows from investing activities	20	2,322	3,201
Cash flows from financing activities	21	(1,154)	(1,156)
Decrease in cash and cash equivalents in the year		473	(5,029)
Cash and cash equivalents at beginning of the year		3,077	8,106
Cash and cash equivalents at end of the year	22	3,550	3,077

The notes on pages 29 to 48 form part of these accounts.

PETERHOUSE
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

1. Academic fees and charges

	2025	2024
	£'000	£'000
College Fees		
Fee income received at the Regulated Undergraduate rate	991	979
Fee income received at the Unregulated Undergraduate rate	909	794
Fee income received at the Graduate rate	755	678
Other income	308	279
	<u>2,963</u>	<u>2,730</u>

2. Income from accommodation, catering and conferences

		2025	2024
		£'000	£'000
Accommodation	College members	2,517	2,378
	Conferences	454	428
Catering	College Members	441	399
	Conferences	471	499
Total		<u>3,883</u>	<u>3,704</u>

3. Total return and investment income

3a. Analysis

	2025	2024
	£'000	£'000
Income from:		
Land and buildings	5,502	5,024
Quoted Pooled Property Funds	205	218
Quoted securities	1,828	1,833
Other interest receivable	291	518
Total	<u>7,826</u>	<u>7,593</u>
Total endowment return applied to income	726	635
Land and buildings	5,502	5,024
Quoted Pooled Property Funds	184	195
Quoted securities	1,345	1,398
Other interest receivable	291	518
Less excess of total return over income received	(222)	(177)
Total	<u>7,826</u>	<u>7,593</u>

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

3b. Summary of total return

	2025 £'000	2024 £'000
Income from:		
Quoted Pooled Property Funds	21	23
Quoted Securities	483	435
	<u>504</u>	<u>458</u>
Gains/(losses) on investment assets:		
Quoted Securities and Pooled Property Funds	483	1,200
Investment management costs	(19)	(22)
Total return for year	<u>968</u>	<u>1,636</u>
Total return transferred to income and expenditure reserve (see note 17)	(726)	(635)
Unapplied total return for year included within Statement of Comprehensive Income and Expenditure (see note 17)	<u>242</u>	<u>1,001</u>

3c. Investment management costs

	2025 £'000	2024 £'000
Land and buildings	167	195
Quoted securities – equities	75	100
Total	<u>242</u>	<u>295</u>

4. Education expenditure

	2025 £'000	2024 £'000
Teaching	2,423	2,258
Tutorial	1,021	986
Admissions	772	729
Research	1,222	1,144
Scholarships and awards	934	1,014
Other educational facilities	984	939
Total	<u>7,356</u>	<u>7,070</u>

5. Accommodation, catering and conferences expenditure

		2025 £'000	2024 £'000
Accommodation	College members	4,094	3,891
	Conferences (including meeting rooms)	427	399
Catering	College Members and staff	1,838	1,636
	Conferences	466	493
Total		<u>6,825</u>	<u>6,419</u>

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

6. Other Expenditure	2025 £'000	2024 £'000
Loan interest	1,158	1,156
Write off of accrued interest on investment	606	-
USS pension interest charge	-	25
FRS 102 pension schemes interest charge	67	80
Investment management fees and administration	75	100
Property management fees and administration	167	195
Other property costs	582	659
Other general and administrative	541	531
	<hr/>	<hr/>
Subtotal	3,196	2,746
Contribution under Statute G,II	188	197
	<hr/>	<hr/>
Total	3,384	2,943

7a. Analysis of 2024/2025 expenditure by activity

	Staff costs (Note 8) £'000	Other Operating Expenses £'000	Depreciation £'000	2025 Total £'000
Education	3,473	3,061	822	7,356
Accommodation, catering and conferences	2,938	1,780	2,107	6,825
Other	391	2,993	-	3,384
Net change in USS deficit recovery provision (see note 16)	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total	6,802	7,834	2,929	17,565

7b. Analysis of 2023/2024 expenditure by activity

	Staff costs (Note 8) £'000	Other Operating Expenses £'000	Depreciation £'000	2024 Total £'000
Education	3,173	3,196	701	7,070
Accommodation, catering and conferences	2,737	1,912	1,770	6,419
Other	302	2,641	-	2,943
Net change in USS deficit recovery provision (see note 16)	(1,123)	-	-	(1,123)
	<hr/>	<hr/>	<hr/>	<hr/>
Total	5,089	7,749	2,471	15,309

Other expenditure includes fundraising costs of £156k (2024: £186k). This expenditure does not include the costs of alumni relations.

7c. Auditors remuneration

Other operating expenses for the College and its subsidiaries include:	2025 £'000	2024 £'000
Audit fees payable to the College's external auditors	31	22
Other fees payable to the College's external auditors	-	-
	<hr/>	<hr/>
Total	31	22

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

8. Staff and external teaching costs

	College Fellows 2025 £'000	Academic 2025 £'000	Non Academic 2025 £'000	Total 2025 £'000
Staff and external teaching costs:				
Emoluments	1,485	-	3,982	5,467
External teaching costs	-	254	-	254
Social Security costs	162	-	401	563
Subtotal	1,647	254	4,383	6,284
Other pension costs	198	-	320	518
Net change in USS deficit recovery provision (see note 16)	-	-	-	-
Subtotal of pension costs (see note 8b)	198	-	320	518
Total	1,845	254	4,703	6,802

College Fellows include Academic Emoluments (£1,180k), Social Security costs (£121k), Other pension costs (£157k).

	College Fellows 2024 £'000	Academic 2024 £'000	Non Academic 2024 £'000	Total 2024 £'000
Staff and external teaching costs:				
Emoluments	1,333	-	3,662	4,995
External teaching costs	-	239	-	239
Social Security costs	137	-	332	469
Subtotal	1,470	239	3,994	5,703
Other pension costs	221	-	331	552
Net change in USS deficit recovery provision	(1,166)	-	-	(1,166)
Subtotal of pension costs (see note 8b)	(945)	-	331	(614)
Total	525	239	4,325	5,089

College Fellows include Academic Emoluments (£1,088k), Social Security costs (£107k), Other pension costs (£184k).

Based on the 2024 valuation of the Universities Superannuation Scheme (USS), the impact of the net change in the USS deficit recovery provision is a credit of £Nil (2024: £1,166k). This comprises a non-cash credit resulting from the change in assumptions, including the discount rate, of £Nil (2024: £1,123k) and cash contributions made to reduce the deficit in the year of £Nil (2024: £43k).

Average number of staff:	2025	2024
Academic (Full-time)	19	17
Academic (Part-time)	69	67
Non-academic (Full-time)	76	73
Non-academic (Part-time)	57	48
Total	221	205

The Governing Body comprised 42 Fellows, of which 37 are stipendiary.

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

8. Staff and external teaching costs (continued)

The number of officers and employees of the College, including Head of House, who received remuneration in the following ranges was:

From	To	2025 Number	2024 Number
£100,001	£110,000	-	2
£110,001	£120,000	3	-
£120,001	£130,000	-	2
£130,001	£140,000	1	-
£140,001	£150,000	1	

Remuneration includes salary, employer's national insurance contributions, employer's pension contributions plus any taxable benefits either paid, payable or provided, gross of any salary sacrifice arrangements.

8a. Key Management Personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the College. During the year there were 3 (2024: 3) members of the key management team and total remuneration (including employer's pensions and employer's national insurance contributions) and other benefits were £389,000 (2024: £361,000).

The Trustees received no remuneration in their capacity as Trustees of the Charity.

8b. Pension costs

The total pension cost included in staff costs for the year (see note 8) was:

	Employer contributions 2025 £000	Provisions (Note 16) 2025 £000	Total 2025 £000	Employer contributions 2024 £000	Provisions (Note 16) 2024 £000	Total 2024 £000
USS	222	-	222	218	(1,123)	(905)
CCFPS	126	-	126	138	-	138
Other	170	-	170	153	-	153
Total	518	-	518	509	(1,123)	(614)

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

9. Fixed assets

Group and College	Land and buildings £'000	Equipment £'000	2025 Total £'000	2024 Total £'000
Cost/valuation				
At beginning of year	139,739	3,517	143,256	139,649
Additions	4,378	153	4,531	3,607
Revaluation	40,931	-	40,931	-
At end of year	185,048	3,670	188,718	143,256
Accumulated depreciation				
At beginning of year	20,346	1,753	22,099	19,628
Charge for the year	2,712	217	2,929	2,471
Written back on revaluation	(20,346)	-	(20,346)	-
At end of year	2,712	1,970	4,682	22,099
Net book value				
At 30 June 2025	182,336	1,700	184,036	121,157
At 1 July 2024	119,393	1,764	121,157	120,021

The insured value of freehold land and buildings as at 30 June 2025 was £176m (2024: £171m).

The College has not made any heritage asset acquisitions since 1 August 2014 and, therefore, has not included any heritage assets in the Balance Sheet. Operational assets are those that the College uses in the course of meeting its charitable purposes of education, religion, learning, and research. Once an asset has been classified as an operational asset it is not reclassified as a heritage asset.

A valuation of College land and buildings was carried out by Gerald Eve LLP, Chartered Surveyors, on 30 June 2024 on the basis of fair value defined as: The amount for which an asset could be exchanged, a liability settled, or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm's length transaction.

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

10. Investments

	Group	College	Group	College
	2025	2025	2024	2024
	£'000	£'000	£'000	£'000
At beginning of year	261,323	260,948	253,534	253,113
Additions	8,445	8,445	4,885	4,885
Disposals	(7,467)	(7,467)	(4,100)	(4,100)
Gain/(loss) on investments	(5,845)	(5,845)	7,716	7,762
Decrease in cash balances held at fund managers	(51)	(51)	(712)	(712)
At end of year	<u>256,405</u>	<u>256,030</u>	<u>261,323</u>	<u>260,948</u>

	Group	College	Group	College
	2025	2025	2024	2024
	£'000	£'000	£'000	£'000
Represented by:				
Property	173,118	172,283	179,550	178,715
Pooled Property Funds	3,598	3,598	3,519	3,519
Quoted securities – securities	79,272	79,272	75,405	75,405
Loans and fixed interest securities	276	276	2,657	2,657
Investment in subsidiary undertakings	-	460	-	460
Cash in hand and at investment managers	141	141	192	192
	<u>256,405</u>	<u>256,030</u>	<u>261,323</u>	<u>260,948</u>

Investment assets and endowment assets are managed as a single pool and are both included within the note above.

The investment in subsidiaries represents 100% of the issued share capital of Peterhouse Enterprises Limited ("PEL"), and Peterhouse Conference and Events Limited ("PCEL"). All companies are registered in the United Kingdom.

PEL develops property and holds property for rental. Any taxable revenue surplus is paid, under the Gift Aid scheme, to the College. At 30 June 2025 the company had share capital and reserves totalling £453,537 (2024: £453,537) and the (loss)/profit after tax (but before deed of covenant) for the year then ended was £2,155 (2024: £6,202).

PCEL runs conference and events facilities. Any taxable surplus is paid, under the Gift Aid scheme, to the College. At 30 June 2025 the company had share capital and reserves totalling £1 (2024: £1) and the profit after tax (but before deed of covenant) for the year then ended was £80,630 (2024: £48,483).

The Group has an investment through Manor Farm Stretham LLP in a residential housing development in Cambridgeshire. PEL holds an investment at cost of £Nil (2024: £Nil) in the LLP. Manor Farm Stretham LLP had borrowed on commercial terms £276k at 30 June 2025 (2024: £2,657k) from the College.

The Group has an investment in a property called Fornham Business Court and this is partially funded by a loan from a third party (see note 15: Other loans).

The 2025 valuations were made by Ian Peck (MRICS certified) who was an employee of Peck Property Consultants Limited, on an open market value basis.

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

11. Stocks and work in progress

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Other stocks	452	452	456	456

12. Trade and other receivables

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Members of the College	92	92	134	134
Amount due from subsidiary undertaking	-	470	-	471
Other receivables	1,407	1,383	1,336	1,295
Prepayments and accrued income	1,759	1,759	4,511	4,511
Total	3,258	3,704	5,981	6,411

13. Cash and cash equivalents

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Bank deposits	3,378	2,683	2,986	2,377
Current accounts	60	47	82	69
Total	3,438	2,730	3,068	2,446

14. Creditors: amounts falling due within one year

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Bank overdraft	29	29	183	183
Members of the College	267	267	323	323
University fees	28	28	81	81
Contribution to Colleges Fund	188	188	197	197
Other Creditors (e.g. VAT)	1,855	1,782	1,859	1,783
Accruals and deferred income	954	925	886	838
Total	3,321	3,219	3,529	3,405

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

15. Creditors: amounts falling due after more than one year

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Bank loans	24,000	24,000	24,000	24,000
Other loans	1,891	1,891	1,887	1,887
	<u>25,891</u>	<u>25,891</u>	<u>25,887</u>	<u>25,887</u>

Included within creditors due in more than one year are the following loans and facilities:

£8 million due for repayment by 27/02/2031. The loan bears fixed interest rates of 4.345% on £1 million, 4.415% on £2 million and 4.575% on £5 million.

£16 million due for repayment by 12/11/2057. The loan bears fixed interest rates of 4.970% on £8 million and 5.005% on £8 million.

16. Pension Provisions

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Balance at beginning of year	1,303	1,303	2,655	2,655
Movement in year:				
Current service cost including life assurance	348	348	356	356
Contributions	(450)	(450)	(504)	(504)
Other finance cost	68	68	105	105
Actuarial loss/(gain) recognised in Consolidated Statement of Comprehensive Income and Expenditure	(196)	(196)	(143)	(143)
Net change in underlying assumptions (see note 8)				
- Change in underlying assumptions	-	-	(1,123)	(1,123)
- USS deficit contributions payable	-	-	(43)	(43)
Balance at end of year	<u>1,073</u>	<u>1,073</u>	<u>1,303</u>	<u>1,303</u>

Split as follows:

**CCFPS
Pension Provisions**

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Balance at beginning of year	1,303	1,303	1,514	1,514
Movement in year:				
Current service cost including life assurance	126	126	138	138
Contributions	(229)	(229)	(286)	(286)
Other finance cost	68	68	80	80
Actuarial loss/(gain) recognised in Consolidated Statement of Comprehensive Income and Expenditure	(195)	(195)	(143)	(143)
Balance at end of year	<u>1,073</u>	<u>1,073</u>	<u>1,303</u>	<u>1,303</u>

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

16. Pension Provisions (continued)

USS

Pension Provisions

	Group 2025 £'000	College 2025 £'000	Group 2024 £'000	College 2024 £'000
Balance at beginning of year	-	-	1,141	1,141
Movement in year:				
Current service cost including life assurance	222	222	218	218
Contributions	(222)	(222)	(218)	(218)
Other finance cost	-	-	25	25
Net change in underlying assumptions (see note 8)				
- Change in underlying assumptions	-	-	(1,123)	(1,123)
- USS deficit contributions payable	-	-	(43)	(43)
Balance at end of year	-	-	-	-

17. Endowment funds

Restricted net assets relating to endowments are as follows:

	Restricted Permanent Endowments 2025 Base Value £'000	Restricted Permanent Endowments 2025 Unapplied return £'000	Restricted Permanent Endowments 2025 Total £'000	Restricted Permanent Endowments 2024 Total £'000
Group and College				
Balance at beginning of year	18,854	1,406	20,260	16,671
Increase/(decrease) in market value of investments	-	483	483	1,200
Investment income	-	504	504	458
Management charges	-	(19)	(19)	(22)
Endowment return transferred to other unspent restricted income	-	(726)	(726)	(635)
New donations and endowments	636	-	636	2,588
Movement in Year	636	242	878	3,589
Balance at end of the year	19,490	1,648	21,138	20,260

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

17. Endowment funds (continued)

	Restricted Permanent Endowments 2025 Base Value £'000	Restricted Permanent Endowments 2025 Unapplied return £'000	Restricted Permanent Endowments 2025 Total £'000	Restricted Permanent Endowments 2024 Total £'000
Analysis by type of purpose:				
Research, studentship, scholarship funds	16,073	1,319	17,392	16,593
Student hardship	2,388	231	2,619	2,560
Prizes	453	43	496	491
Travel grants	333	33	366	362
Library fund	79	6	85	81
Garden fund	149	14	163	157
Kelvin fund	15	2	17	16
	<u>19,490</u>	<u>1,648</u>	<u>21,138</u>	<u>20,260</u>
Analysis by asset:				
Investments	19,490	1,648	21,138	17,760
Trade and other receivables	-	-	-	2,500
	<u>19,490</u>	<u>1,648</u>	<u>21,138</u>	<u>20,260</u>

18. Restricted Reserves

Reserves with restrictions for the current year are as follows (full comparatives follow on the next page):

Group and College

	Permanent and other unspent restricted income £'000	Restricted expendable endowment £'000	2025 Total £'000	2024 Total £'000
Balance at beginning of year	444	7,180	7,624	7,159
Application of total return on Endowment return transferred	726	-	726	635
Transfer of Income	(547)	547	-	-
Increase/(decrease) in market value of investments	-	28	28	68
Investment income	-	29	29	25
Management charges	-	(1)	(1)	(2)
New grants and other income	-	98	98	69
New donations	-	1,470	1,470	732
Expenditure	-	(1,134)	(1,134)	(1,062)
Movement in the year	179	1,037	1,216	465
Balance at end of year	623	8,217	8,840	7,624

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

18. Restricted Reserves (continued)

Analysis of other restricted funds/ donations by type of purpose:

	Permanent and other unspent restricted income £'000	Restricted expendable endowment £'000	2025 Total £'000	2024 Total £'000
Music	-	46	46	72
Works of art	-	8	8	8
Research, studentship, scholarship funds	350	2,305	2,655	1,490
Student hardship	211	480	691	615
Boat club fund	-	567	567	528
Cricket club	-	3	3	3
Prizes	45	56	101	56
Perme library	-	16	16	16
Travel grants	1	48	49	45
Library fund	4	31	35	46
Garden Fund	11	-	11	11
Chapel	-	1,136	1,136	1,153
Lectures	-	53	53	50
Kelvin Fund	1	-	1	1
Buildings fund	-	3,468	3,468	3,530
	<u>623</u>	<u>8,217</u>	<u>8,840</u>	<u>7,624</u>

19. Reconciliation of consolidated surplus for the year to net cash outflow from operating activities

	2025 £'000	2024 £'000
(Deficit)/surplus for the year	(5,439)	10,811
Adjustment for non-cash items:		
Depreciation	2,929	2,471
Loss/(gain) on endowments and investments	5,845	(7,716)
Decrease/(increase) in stock	4	(2)
Decrease/(increase) in trade and other receivables	2,723	(3,147)
(Decrease)/increase in creditors	(54)	(1,845)
Pension costs less contributions payable	(35)	(1,209)
Adjustment for investing or financing activities:		
Investment Income	(7,826)	(7,593)
Loan interest payable	1,158	1,156
Net cash outflow from operating activities	<u>(695)</u>	<u>(7,074)</u>

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

20. Cash flows from investing activities

	2025 £'000	2024 £'000
Non-current investment disposal	7,472	4,100
Investment income	7,826	7,593
Endowment funds invested	(8,445)	(4,885)
Payments to acquire tangible fixed assets	(4,531)	(3,607)
Total cash flows from investing activities	2,322	3,201

21. Cash flows from financing activities

	2025 £'000	2024 £'000
Interest paid	(1,158)	(1,156)
New secured loans	4	-
Net cash outflow from financing activities	(1,154)	(1,156)

22. Analysis of cash and cash equivalents

	At beginning of year £'000	Cash flows £'000	At end of year £'000
Bank overdraft	(183)	154	(29)
Cash at bank and in hand	3,068	370	3,438
Cash at investment managers	192	(51)	141
Net Funds	3,077	473	3,550

23. Pension Schemes

The total pension cost for the College for the year to 30 June shown in notes 8 and 8b was as follows:

	2025 £'000	2024 £'000
USS: Charged to Consolidated Statement of Comprehensive Income and Expenditure	222	218
CCFPS: Charged to Consolidated Statement of Comprehensive Income and Expenditure	126	138
CCGPS: Defined Contribution Scheme Employer contributions	170	153
Net change in USS deficit recovery provision	-	(1,123)
	518	(614)

The schemes are as follows:

23. Pension Schemes (continued)

Universities Superannuation Scheme (USS)

A deficit recovery plan was put in place as part of the 2020 valuation. It required payment of 6.2% of salaries over the period 1 April 2022 until 31 March 2024, at which point the rate would increase to 6.3%. No deficit recovery plan was required under the 2023 valuation because the scheme was in surplus on a technical provisions basis. The institution was no longer required to make deficit recovery contributions from 1 January 2024 and accordingly released the outstanding provision to the statement of income and expenses in the prior year.

The latest available complete actuarial valuation of the Retirement Income Builder, the defined benefit part of the scheme, is as at 31 March 2023 (the valuation date), which was carried out using the projected unit method.

Since the institution cannot identify its share of the Retirement Income Builder (defined benefit) assets and liabilities, the following disclosures reflect those relevant for those assets and liabilities as a whole.

The 2023 valuation was the seventh valuation for the scheme under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to have sufficient and appropriate assets to cover their technical provisions (the statutory funding objective). At the valuation date, the value of the assets of the scheme was £73.1bn and the value of the scheme's technical provisions was £65.7bn indicating a surplus of £7.4bn and a funding ratio of 111%.

The key financial assumptions used in the 2023 valuation are described below. More detail is set out in the Statement of Funding Principles (uss.co.uk/about-us/valuation-and-funding/statement-of-funding-principles).

Price inflation – Consumer Prices Index (CPI)	3.0% p.a. (based on a long-term average expected level of CPI, broadly consistent with long-term market expectations)
RPI/CPI gap	1.0% p.a. to 2030, reducing to 0.1% p.a. from 2030
Discount rate	Fixed interest gilt yield curve plus: Pre-retirement: 2.5% p.a. Post-retirement: 0.9% p.a.
Pension increases (all subject to a floor of 0%)	Benefits with no cap: CPI assumption plus 3bps Benefits subject to a 'soft cap' of 5% (providing inflationary increases up to 5%, and half of any excess inflation over 5% up to a maximum of 10%): CPI assumption minus 3bps

The main demographic assumptions used relate to the mortality assumptions. These assumptions are based on analysis of the scheme's experience carried out as part of the 2023 actuarial valuation. The mortality assumptions used in these figures are as follows:

	2023 valuation
Mortality base table	101% of S2PMA 'light' for males and 95% of S3PFA for females
Future improvements to mortality	CMI 2021 with a smoothing parameter of 7.5, an initial addition of 0.40% p.a., 10% w2020 and w2021 parameters, and a long-term improvement rate of 1.80% p.a. for males and 1.60% p.a. for females

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

23. Pension Schemes (continued)

The current life expectancies on retirement at age 65 are:

	2025	2024
Males currently aged 65 (years)	23.8	23.7
Females currently aged 65 (years)	25.5	25.6
Males currently aged 45 (years)	25.7	25.4
Females currently aged 45 (years)	27.2	27.2

Cambridge Colleges Federated Pension Scheme (CCFPS)

The College operates a defined benefits plan for the College's employees of the Cambridge Colleges' Federated Pension Scheme.

The liabilities of the plan have been calculated, at 30 June 2025, for the purposes of FRS102 using a valuation system designed for the Management Committee, acting as Trustee of the Cambridge Colleges' Federated Pension Scheme, but allowing for the different assumptions required under FRS102 and taking fully into consideration changes in the plan benefit structure and membership since that date.

The principal actuarial assumptions at the balance sheet date were as follows:

	30 June 2025	30 June 2024
	% p.a.	% p.a.
Discount rate	5.50	5.10
Increase in salaries to 2030	2.40	2.85
Increase in salaries from 2030	3.30	3.75
Retail Prices Index (RPI) assumption	2.90	3.35
Consumer Prices Index (CPI) assumption to 2030	1.90	2.35
Consumer Prices Index (CPI) assumption from 2030	2.80	3.25
Pension increases in payment (RPI max 5% p.a.)	2.85	3.15
Pension increases in payment (CPI max 2.5% p.a.)	1.85	2.00

The underlying mortality assumption is based upon the standard table known as S3PxA on a year of birth usage with CMI_2023 future improvement factors and a long-term rate of future improvement of 1.25% per annum (2024:same). This results in the following life expectancies:

- Male age 65 now has a life expectancy of 21.4 years (previously 21.4 years).
- Female age 65 now has a life expectancy of 24.0 years (previously 23.9 years).
- Male age 45 now, and retiring at age 65, has a life expectancy of 22.7 years (previously 22.6 years).
- Female age 45 now, and retiring at age 65, has a life expectancy of 25.4 years (previously 25.3 years).

Members are assumed to retire at their normal retirement age (65) apart from in the following indicated cases:

	Male	Female
Active Members – Option 1 Benefits	64	64
Deferred Members – Option 1 Benefits	63	62

Allowance has been made at retirement for non-retired members to commute part of their pension for a lump sum on the basis of the current commutation factors in these calculations.

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

23. Pension Schemes (continued)

The amounts recognised in the Balance Sheet as at 30 June 2025 (with comparative figures as at 30 June 2024) are as follows:

	30 June 2025 £'000	30 June 2024 £'000
Present value of plan liabilities	(10,344)	(11,601)
Market Value of plan assets	9,272	10,299
Net defined benefit liability	(1,072)	(1,302)

The amounts to be recognised in Income and Expenditure for the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	30 June 2025 £'000	30 June 2024 £'000
Current service cost	100	118
Administrative expenses	26	20
Interest on net defined benefit liability	68	80
Total	194	218

Changes in the present value of the plan liabilities for the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	30 June 2025 £'000	30 June 2024 £'000
Present value of plan liabilities at beginning of period	11,601	11,295
Current service cost (including Employee contributions)	144	170
Benefits paid	(1,029)	(428)
Interest on plan liabilities	570	581
Actuarial (gains)/losses	(941)	(15)
Present value of plan liabilities at end of period	10,345	11,603

Changes in the fair value of the plan assets for the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	30 June 2025 £'000	30 June 2024 £'000
Market value of plan assets at beginning of period	10,299	9,782
Contributions paid by the College	229	286
Employee contributions	44	51
Benefits paid	(1,029)	(428)
Administrative expenses paid	(29)	(25)
Interest on plan assets	502	501
Return on assets, less interest included in Income & Expenditure	(743)	133
Market value of plan assets at end of period	9,273	10,300
Actual return on plan assets	(241)	633

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

23. Pension Schemes (continued)

The major categories of plan assets as a percentage of total plan assets for the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	2025	2024
Equities	50%	46%
Bonds and cash	37%	42%
Property	13%	12%

The plan has no investments in property occupied by, assets used by or financial instruments issued by, the College.

Analysis of the re-measurement of the net defined benefit liability recognised in Other Comprehensive Income (OCI) for the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	2025 £'000	2024 £'000
Return on assets, less interest included in Income & Expenditure	(743)	133
Expected less actual plan expenses	(3)	(5)
Experience gains and losses arising on plan liabilities	(104)	(42)
Changes in assumptions underlying the present value of plan liabilities	1,045	57
Remeasurement of net defined benefit liability recognised in OCI	195	143

Movement in net defined benefit asset/(liability) during the year ending 30 June 2025 (with comparative figures for the year ending 30 June 2024) are as follows:

	2025 £'000	2024 £'000
Net defined benefit liability at beginning of year	(1,303)	(1,514)
Recognised in Income and Expenditure	(194)	(218)
Contributions paid by the College	229	286
Remeasurement of net defined benefit liability recognised in OCI	195	143
Net defined benefit liability at end of year	(1,073)	(1,303)

Funding Policy

Actuarial valuations are carried out every three years on behalf of the Management Committee, acting as the Trustee of the Scheme, by a qualified independent actuary. The actuarial assumptions underlying the actuarial valuation are different to those adopted under FRS102.

The last such actuarial valuation was as at 31 March 2023. This showed that the plan's assets were insufficient to cover the liabilities on the funding basis. A Recovery Plan has been agreed with the College, which commits the College to paying contributions to fund the shortfall. These deficit reduction contributions were incorporated into the plan's latest Schedule of Contributions dated 3 June 2024 and are as follows:

- Annual contributions of not less than £91,513 per annum payable for the period from 1 July 2024 to 31 October 2029.

These payments are subject to review following the next funding valuation, due as at 31 March 2026.

Stakeholder Scheme

The College also operates a defined contribution scheme under the stakeholder rules for employees. The pension charge for the year was £170k (2024: £153k).

PETERHOUSE
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2025

24. Capital Commitments

	2025 £'000	2024 £'000
Capital commitment at 30 June are as follows:		
Authorised and contracted	146	829

25. Operating Leases

Operating Leases - Lessor

At 30 June the College had granted non-cancellable operating leases in respect of its freehold investment properties as follows:

	2025 £'000	2024 £'000
Receivable within one year	4,529	4,204
Receivable between two and five years	12,000	11,494
Receivable in over five years	200,856	160,916
	<u>217,385</u>	<u>176,614</u>

Operating Leases – Lessee

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

	2025 £'000	2024 £'000
Payable within one year	8	12
Payable between two and five years	1	14
	<u>9</u>	<u>26</u>

26. Consolidated reconciliation and analysis of net debt

	At 1 July 2024 £'000	Cash Flows £'000	At 30 June 2025 £'000
Cash at investment managers	192	(51)	141
Cash and cash equivalents	3,068	370	3,438
Borrowings-			
Amounts falling due within one year:			
Bank overdraft	(183)	154	(29)
Borrowings-			
Amounts falling due after more than one year:			
Unsecured bank loans	(24,000)	-	(24,000)
Unsecured other loans	(1,887)	(4)	(1,891)
Net total debt	<u>(22,810)</u>	<u>469</u>	<u>(22,341)</u>

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

27. Related Party Transactions

No disclosure of transactions with Peterhouse Enterprises Limited or Peterhouse Conference and Events Limited has been made as those financial statements at 30 June 2025 have been consolidated within these accounts.

Trustees are required to make disclosure of potential conflicts of interest at all College Committee meetings. A register of interests for all Trustees is maintained by the College.

During the year no fees or expenses were paid to Fellows in respect of their duties as Trustees.

The Trustees are remunerated for specific College offices which have associated duties of Teaching, Tutorial, Research, and Administration. The Trustees remuneration is overseen by the Remuneration Committee. This Committee consists of three independent members.

The salaries paid to Trustees in the year are summarised in the table below:

From	To	2025 Number	2024 Number
£1	£10,000	12	9
£10,001	£20,000	8	9
£20,001	£30,000	6	6
£30,001	£40,000	3	2
£40,001	£50,000	-	1
£50,001	£60,000	1	1
£60,001	£70,000	2	1
£70,001	£80,000	1	1
£80,001	£90,000	1	2
£90,001	£100,000	1	2
£100,001	£110,000	2	-
	Total	37	34

The total Trustee salaries were £1,096,000 for the year (2024: £975,000).

The Trustees were also paid other taxable benefits (including employer contributions to pensions) which totalled £171,000 (2024: £199,000).

The Trustees also received grants from the College towards their research totalling £48,000 (2024: £49,000).

Travel and other business expenses reimbursed to Trustees in their capacity as officers of the College totalled £11,000 (2024: £21,000).

The Trustees are entitled to a daily meal at College expense.

No trustees had loans with the College at the year end.

Due to the nature of the College's operations and the composition of its Governing Body, it is inevitable that the College will enter into transactions in the normal course of business with the University of Cambridge, Colleges, Research Councils, other grant-awarding bodies, and other private and public sector organisations in which members of the Governing Body may have an interest. All transactions involving organisations in which members of Governing Body may have such an interest are conducted in accordance with the College's financial regulations and usual procurement procedures, and where material are separately disclosed below.

PETERHOUSE

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

27. Related Party Transactions (continued)

There are 31 Colleges, each of which is an independent corporation with its own property and income. Each College publishes its own financial statements in a form specified by the University of Cambridge. The College pays levies to support the activity of the Office of Intercollegiate Services (OIS). The OIS is responsible primarily for arranging support services to the 31 colleges of the Collegiate University (Cambridge).

The College acts as an agent for the collection of fees for the University of Cambridge; for the year ended 30 June 2025 these fees total £7,222k (2024: £6,891k). During the year the University paid Peterhouse from these fees sums totalling £1,655k (2024: £1,604k) under the terms of agreements between the University and the Colleges to share fee income with the Colleges in a way that recognises the relative contributions of the University and the Colleges. During the year Peterhouse made a contribution under Statute G, II of £197k (2024: £201k) into the Colleges Fund. The Colleges Fund is administered by the University of Cambridge on behalf of the Colleges, who make all contributions to and receive all allocations from the Fund. Peterhouse administers a Cambridge Bursary Scheme to support undergraduates financially; the University of Cambridge contributed £130k to this scheme (2024: £125k). In the course of its charitable activities, Peterhouse also pays the University of Cambridge for printing, network and other services. In addition, Peterhouse periodically provides conference-related services including accommodation, catering and other services to the organisations and departments belonging to the University of Cambridge on standard third party terms.

28. Contingent Liability

Peterhouse has entered into a collaboration agreement with a Cambridgeshire landowner in respect of land that both parties are promoting jointly to look to market and develop and the arrangements in place, signed in 2011, do mean that equalisation payments will flow in future as land is sold to ensure that both parties realise the same value per acre.

