HOMERTON COLLEGE CAMBRIDGE

England & Wales · Charity number 1137497

Details

Status	Registered
Legal form	Other
Registered	2010-08-16
Register	View on the Charity Commission register

Contact

Address	Homerton College Hills Road Cambridge CB2 8PH
Phone	01223747151
Email	bursar@homerton.cam.ac.uk
Website	www.homerton.cam.ac.uk

Activities

Objects: THE OBJECT OF THE CHARITY IS FOR THE PUBLIC BENEFIT TO ADVANCE EDUCATION, RELIGION, LEARNING AND RESEARCH WITHIN THE UNIVERSITY OF CAMBRIDGE AND TO PROVIDE FOR PERSONS WHO SHALL BE MEMBERS OF THE UNIVERSITY OF CAMBRIDGE A COLLEGE WHEREIN THEY MAY WORK FOR DEGREES OF THE UNIVERSITY OF CAMBRIDGE

Activities: For the public benefit to advance education, religion, learning and research within the University of Cambridge. For the public benefit to provide for persons who shall be members of the University a College wherein they may work for degrees of the University of Cambridge.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training
- **Who:** Other Defined Groups

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Geography

- **Area of benefit:** CAMBRIDGESHIRE
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£21,155,000	£23,966,000	£219,429,000	158
2024-06-30	£19,312,000	£20,446,000	£218,911,000	151
2023-06-30	£17,925,000	£19,898,000	£215,409,000	158
2022-06-30	£16,368,412	£19,021,482	£216,544,000	208
2021-06-30	£13,728,681	£15,503,551	£226,588,000	213

Trustees

Name	Role	Appointed
Dr Gavin Miles James Davies		2024-10-01
Dr Georgina Horrell		2021-10-01
Dr Josephine Sheila O'Donoghue		2023-10-01
Dr Juliana Guimaraes Cavalcanti		2025-10-01
Dr Junius Olivier		2024-04-18
Dr Katherine Victoria Boyle		2023-10-01
Dr Matthew Norton		2024-10-01
Dr Olivier Tonneau		2023-10-01
Lord Simon Woolley		2021-10-01
Professor David Belin		2025-10-01

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HOMERTON COLLEGE CAMBRIDGE

England & Wales - Charity number 1137497

Accounts

Charity Registration Number 1137497

HOMERTON COLLEGE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

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REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2025

Registered address
Hills Road
Cambridge
CB2 8PH

Charity registration number: 1137497

Members of Council (Trustees)

Ex officio Members

Principal	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore
Senior Tutor	Dr Georgina Horrell
Bursar	Dr Simon Brockington (resigned 31 August 2024)
	Dr Simon Wadsley (interim Bursar from 02 September 2024 to 18 August 2025)
	Mrs Samantha Skeaping (Bursar from 19 August 2025)

Elected Fellows	**For 3-year terms to 30 September**
Simon Wadsley	2024
Will Fawcett	2024
Melanie Keene	2025
Katherine Boyle	2026
Josie O'Donoughue	2026
Olivier Tonneau	2026
Fernanda Gallo	2027 (resigned September 2025)
Gavin Davies	2027
Matt Norton	2027
Alison Wood	2028
David Belin	2028
Juliana Cavalcanti	2028
Junius Olivier	2028

Co-opted Fellows

Junius Olivier	From 18 April 2024 to September 2025
Joel Chalfen	For 3-year terms to 30 September 2024

Student Members (not Trustees)

JCR President	Elizabeth Banner
MCR President	Ahmed Tayee and Nadia Chu

Senior Officers

Head of House	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore
Senior Tutor	Dr Georgina Horrell
Bursar	Dr Simon Brockington (resigned 31 August 2024)
	Dr Simon Wadsley (interim Bursar from 02 September 2024 to 18 August 2025)
	Samantha Skeaping (Bursar from 19 August 2025)
Admissions Tutors	Dr Paul Elliott and Dr Alexander Mill
Postgraduate Tutor	Dr Melanie Keene
Secretary to the Governing Body and Council	Dr Simon Wadsley

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2024

Auditors
Price Bailey LLP
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers
Lloyds Bank plc
Endeavour House
Chivers Way
Histon
Cambridge
CB24 9ZR

Solicitors
Mishcon De Reya LLP
4 Station Square
Cambridge
CB1 2GE

Property advisers
Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Investment managers
Rothschild & Co
New Court
St Swithin's Lane
London
EC4N 8AL

SCOPE OF THE FINANCIAL STATEMENTS

The trustees of Homerton College ('the College') present their report incorporating the operating and financial review, together with the audited financial statements for the year ended 30 June 2025. These cover the consolidated operations of Homerton College and its subsidiaries. The financial statements have been prepared in accordance with the accounting policies set out on pages 27 to 32 and comply with applicable laws, the requirements of the Recommended Cambridge College Accounts (RCCA), the Statement of Recommended Practice: Accounting for Further and Higher Education (2019), and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Status

Founded in 1768, Homerton College gained its Royal Charter and membership of the University of Cambridge in 2010. With over 1,400 students covering all undergraduate and most postgraduate courses, we are one of the largest, youngest, diverse, and most dynamic colleges in the University.

We pride ourselves on our values-led approach and especially on the importance of fairness, openness, and excellence. We believe that education is more than just a qualification and that the skills to use and apply learning are just as important as the degree itself.

The College is constituted through its Royal Charter, and it is also a registered charity. This report and the accompanying accounts consolidate the operations of Homerton College and its subsidiaries which are:

- Colophon Limited undertakes commercial conferences, operates the College bar and holds the May Ball;
- Colokate LLP, holds the freeholds for the residential development (Homerton Gardens) adjacent to the main college site;
- Ward Griffin LLP is a partnership between Homerton College and St Mary's School. It manages the sports fields owned by St Mary's School, which were leased to the partnership in 2020 for 66 years.

Purpose, Charitable Objectives and Public Benefit

The purpose of the College is to nurture a talented, diverse, open-minded, and principled scholarly community, and thereby to further the University's mission of contributing to society through the pursuit of education and research at the highest levels.

The College's culture and values are rooted in inclusivity: both in reaching out to students from the widest possible range of backgrounds, ensuring that everyone who joins Homerton feels a genuine sense of belonging, welcome and support. The College believes that equality, diversity, and equity lead to excellence and strives to eliminate any barriers that limit students' full participation in Cambridge life. Homerton's culture is one of friendliness and lack of hierarchy.

The objects of the College, as set out in its Royal Charter, are:

1. For the public benefit to advance education, religion, learning and research within the University of Cambridge.
2. For the public benefit to provide for persons, who shall be members of the University, a College wherein they may work for degrees of the University of Cambridge.

The College Council has complied with its duty to have due regard to the Charity Commission's public benefit guidance.

Strategy

Homerton College's strategic vision is to be a global beacon for inclusive excellence in education, research, and community life within the University of Cambridge. To realise this vision, the College has developed a series of interconnected programmes and initiatives. The *Griffin Programme* supports student transition and belonging; *Changemakers* and the *Big Conversations* series inspire leadership, innovation, and social engagement; and wellbeing initiatives establish a professional, inclusive network of support. Research excellence is advanced through funding for early-career scholars, interdisciplinary partnerships, and a commitment to co-creating knowledge with the wider community.

Looking ahead, the College is building new collaborations in biomedicine, sustainability, and social impact, strengthening its financial base while opening pathways for students into emerging fields. Together, these efforts ensure that Homerton continues to be a dynamic, forward-thinking College that combines intellectual ambition with social purpose.

Equality, Diversity and Inclusion

The College takes an active, energetic and dynamic approach to equality, diversity and inclusion, embedding these principles across every aspect of College life – from admissions and outreach to the continual enhancement of the student experience. The leadership team is fully committed to ensuring that Homerton is a community where every member feels respected, included, and valued for their contribution. We believe that diversity and inclusion make us stronger and enable us to deliver the best outcomes for our students and society. This commitment is reflected in a vibrant programme of events, including debates and themed formal dinners, designed to ensure that students from diverse and under-represented backgrounds feel a deep sense of belonging and are empowered to thrive. These experiences not only enrich academic life but also help students develop confidence, character, and the ambition to contribute meaningfully to a more equitable and compassionate world.

Educational achievements

Admissions and Outreach

Over the year to October 2025, our Admissions Team spearheaded 154 outreach events - a dynamic blend of online and in-person activities - connecting with schools nationwide and inspiring young people from all backgrounds to see the University of Cambridge and Homerton College as places where they belong. Of the 564 schools and 9,725 participants who attended these events, significant numbers came from areas where few progress to higher education.

During the year, the College hosted nine Outreach Bus visits welcoming 553 students and teachers from 33 schools across our link areas, alongside individual school visits for 305 students from 11 schools, several tours for prospective students and parents, and three Open Days attended by over 450 visitors.

Each of these visits offered an engaging, aspiration-raising experience designed to give participants a genuine insight into Cambridge life and the opportunities available at Homerton College. These events are a key part of our widening participation strategy, enabling students from diverse and under-represented backgrounds to see themselves reflected in our community, to raise their educational ambitions, and to feel that the College is a place where they will thrive.

We also led four Schools Tours in Scotland, West London, Buckinghamshire and South Yorkshire: delivering in-school talks to 2,644 students from 83 different schools (35 different schools in Scotland, 20 in West London, 9 in Buckinghamshire and 19 in South Yorkshire). In addition, we visited a further 6 individual schools at other times of the year, engaging with 791 students.

The College ran an attainment raising programme for select Year 10 students from across the country from target groups, culminating in an in-person Celebration Event at the college after producing their own essay. The College's online access course reached 1,252 Year 12 state school students with 4,435 views of our webinar recordings on our YouTube channel.

The College was proud to host 33 students for the residential element of the University's STEMSMART scientific preparation programme, making the College one of the scheme's leading supporters and a key contributor to widening participation in STEM education.

A highlight of the year was our Sustainability Student Conference in August, a one-day event that brought 173 state school students from 101 schools to Homerton as the culmination of an essay-writing and design competition (with online sessions for inspiration and guidance). Students took part in a range of activities, discussions and talks including sessions from external contributors and from current students.

The College secured £41,000 of funding from the Newton Trust to support innovative admissions and outreach development. As part of this initiative, our Science Admissions Tutor created a portable educational "escape game"—a unique, interactive tool designed to test and develop the analytical and problem-solving skills we look for in applicants. Incorporating more than 150 scientific thinking puzzles, the game has already been delivered to over 4,500 students, providing a novel and engaging way to inspire applications to top universities, prepare students for interviews, and support their transition to university.

The 2024/25 academic year also saw the continuation of our "Cambridge Biology Challenge", where over 2,500 students from around the country answer bi-monthly questions about biology using posters, videos, podcasts and essays. The competition culminated with us inviting over 200 participants to Cambridge in August 2025 for an awards-giving ceremony, escape game and lecture.

We also continued with our "Homerton for Homerton" project, where the college has "returned to its origins" in Homerton, Hackney. We have delivered educational projects for over 1,100 secondary students of all ages in 8 Hackney schools and supported local charities in the area by sending our undergraduate students back to support Easter events, accompanied with financial support. This year, we again supported the Outrunners charity, Hackney Quest, The Yard Theatre, Immediate Theatre and the Wickers Charity.

Guided by our core values of Excellence, Openness, and Fairness, Homerton's Admissions strategy places equality, diversity, and inclusion at its core, ensuring that widening participation remains a defining feature of our mission.

Guided by a small but exceptionally effective team of three part-time Admissions Tutors, supported by the Admissions Manager, Admissions Administrator, Schools Liaison Officer and the Admissions Advisory Group under the leadership of the Senior Tutor, Homerton once again attracted a strong field of applicants. For 2025 entry, we received 961 applications, interviewed 623, made 232 offers, and confirmed 186 students for matriculation in October 2025.

In 2025, we celebrated another radically diverse intake of students. We are pleased with our widening participation statistics (see Table 1), which are some of the highest in the university for both State, IMD and FSM students, and above most targets set for 2024/25 in the University Access and Participation Plan.

We fell short of the 2024/25 targets for Polar 1+2 (as did the rest of the University), but this is a metric that has reduced in importance and has been eliminated from the new 2025-2029 Access Plan. The new 2029 Access and Participation Plan place more focus on IMD and FSM students, students for which we already have the highest intake in the University.

Undergraduate admissions acceptances for Homerton College in 2024/25

	Acceptances	% Acceptances	University access Target (for 2025/26)
Home	139	76%	N/A
State	105	81%	69%
IMD	33	24.4%	21%
FSM	17	12.2%	N/A (2029: approx. 10%)
POLAR 1+2	18	13.3%	17%

Note that all Widening Participation metrics are calculated as a percentage of Home students.

Indices of Multiple Deprivation ("IMD")	Measures produced by regional governments within the UK that identify relative deprivation. Areas within each region are assessed according to a series of indicators – such as income, crime, and healthcare – and then ranked against each other and placed into deciles. Students are flagged if their home postcode indicates they live in an area that is ranked in the bottom 40% of their region by these measures.
Free School Meals ("FSM")	Students who have been provided with Free School Meals in their prior education.
POLAR 1+2	A measure produced by HEFCE which ranks areas based on the rate at which young people have historically progressed to higher education. These ranks are then used to divide areas into quintiles. Students from POLAR 1 areas are those that have a home postcode that falls into the bottom 20% of areas ranked by this measure, while POLAR 1+2 fall into the bottom 40%.

Foundation Year

Homerton College continues to play an active role in the Cambridge Foundation Year in the Arts, Humanities and Social Sciences, welcoming its fourth cohort of 5 students as part of the initial five-year trial of the course. We have been delighted by the academic success and progression of our earlier Foundation Year students and the way the Homerton community has fully embraced them as valued and integral members of the College.

Student numbers 2024/2025

Total student numbers have fluctuated slightly over the last three years, falling to 1,439 in 2024/25 (1,451 in 2023/24) mainly due to a reduction in PGCE numbers.

Homerton College student numbers	**2022/23**	**2023/24**	**2024/25**
Undergraduate	**628**	**612**	**617**
Post Graduate Certificate of Education	**176**	**158**	**147**
Postgraduate	**681**	**681**	**675**
Master of Education	67	53	46
Master of Studies	163	223	224
Other Postgraduate	451	405	405
Grand Total	**1,485**	**1,451**	**1,439**

Undergraduate achievements

Homerton undergraduates have once again taken part in a vibrant and varied array of activities both curricular and co-curricular. They have engaged across the full range of subjects offered by the University of Cambridge - from Anglo-Saxon, Norse & Celtic to Veterinary Medicine - each supported by a dedicated Director of Studies and a Tutor who advise and guide them to achieve their full potential.

The ethos is one of inclusive excellence and it is gratifying to note that a significant number of our students for 2024/25 were ranked in the top five of their subject cohort in end-of-year examinations. Standout highlights were our finalists topping their Tripos year and achieving a large number of First-class honours in History & Politics and Education – excellent outcomes that reflect both academic strength and the resilience, perseverance and commitment of our students.

We have launched a collaborative review that enables us to walk alongside our students, learning from their diverse experiences and outcomes so that we can better support each of them to thrive and reach their full potential at Cambridge.

In 2024/25 Homerton welcomed one of its most diverse undergraduate cohorts to date, further strengthening our inclusive community. Our strengthened Wellbeing Team provided an enhanced level of support and our pioneering Homerton Changemakers programme once again enabled students to initiate and lead social-impact projects right across Cambridge and beyond.

Homerton Union for Students ("HUS")
Homerton funds a full time President of Homerton's Union of Students, who is a new graduate, elected in their final term. The HUS plans and oversees a range of events and activities beginning each year with the Freshers Week (including professionally led Consent Workshops, EDI Workshops and some orientation games and entertainments) and running Welfare activities throughout the year.

Postgraduate Students
The 2024-25 academic year saw the significant restructuring of postgraduate student oversight at Homerton, with the recruitment of a Postgraduate Admissions Tutor and the retitling of the Postgraduate Tutor post to Senior Postgraduate Tutor. This expansion of our capacity has enabled a reinvigoration of how we are approaching the support of postgraduate students; and to reaffirm our commitment to postgraduate widening participation, and to integrating our postgraduate student community (whether full- or part-time) fully within the College.

Postgraduate students this year have achieved outstanding academic successes (including winning conference paper prizes and international fellowships).

This year has seen some particularly complex pastoral cases, in which Tutors have worked closely and effectively with the expanded Wellbeing Team, drawing on their training and shared expertise. The College community has responded with compassion and professionalism, collaborating to support individuals through challenging circumstances while continuing to foster opportunities for interdisciplinary dialogue, collaboration, and personal development across the College.

The middle common room (MCR) provided excellent peer support, enjoyable events (from board game nights to ice cream study breaks), and wider representation for the postgraduate student body within our governance structure.

We strengthened our offer-holder engagement this year, hosting our first-ever in-person Postgraduate Offer Holder Day in April and collaborating with St Edmund's College on two summer webinars for international students. Homerton remains an active participant in university-wide Open Days, College Visit Days, and online initiatives such as *Discover Cambridge*, working in partnership with the Postgraduate Widening Participation Team to create a welcoming and accessible pathway into postgraduate study.

In 2024-25, the College held a series of Postgraduate Community Workshops for incoming postgraduate students covering goal setting, consent and mutual respect, cross-cultural awareness and anti-racism. Students were asked for their ideas of community-building activities, and for words to describe the College. Postgraduate students continue to be very active in a range of College events and activities, including Homerton *Changemakers* and the *Holding Space: Taking Action* symposium; as well as student societies and social opportunities.

A comprehensive archive of past *Research Supper* talks is now available on the College website, creating a lasting record of the wide range of topics and ideas shared over the years. The College also hosted a series of informal networking events for Early Career Researchers, alongside targeted support for PhD and Master's students. This included skills sessions for new doctoral researchers, a Supervisors' Supper, and a workshop on securing research funding—all designed to strengthen the research community, encourage collaboration, and foster academic development across disciplines.

Wherever it can do so, the College supports individual researchers. For example, a Doctor of Education student's art exhibition as part of their thesis project on 'The Joyful Academic' was hosted in the College's Great Hall.

The College continues to experience strong demand for postgraduate accommodation, reflecting both the high cost and limited availability of suitable private housing in Cambridge. The College was proud to provide housing for several Brazilian postgraduate students participating in the innovative "Anti-Racist Education in a Transnational Perspective" exchange programme, established by the Faculty of Education, further strengthening our commitment to international collaboration and inclusive scholarship.

Homerton continues to invest in its postgraduate community through dedicated Research & Training Grants and the Research Events Fund, providing targeted financial support that enables students to advance their research and professional development. A new webpage now highlights these initiatives, featuring testimonials that illustrate their transformative impact. To expand future opportunities, we have produced a comprehensive fundraising case for postgraduate studentships and are collaborating with the Development Team and CUDAR to shape the next phase of our fundraising strategy. In parallel, a consultation with postgraduate students in June and July is helping to shape the next Postgraduate Student Strategy, ensuring it reflects the real needs and ambitions of our community.

The Tutorial Office team has provided outstanding support to the Postgraduate Tutors and student community, ensuring efficient operations and effective communication. Regular coordination with academic leads and active engagement in University-wide and intercollegiate networks continue to strengthen Homerton's alignment with best practice and its commitment to an excellent student experience.

Changemakers

Established in 2018, the *Changemakers* programme continues to connect academic excellence with purposeful leadership, equipping students with the insight, confidence, and practical skills to address complex social, environmental, and economic challenges.

The 2024/25 academic year has been a period of significant growth and consolidation for Homerton *Changemakers*, further embedding the programme as a defining element of the College's educational mission.

More than 1,500 students have now participated in over 37,000 hours of structured learning, supported by a network of more than 200 mentors, academics, civic leaders, and industry professionals. The programme has become an important part of Homerton's contribution to the University and the wider community, cultivating a culture of ethical leadership, innovation, and collaboration.

Key highlights from the year included the *Annual Residential 2024*, which focused on self-awareness, creativity, and the role of entrepreneurship in social good; the *Catalyst Fund* and *Gamechangers Regenerative Leadership Programme*, which continue to nurture student-led innovation and systemic thinking; and the *Changemakers Mentorship Scheme*, through which over 50 students were paired with experienced mentors from across sectors. Catalyst Fund awardees developed projects spanning biotechnology, education, and sustainability, while partnerships with organisations such as Cambridge Wireless, the Eden Project, and Planetari provided exceptional experiential learning opportunities and strengthened Homerton's external engagement.

The significant and valuable participation of alumni, fellows, and staff has helped to expand the programme's reach globally. Changemakers now stands at the heart of Homerton's vision for a modern Cambridge education - one that unites academic achievement with values-driven action.

Student Support

Academic Support

All undergraduates have a Director of Studies who meets with and monitors students' academic development. One to one support is available for any student who requires assistance with writing skills, maths support or time management and personal organisation.
Education Coordinators provide informed additional support as well as training for supervisors and Directors of Studies.

Throughout the year, subject dinners bring together undergraduates, postgraduates, fellows and alumni, for further academic discussion.

Financial Support

Through a scheme operated in common with the University and other Cambridge colleges, the College provides bursary support to undergraduate students of limited financial means. The Cambridge Bursary Scheme is approved by the Office of Fair Access (OFFA) and provides benefits at a substantially higher level than the minimum OFFA requirement. During the year, 170 (2024: 191) Homerton students benefited from the scheme to the value of £642,947 (2024: £657,087).

The College also operates its own Hardship Fund, and awards several other grants, as well as prizes for academic achievement. The total cost of such financial support was £262,884 (2024: £211,059).
The College's Finance Tutor seeks to support students in need, not only from College resources, but also a range of University and other Funds.

Wellbeing and Welfare Support

In the academic year 2024/2025, Homerton continued to enhance and strengthen our wellbeing provision in a planned response to the ongoing increase in demand for Mental Health and Wellbeing support within the higher education sector. The Wellbeing Team was restructured with a new Wellbeing Lead being appointed in January 2025 and a new College Community Health Advisor in March 2025. The Wellbeing Team offer a range of wellbeing activities for staff and students including but not limited to: yoga, pilates, and massage treatments. More students are making use of the College's Drop-in services and response times have shortened.

In acknowledgement of the persistent crisis in sexual violence and harassment experienced by students across the UK, the Gender Based Violence Working Group (formed in 2024-25) ran its second successful symposium, entitled "Addressing Harassment and Creating Safe Spaces in Higher Education" (funded by the Wellbeing Stimulus Fund). Homerton successfully ran 'Consent workshops', developed collaboratively with the University Harassment and Sexual Violence Advisors.

Fellowship and Research

As at 30 June 2025, the Homerton Fellowship numbered 78 Fellows (2024: 76), including two new Junior Research Fellows working on the neuroscience of smell and the history of political thought.

Recent appointments to the Fellowship have included subject experts in Astrophysics, Land Economy, and Architecture.

The Bye Fellowship has also been strengthened with new joiners. This impressive group continue to contribute vital teaching and pastoral support. Many also serve as Directors of Studies or Tutors, and their continued commitment enriches the academic and community life of the College.

Homerton College has deepened its scholar activist research culture, promoting inclusive and community-engaged scholarship. The Research in Practice Junior Research Fellowships are now established as part of this ethos, with projects ongoing on the regulation of recreational drugs and on women and Atlantic slavery. Events such as "Breaking the Silence: Uterine Fibroids" demonstrated the impact of collaborative, socially engaged research and the convening power of the college.

The College's Research Suppers continue to bring Fellows and postgraduates together to share new work on creative practice, biomedical innovation, and global education. Homerton's partnership with the Clinical Academic Training Office has also entered its second year, widening participation in clinical research and strengthening links between academia, public health, and patient care.

Estates

The Dining Hall continues to attract acclaim, winning RIBA East, RIBA National, Greater Cambridge Design Forum, and Civic Trust Awards since it opened in 2022. The judges have praised its openness, warmth, and contribution to community life. In Spring 2025, the judges for the Civic Trust Awards praised the new dining hall as *'a masterful blend of bold architectural design and a fitting symbol of the college's progressive values. Its impact reaches beyond the physical space to foster a more inclusive, diverse, and welcoming environment for all.'* The Hall has become a central space for gatherings, events, and intellectual exchange.

Driving forward its sustainability ambitions, the College installed new boilers and expanded its smart heating system across key buildings - achieving impressive energy savings and enhancing overall efficiency.

Major refurbishment works in the year included flat roof repairs to several buildings within the College's estate and the renovation of the two floors of West House to enhance comfort and sustainability. Two accessible bedrooms were added to Morley House.

Fire alarm systems have been upgraded across the College's estate improving the speed and effectiveness of the College's emergency response capability.

The college has held a number of art exhibitions over the past year masterminded by the new Art Curator. A series of Michael Craig Martin prints have been installed in the Buttery and placed in an intergenerational conversation with the work of Kabe Wilson in an exhibition called 'How to See'. The college has also created a 'Spirit of Homerton' photographic exhibition in one of the main thoroughfares. This important installation showcases the diversity of our community and is an important statement of inclusivity.

Communications

Homerton College's Communications team has focused this year on enhancing the College's visibility, engagement, and digital presence. A key development has been the commissioning of an AI search optimisation audit to ensure the College's website remains competitive and discoverable in an evolving online landscape. This work is improving site performance, accessibility, and authority, while laying the foundations for future digital strategy. New content production guidelines are also being introduced to align with AI-driven search technologies, supporting Homerton's continued reputation for quality, relevance, and innovation in its communications.

Across digital and internal channels, engagement has continued to rise. Social media following has grown steadily, led by a strong increase on Instagram and TikTok, with content celebrating College life, events, and achievements reaching wide audiences with over 40,000 views for the most popular items. The team has also delivered a range of impactful video and event projects, including outreach and admissions materials, and support for key community and alumni events. Together, these efforts reflect a proactive, creative, and inclusive approach to storytelling that strengthens Homerton's connection with its students, staff, alumni, and the wider public.

Financial Review

In the year to June 2025, Homerton College's total income increased to £21.1m (2024: £19.3m) mainly due to a gain on the College's pension assets. Income is comprised of: academic fees and charges 32% (2024: 33%); residences, catering and conferences 34% (2024: 37%); investment income from property and quoted securities 18% (2024: 20%); and other income comprising recharges to University of Cambridge and interest on pension scheme assets 16% (2024: 10%).

Academic fee income increased to £6.7m (2024: £6.3m), due to higher postgraduate college fee income. Conference income fell to £1.5m (2024: £1.8m) due to travel disruption.

Homerton's operational expenditure increased to £23.9m (2024: £20.4m), comprising of: staff costs 37% (2024: 37%), operating expenses 50% (2024: 49%) and depreciation 13% (2024: 14%).

Staff costs increased to £8.85m (2024: £6.9m) mainly because the prior year number included the removal of the debt liability in the USS pension scheme.

Operating expenses increased to £11.9m (2024: £10.6m) due to the write-off of a capital project and higher legal costs.

The result for the year was a deficit before other gains and losses of £2.8m (2024: £1.1m). The deficit from the education account (being income from academic fees less expenditure on education) was £2.5m (2024: £2.6m).

Investments

Homerton's investment portfolio totalled at £139.0m on 30 June 2025 (2024: £136.5m). This figure comprises commercial property assets at Homerton Gardens and investment land on the College's own campus. It also includes equity and bond investments managed by Rothschild and Co on the College's behalf.

The commercial property at Homerton Business Centre (part of Homerton Gardens) was valued at £33.3m (2024: £38.7m). The year-on-year decrease in value was driven by higher interest rates. By virtue of their location, sector, and partially indexed-linked rents, the College's properties have fared better than the commercial property market in general.

The main buildings on the College's Estate are purpose-built sixth form teaching and accommodation blocks, let on a twenty-five-year lease to Alpha Plus Group trading as Abbey College.

Homerton Gardens also includes the Rattee & Kett building which is let to the Cambridge Cookery School Ltd and to Accelerator Advisory Ltd.

Investment land on the western side of the College's campus near to the boundary with the railway line was valued at £6.4m (2024: £6.4m). The land has planning permission, approved on appeal in 2009 as part of an earlier set of developments, for 24 houses in five blocks. In November 2024, the Secretary of State for Transport made a Safeguarding Direction in support of the East West Rail project, affecting part of this land. There is an ongoing non-statutory consultation, but it could prevent the College developing the land.

The College's equity and bond investments, plus cash held for investment, were valued at £93.4m on 30 June 2025 (2024: £85.5m). This is a gain of £7.9m and reflects a recovery in stock market values during the year.

The investment funds fulfil the role of the College endowment. The funds were built up over many years through the development of land and buildings, the lease of land and buildings to the University, the operation of Homerton's conference business, a decade of NHS contracts for nurse education and training, and the subsequent sale of that business, and the return from investments.

Rothschild and Co. have managed the investment portfolio on Homerton's behalf since 2015. The overall investment objective is to maintain or slightly grow the real value of invested funds. The total return target is RPI +4% per annum after fees and costs. The measure of RPI was changed to CPI from January 2025.

The College has set a moderate risk tolerance with the average annual standard deviation of returns capped at 12%. The College also takes a long-term investment horizon with performance measured over 5-7 years. Given these targets the College believes that it is sustainable to use this portfolio to fund a deficit on its charitable activities of 3% of the total value of the portfolio calculated as a three-year trailing average. The annualised return for Homerton's investment portfolio since 2015 has been +8.4%, compared to inflation over the same period of +4.6%. This means that portfolio performance of 8.4% is slightly below the target.

Environmental, Social and Governance issues are of great importance to the College. Homerton renewed its Responsible Investment Policy in January 2022 and it is available on the College's website. Analysis of the College's portfolio shows a total exposure to alcohol, armaments, fossil fuels, gambling, pornography and tobacco of 1.46% for directly held equities (with 0.99% of this attributable to gambling) and 0.6% for equity funds (with the substantial majority of this figure attributable in approximately equal parts to alcohol and fossil fuels).

Donations and fundraising

Fundraising income for the year to 30 June 2025 was £197,000 (2024: £211,000). The reduction in income reflects a period during which the Development office was unstaffed. The team is being rebuilt, with a new Director of Development appointed in August 2025. The team has the strategic objective to sustainably grow the College's fundraised income with a view to supporting both capital and revenue needs in the coming years.

The new Director of Development and team will keep abreast of, and comply with, fundraising legislation and best practice. They will ensure that College officers and other colleagues are aware of their responsibilities in relation to fundraising activity.

Fundraising is focussed on Homerton alumni and other individuals with personal associations with the College. The College also receives support from corporate organisations and grant-giving bodies. Donations are utilised in support of the College's charitable mission and in line with supporter wishes. During 2024/25, the College did not receive any complaints relating to its fundraising practices.

The College is grateful to all its supporters.

Contribution to the College's fund

This year, Homerton contributed £28,000 (2024: £26,000) to the College's fund under University of Cambridge statute G II. The amount is determined by the College's Fund Committee and is calculated according to the value of a college's endowment and its number of students. Funds donated are received by less wealthy colleges.

Staff costs and numbers

Total payroll costs, including employer's pension and national insurance contributions, was £8.9m (2024: £6.9m). A breakdown of costs is provided at note 10.

All salaries are overseen by either the Staff or Fellows Remuneration Committees. Each salary is benchmarked against other colleges and, where applicable, local businesses. They are increased each year in line with the pay increase negotiated at a national level by the Universities and Colleges Employers Association (UCEA).

All permanent, temporary and casual employees receive at least the real living wage, adjusted each year according to the level set by the Resolution Foundation In addition, all staff receive a meal while on duty.

Pensions

The College participates in two pension schemes, being the USS and LGPS schemes. The USS (Universities Superannuation Scheme) is for the College's academic staff and the LGPS (Cambridgeshire County Council Local Government Pension Scheme) is for non-teaching staff. Details of these schemes and their funding positions are given at Note 21 of the financial statements.

Reserves Policy
The unrestricted group funds totalled £219.8m on 30 June 2025 (£218.9m on 30 June 2024). The College's free reserves are largely represented by the College's investment portfolio which is under management by Rothschild & Co, and cash held, totalling £92.3m at 30 June 2025 (30 June 2024: £85.7m). Each year, the Investment Committee considers the College's cash flow projections for the next five years, including:

- The capital expenditure planned under the Estates Strategy;
- Re-payment of bonds issued in 2013 and 2015 due from 2040 onwards;
- The age and condition of the existing buildings used for teaching, catering, offices and accommodation;
- The operating income and cash flows.

The College intends to pursue its activities into perpetuity. Those activities require income support from Homerton's conference business, rental from the College's investment property portfolio and a regular drawdown from the College's managed investment portfolio.

As well as sustaining the College's operations, the free reserves also provide support in the event of unforeseen events or downturn in the College's operations. The reserves will also be required to permit the repayment of bonds, originally issued in 2013 and 2015, when they start to become due from 2040 onwards.

Plans for Future Periods and Post Balance Sheet Events Strategy
In September 2025, *The Homerton Way* was published, setting out the College's strategic direction. The document builds on Homerton's established strengths in widening participation and prioritising wellbeing, while articulating a clear vision for the future size, shape, and purpose of the College.

Operational and Financial Plan
Departments across the College are collaborating on a comprehensive operational and financial plan to deliver this strategy. The plan aims to restore financial balance by aligning income and expenditure, in order to address the current deficit position. In the interim, it is anticipated that the College will continue to draw on income from its investment portfolio to partially offset its annual operating costs.

Funding
In July 2025, £2 million was drawn from the College's investment portfolio to support operational expenditure.

Principal Risks and Uncertainties
The College's Council and the directors of the College's subsidiaries continued with their policy of formal risk assessment. All College Committees review and update the risk assessment appropriate to their purpose at least annually. These are consolidated and reviewed by the Audit and Risk Committee, the Council and Governing Body.

The principal risks for year ending June 2025 were as follows:

- The College remains deeply aware of the need to support student welfare and mental health. The College has a dedicated Wellbeing Team, and comprehensive training for Tutors and Directors of Studies;
- The College is under financial pressure due to rising costs and constrained academic income. It is proactively developing new income streams to strengthen long-term sustainability;
- Cyber-attacks are increasingly common in the sector. The College mitigates this risk through regular staff training, penetration testing and the use of two-factor authentication across its systems.

Auditor

In so far as the trustees are aware:

- There is no relevant audit information of which the College and group's auditor is unaware; and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the Governing Body on (1 December 2025) and signed on its behalf by:

S Skeaping

Samantha Skeaping
Bursar and Fellow

College Governance

Homerton College is a self-governing, autonomous College of the University of Cambridge. The College is incorporated under its Royal Charter and governed through its Statutes and Ordinances, all of which are available on the College's website.

The College is a registered charity (registration number1137497) and subject to regulation by the Charity Commission for England and Wales. The members of the College Council are the charity trustees and are responsible for ensuring compliance with charity law. The Council's membership is set out on page two.

The College Council is advised in carrying out its duties by the following principal committees:

Committees with financial responsibilities:

- The Audit and Risk Committee
- Investment Committee
- Staff and Fellows Remuneration Committees
- Estates Committee
- Development Committee

Other principal committees:

- Safeguarding Committee
- Statutes and Ordinances Committee
- Sustainability Committee
- Health and Safety Committee
- Educational Policy Committee
- Fellowship Committee
- Arts Committee

The Audit and Risk Committee maintains a review of the effectiveness of the College's internal systems of financial control, advises Governing Body on the appointment of external auditors, monitors recommendations made by the external auditor and makes an annual report to Council and Governing Body.

The Investment Committee maintains oversight of the College's equity and property investment portfolio and monitor's the College's cash flow requirements.

Declarations of interest are expected to be completed by all Members of Council and the senior administrative officers. Relevant declarations are expected to be made systematically at meetings.

The College Officers Group (COG) meets every two weeks to support and direct the routine management of the College. The College Officers are: the Principal, the Vice-Principal, the Senior Tutor, the Bursar, the Admissions Tutors, the Post Graduate Tutor, the Secretary to Council and the Dean.

Statement of Internal Control

The Council 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 it is responsible, in accordance with the College's statutes and ordinances.

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 continues to provide reasonable but not absolute assurance of effectiveness.

The Council is responsible for reviewing the effectiveness of the system of internal control. The following processes are in place:

- The Audit and Risk Committee reviews an annual risk assessment report in the Lent Term; and
- The Audit and Risk Committee presents its annual report, which includes a statement on the adequacy of the internal controls and the preparation of the financial statements in the Michaelmas Term.

Statement of Council Responsibilities

The Council 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) and presenting it to Governing Body for approval.

The College's Statutes, as well as the Statutes and Ordinances of the University of Cambridge require the Council to prepare financial statements for each year which give a true and fair view of the situation of the Group and the College and of the surplus or deficit of the Group for that year.

In preparing these statements, the Council is required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and the College will continue in operation.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and 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 Group and the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Council 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.

Independent Auditor's Report to the Governing Body of Homerton College

Opinion

We have audited the financial statements of Homerton 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 Statement of Cash Flows 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 and College Council, 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.

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 and College Council; 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 18, 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.

Auditor's 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 the Act and relevant regulations made or having effect thereunder.

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.

- We have made enquiries of management and officers of the College regarding laws and regulations applicable to the College.
- 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-foraudit/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 and College Council, 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 and College Council as a body, for our audit work, for this report, or for the opinions we have formed.

Price Bailey LLP.

Price Bailey LLP

Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ
Date: 23 December 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.

Consolidated statement of comprehensive income and expenditure Year to 30 June 2025

	Note	**2025**	2024
		£'000	£'000
Income			
Academic fees and charges	1	**6,728**	6,317
Residencies, catering and conferences	2	**7,210**	7,191
Investment income	3	**3,822**	3,773
Other income	5	**3,198**	1,820
Total income before donations		**20,958**	19,101
Donations	4	**197**	211
Total income		**21,155**	19,312
Expenditure			
Education	6	**(9,276)**	(8,881)
Residencies, catering and conferences	7	**(8,239)**	(8,441)
Investment management costs	3	**(468)**	(635)
Other expenditure	8	**(5,955)**	(3,581)
Contribution under Statute G, II		**(28)**	(26)
Change in USS pension deficit recovery provision contributions		**-**	1,118
Total expenditure	9	**(23,966)**	(20,446)
(Deficit) before other gains and losses		**(2,811)**	(1,134)
College's share of loss on joint venture	13	**(64)**	(34)
Realised gains on investments	13	**6,330**	1,386
Unrealised gain / (loss) on investments	13	**(2,300)**	3,746
Surplus / (Deficit) for the year		**1,155**	3,964
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	21	**(602)**	(430)
Changes in assumptions arising on teachers' pension obligations	19	**(35)**	(32)
Total Comprehensive income for the year		**518**	3,502

All items dealt with in arriving at the surplus in 2025 and 2024 for the above two accounting years relate to continuing operations.

Consolidated statement of changes in reserves Year to 30 June 2025

	Income and expenditure reserve		Revaluation reserve		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2024	118,884	-	53,082	46,945	**218,911**
Surplus/(deficit) from income and expenditure	(2,875)	-	-	4,030	**1,155**
Other comprehensive income/expenditure	(637)	-	-	-	**(637)**
Transfers between revaluation and income and expenditure reserve	7,313	-	(984)	(6,329)	**-**
Balance at 30 June 2025	122,685	-	52,098	44,646	**219,429**

	Income and expenditure reserve		*Revaluation reserve*		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2023	118,118	-	54,065	43,226	**215,409**
Surplus/(deficit) from income and expenditure	(1,168)	-	-	5,132	**3,964**
Other comprehensive expenditure	(462)	-	-	-	**(462)**
Transfers between revaluation and income and expenditure reserve	2,396	-	(983)	(1,413)	**-**
Balance at 30 June 2024	118,884	-	53,082	46,945	**218,911**

The transfer between the operational property revaluation reserve and the income and expenditure reserve is made to compensate the income and expenditure reserve for the additional depreciation charged on the College's operational property as a result of its previous regulations.

The transfer between the fixed asset investment revaluation reserve and the income and expenditure reserve represents the realised investment gains during the year on a historical cost basis.

The notes on page 32 to 53 form part of these financial statements.

Balance sheets Year to 30 June 2025

	Notes	Consolidated		College	
		2025	2024	**2025**	2024
		£'000	£'000	**£'000**	£'000
Fixed assets					
Intangible assets	11	**516**	382	**516**	382
Tangible assets	12	**112,832**	114,445	**112,811**	114,428
Investments	13	**139,079**	136,486	**139,119**	136,526
		252,427	251,313	**252,446**	251,336
Current assets					
Stocks	14	**28**	37	**20**	28
Trade and other receivables	15	**3,125**	2,827	**3,663**	3,358
Cash at bank and in hand	16	**1,264**	919	**714**	375
		4,417	3,783	**4,397**	3,761
Current liabilities					
Creditors: amounts falling due within one year	17	**(4,982)**	(3,709)	**(4,807)**	(3,534)
Net current assets		**(565)**	74	**(410)**	227
Total assets less current liabilities		**251,862**	251,387	**252,036**	251,563
Creditors: amounts falling due after more than one year	18	**(32,343)**	(32,368)	**(32,343)**	(32,368)
Provisions for liabilities and charges	19	**(90)**	(108)	**(90)**	(108)
Pension scheme asset / (liability)	21		-		-
Total net assets		**219,429**	218,911	**219,603**	219,087
The funds of the group/college: unrestricted reserves					
General reserves excluding pension reserve		**122,685**	118,884	**122,859**	119,060
Pension reserve		**-**	-	**-**	-
Operational property revaluation reserve		**52,098**	53,082	**52,098**	53,082
Fixed asset investment revaluation reserve		**44,646**	46,945	**44,646**	46,945
Total funds		**219,429**	218,911	**219,603**	219,807

The financial statements were approved by the Governing Body on [11/12/25] and were signed on behalf by:

Samantha Skeaping
Bursar

Simon Woolley
Principal

Consolidated statements of cash flows Year to 30 June 2025

	Notes	**2025 £'000**	Restated 2024 £'000
Net cash generated/(used) by operating activities	23	**(1,331)**	**(2,438)**
Cash flows from investing activities	24	**689**	**2,885**
Cash flows from financing activities	25	**(1,127)**	**(1,127)**
(Decrease) / Increase in cash and cash equivalents in the year		**(1,769)**	**(680)**
Cash and cash equivalents at 1 July 2024		**3,689**	**4,369**
Cash and cash equivalents at 30 June 2025	26	**1,920**	**3,689**

2024 restated due to movement between operating and investing activities. No change to overall figure.

Principal accounting policies 30 June 2025

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified in respect of the treatment of investments and land and buildings which are included at valuation.

The financial statements have been prepared in accordance with the provisions of the Statues of the College and of the University of Cambridge and appliance United Kingdom accounting standards. In addition, the financial statements comply with the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The 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 9.

The College consists as a public benefit entity as defined by FRS 102.

The financial statements are presented in sterling and are rounded to the nearest thousand pounds.

Going concern

The Group has net current liability of £565,000 (2024: net current assets £74,000).

The College aims to break even at operational level which means that the cash flow is usually positive by a similar level to the amount of depreciation charged to the accounts. This has historically funded ongoing capital projects. To fund larger projects such as a new graduate accommodation and the new Dining Hall, the College has participated in a private placement or made use of an RCF. Cash flow plans shared with the Investment Committee and College Council forecast a need to draw down from the investment portfolio during the 2023 to 2025 period as projects under the Estates Strategy are continued.

The members of the Council (Trustees) have accessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect of a period of one year from the date of approval of these financial statements.

The Trustees of the College have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the College to continue as a going concern. Furthermore, the Trustees are of the opinion that the College is able to meet its liabilities as they fall due and that there are significant free reserves held in readily accessible funds to both meet liabilities and allow the completion of ongoing capital projects.

Critical accounting estimates and areas of judgement
Preparation of the financial statements requires Members of the Council to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- valuation of investment land and buildings;
- estimating the useful economic life of tangible and intangible fixed assets;
- pension scheme valuations; including deficit reduction payments due under the Universities Superannuation Scheme.
- the present value of the Local Government Pension Scheme defined benefit asset which has been restricted to the pension asset celling based on a minimum funding requirement being in existence of the pension scheme. Any changes in these assumptions, which are disclosed in note 21, will impact the carrying amount of the pension asset/liability.

In addition to the above, estimates used in the financial statements, particularly with respect to investment property valuations (see note 13), and the value of listed investments are subject to a greater degree of uncertainty and volatility.

Basis of consolidation
The consolidated financial statements consolidate the College and its subsidiaries (see note 13) for the year ended 30 June 2025. Intra-group balances are eliminated on consolidation.

Joint venture
The College's investment in Ward Griffin LLP was accounted for as a joint venture under the equity method of accounting.

Recognition of income

Academic fees
Academic fees are recognised in the year to which they relate and include all fees chargeable to students or their sponsors.

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 related to the Consolidated Statement of Comprehensive Income and Expenditure in line with such conditions being met.

Donations and benefactions
Non-exchange transactions that do not have performance-related conditions are recognised as donations and benefactions.

Donations and endowments that are subject to specific restrictions are classified as restricted reserves, with further disclosure provided in the notes to the accounts. Restricted donations are recognised when the donor specifies that the funds must be applied to a particular purpose. Donations and endowments with no such restrictions are recognised in the Consolidated Statement of Comprehensive Income and Expenditure when the College becomes entitled to the income.

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

Investment income
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 fund.

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

Pension Schemes
USS
The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (SSP). The assets of the scheme are held in a separate trustee-administrative fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set.

The College is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by 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 income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGSS
The College also participates in the Cambridge County Council Pension Fund (CCCPF) which is a Local Government Superannuation Scheme (LGSS). The assets of the scheme are held and managed separately from those of the College. As the College is able to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, in accordance with the requirements of Section 28 of FRS 102 "Employee Benefits", the pension scheme asset or liability is recognised in full on the balance sheet.

The assets of the LGSS are measured using closing market values. LGSS liabilities are measured using the project unit method and discounted at the current rate of return on a high-quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the period is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension and finance costs. Actuarial gains and losses are recognised in 'other comprehensive income' in the statement of comprehensive income and expenditure.

The present value of the Local Government Superannuation Scheme defined benefit asset/ 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. Furthermore, a roll forward approach which projects results from the latest full actuarial valuation performed at 31 March 2022 has been used by the actuary in valuing the pensions asset at £nil 30 June 2025 (2024: asset £nil). Any differences between the figures derived from the roll forward approach and a full actuarial valuation would impact on the carrying amount of the pension asset.

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 material unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Intangible fixed assets
Intangible assets comprise IT software and a purchased licence to occupy premises capitalised at cost and amortised through the statement of financial activities over their expected useful life as follows:

License to occupy	Over the length of the license
IT software	Over a period of 7 years

Tangible fixed assets

Land and buildings
Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

New freehold buildings are depreciated on a straight-line basis over their expected useful economic life of 50 years. Freehold buildings held at 1 July 2014 were previously held at a valuation. As permitted by FRS 102, with effect from 1 July 2014 the College elected to deem the valuation of these properties as cost. The value has been calculated by a previous valuation being updated to 1 July 2014 by the Governing Body. The remaining useful economic lives of these buildings from the date the values were deemed to be cost is 40 years. Consequently, these buildings are now depreciated over a 40 year period.

Freehold land is not depreciated as it is considered to have an indefinite useful life. A review for impairment is carried out if events or changes in circumstances indicate that the carrying value of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred to 30 June 2025. They are not depreciated until they are brought into use.

Furniture, fittings and equipment
Furniture, fittings and equipment costing more than £5,000 per individual item or if the aggregate value of related items exceed £100,000 are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10% per annum
Computers and general equipment	20% per annum
Guaranteed Products 25 Years	4% per annum

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 historical cost less any provision for impairment.

Increases in value arising on the revaluation of fixed asset investments are taken to a fixed asset investment revaluation reserve via the statement of comprehensive income and expenditure. Surplus or losses on sale of investments are taken to the statement of comprehensive income and expenditure.

Formal valuations for investment properties are usually carried out by a professional valuer and a formal valuation was last carried out by Bidwell's to provide a valuation for 30 June 2024. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Stocks
Stocks are valued at the lower cost and net realisable value, after any necessary provision for slow-moving and obsolete items.

Creditors and provisions
Creditors and provisions are recognized, when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the College anticipates it will pay to settle the debt.

Debentures and bank loans are a form of financial instrument and are included in the balance sheet at cost. A market rate of interest is charged on these liabilities, which is taken to the statement of comprehensive income and expenditure.

Deferred rental income is released to the statement of comprehensive income and expenditure evenly over the lease period. It is not discounted by the present value of the income because it is not the financial instrument a defined by sections 11 and 12 of FRS 102.

Contingent liabilities
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.

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

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 benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137497) and is a charity within the meaning of Section 506(1) of the Taxes Act 1988. Accordingly, the College is exempt from taxation in respect of income or capital gains received within the categories covered by Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

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

Contribution under Statue G, II

The College is liable to be accessed for a Contribution under the provisions of Statue G, II of the University of Cambridge. This contribution is used to fund grants to Colleges from the Colleges' Fund. The College may from time to time be eligible for such grants. The liability for the period is as advised to the College by the University based on an assessable amount deprived from the value of the College's assets as at the end of the previous financial year and an estimate of its conference income for the current year.

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 in 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.

1 Academic fees and charges income

	2025 £'000	2024 £'000
College fees		
Fee income paid on behalf of Undergraduates at the Publicly Funded Undergraduate rate Per capita fee: £4,625 (2023-24: £4,625)	**2,188**	2,136
Privately-funded Undergraduate fee income Per capita fee:£11,300 (2023-24: £10,775)	**1,362**	1,395
Fee income received at the Graduate fee rate (including PGCEs) Per capita fee: £5,416 (2023-24: £5,123)	**2,745**	2,338
Income from Cambridge Bursary Scheme	**433**	448
	6,728	6,317

2 Residences, catering and conferences income

	2025 £'000	2024 £'000
Accommodation		
College members	**4,474**	4,067
Conferences	**358**	347
Catering		
College members	**1,175**	1,188
Conferences	**290**	216
Colophon conferences		
Accommodation	**342**	665
Catering	**285**	401
International programme	**203**	208
College bar	**83**	99
	7,210	7,191

3 Investments

	2025 £'000	2024 £'000
Analysis of income		
Land and buildings	**2,524**	2,608
Quoted securities	**1,183**	1,040
Cash deposits	**115**	125
	3,822	3,773

	2025 £'000	2024 £'000
Analysis of expenditure		
Fees	**468**	635
	468	635

4 Donations

	2025 £'000	2024 £'000
Unrestricted donations	**197**	211
Unrestricted legacies	**0**	0
	197	211

5 Other Income

	2025 £'000	2024 £'000
Servicing and recharges to the University of Cambridge	**672**	612
Other income:		
Homerton International Programme	**469**	343
May Ball	**149**	158
Miscellaneous	**212**	187
Other trading income (Colokate LLP, Colophon Ltd)	**35**	178
Other finance income:		
Change in USS pension deficit recovery provision	**-**	(1,118)
Interest on pension scheme assets (note 21)	**1,661**	1,460
	3,198	1,820

6 Education Expenditure

	2025 £'000	2024 £'000
Teaching	**4,157**	3,776
Tutorial	**1,778**	1,733
Admissions	**1,249**	1,232
Research	**392**	420
Scholarships and bursaries awards	**912**	872
Other educational facilities	**788**	848
	9,276	8,881

7 Residences, catering and conferences expenditure

	2025 £'000	2024 £'000
Accommodation		
College members	**4,416**	4,242
Conferences	**223**	264
Catering		
College members	**2,623**	2,493
Conferences	**148**	111
Colophon conferences		
Accommodation	**440**	891
Catering	**147**	205
International programme	**140**	137
College bar	**102**	98
	8,239	8,441

8 Other Expenditure

	2025 £'000	2024 £'000
College administration		
Pay expenditure:		
Directorate	**17**	18
Administrative staff	**339**	320
Change in USS pension deficit recovery provision	**-**	(1,118)
	356	(780)
Non-pay expenditure:		
Building repairs and maintenance	**51**	57
Utility Costs	**98**	149
Rates	**40**	29
Depreciation: buildings	**380**	332
Deprecation: furniture and equipment	**90**	41
Debenture interest payable	**1,127**	1,127
Other trading costs (Colokate LLP, Colophon Ltd)	**154**	152
Other expenses:		
Homerton international Programme	**385**	358
Legal costs	**1,103**	266
Estates Costs	**88**	130
Disposal – Capital Project	**769**	-
Miscellaneous expenses	**267**	208
Other pension scheme finance costs (Note 21)	**1,047**	394
	5,955	2,463

9 Analysis of expenditure by activity

2025	Staff costs (note 10) £'000	Other operating expenses £'000	Depreciation and amortisation £'000	**Total £'000**
Education (note 6)	5,142	3,662	472	**9,276**
Residencies, catering and conferences (note 7)	3,354	2,680	2,205	**8,239**
Investment management costs	-	468	-	**468**
Other (note 8)	356	5,129	470	**5,955**
Contribution under Statue G, II	-	28	-	**28**
	8,852	11,967	3,147	**23,966**

2024	*Staff costs (note 10) £'000*	*Other operating expenses £'000*	*Depreciation and amortisation £'000*	*Total £'000*
Education (note 6)	4,456	3,978	447	**8,881**
Residencies, catering and conferences (note 7)	3,215	3,074	2,152	**8,441**
Investment management costs	-	635	-	**635**
Other (note 8)	(780)	2,870	373	**2,463**
Contribution under Statue G, II	-	26	-	**26**
	6,891	10,583	2,972	**20,446**

9 Analysis of expenditure by activity (continued)

Auditor's remuneration	**2025 £'000**	2024 £'000
Other operating expenses include:		
Audit fees payable to the College's external auditor	**37**	36
Other fees payable to the College's external auditor	**5**	4
	42	40

10 Staff costs

	College Fellows & other academics £'000	Non-academics £'000	**Total 2025 £'000**
Salaries	3,028	4,156	**7,184**
National Insurance	276	401	**677**
Pensions	326	665	**991**
2025 Total Costs	3,630	5,222	**8,852**

	College Fellows & other academics £'000	*Non-academics £'000*	*Total 2024 £'000*
Salaries	2,521	3,960	6,481
National Insurance	236	344	580
Pension costs	(767)	597	(170)
2024 Total costs	1,990	4,901	6,891

Based on the 2024 valuation of the Universities Superannuation Scheme (USS), the impact of the net change in the USS deficit recovery provision removed the liability which was credited in 2024 accounts (2024: Credit £1,118k).

At the balance Sheet date there were 78 (2024: 73) members of the Governing Body. During the year, the average number receiving remuneration was the 51 (2024: 46) shown below.

	2025 staff number		2024 staff number	
	Number of fellows	**Full-time equivalent**	Number of fellows	Full-time equivalents
Academic	**51**	-	46	-
Non-academic	-	**107**	-	105
	51	**107**	46	105

10 Staff Costs (continued)

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

	2025 £'000	2024 £'000
£100,001 - £110,000	**1**	1
£110,001 - £120,000	**-**	-
£120,001 - £130,000	**-**	1
£130,001 - £140,000	**-**	-
£140,001 - £150,000	**1**	1
	2	3

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

Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the College and are deemed to comprise the senior officers listed on page 2.

Aggregated emoluments (consisting of salary and taxable benefits, but excluding any employer's pension contribution) were as follows:

	2025 £'000	2024 £'000
Key Management Personnel	**766**	697
	766	697

11 Intangible fixed assets

Consolidated and College	Boathouse license £'000	Computer software £'000	**Total £'000**
Cost / valuation			
At beginning of year	330	251	**581**
Additions at cost	-	220	**220**
Disposals at cost	-	(212)	**(212)**
At end of year	330	259	**589**
Amortization			
At beginning of year	16	183	**199**
Charge for the year	4	67	**71**
Disposals in year	-	(197)	**(197)**
At end of year	20	53	**73**
Carrying amount			
At 30 June 2025	310	206	**516**
At 30 June 2024	314	68	**382**

12 Tangible fixed assets

Consolidated	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	131,060	769	6,628	**138,457**
Additions at cost	-	-	2,236	**2,236**
Transfers	-	-	-	**-**
Disposals	-	(769)	(16)	**(785)**
At end of year	131,060	-	8,848	**139,908**
Depreciation				
At beginning of year	19,947	-	4,065	**24,012**
Charge for the year	2,477	-	603	**3,080**
Disposals	-		(16)	**(16)**
At end of year	22,424	-	4,652	**27,076**
Net book value				
At 30 June 2025	108,636	-	4,196	**112,832**
At 1 July 2024	111,113	769	2,563	114,445

12 Tangible fixed assets

College	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	131,060	769	6,526	**138,355**
Additions at cost	-	-	2,230	**2,230**
Transfers	-	-	-	**-**
Disposals	-	(769)	-	**(769)**
At end of year	131,060	-	8,756	**139,816**
Depreciation				
At beginning of year	19,947	-	3,980	**23,927**
Charge for the year	2,477	-	601	**3,078**
Disposals	-		-	**-**
At end of year	22,424	-	4,581	**27,005**
Net book value				
At 30 June 2025	108,636	-	4,175	**112,811**
At 1 July 2024	111,113	769	2,546	114,428

Additions include the costs for West House fourth floor refurbishment to furniture, fixtures and equipment, roofing replacements and other capital costs. The main disposal is for the New Entrance building, for which planning expired in May 2025 and the decision was taken not to proceed.

Land and buildings

As permitted under FRS 102, the charity has elected to deem a valuation of land and buildings prior to the transition date as deemed cost. Land and buildings owned at 1 July 2014 are included in the financial statements at a valuation made at 31 July 2013, which was updated by the Governing Body to arrive at a valuation as at 1 July 2014. With effect from 1 July 2014 the values assigned to these properties are now deemed their cost.

Land was valued at 1 July 2014 at £14.9m and buildings were valued at £64.8m, giving an overall value of £79.7m. The buildings are being depreciated from 1 July 2014 over 40 years. The original professional valuation was prepared adopting the following bases:

- College houses – generally used for student and staff accommodation, were valued at open market value for existing use.
- College site – due to the specialized nature of the College's activities, the principal method of valuation of land and buildings was open market capital value for existing use on a depreciated replacement cost basis.

Land and buildings purchased on or after 1 July 2014 are included in the financial statements at cost, less accumulated depreciation over 50 years. Other tangible fixed assets are stated at cost.

Included within College buildings and site is freehold land as at 30 June 2025 of £22.9m (2024: £22.9m). The insured value of freehold buildings as at 30 June 2025 was £175.2m (2024: £170.0m) including limited cover for irrecoverable VAT and the costs of related professional fees. The insurers are going to revalue the whole site for insurance purposes within the next year.

13 Investments

Consolidated	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2025 £'000**
At beginning of year	6,400	38,675	85,465	5,946	**136,486**
Additions	—	—	21,692	33	21,725
Disposals	—	—	(21,048)	—	(21,048)
Gains / (Loss)		(5,400)	9,430	—	4,030
Change in cash balances and deposits held at fund managers	—	—	(2,114)	—	(2,114)
At end of year	6,400	33,275	93,425	5,979	139,079

13 Investments (continued)

College	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2025 £'000**
At beginning of year	6,400	38,675	85,465	5,986	**136,526**
Additions	—	—	21,692	33	21,725
Disposals	—	—	(21,048)	—	(21,048)
Gains / (Loss)	—	(5,400)	9,430	—	4,030
Change in cash balances and deposits held at fund	—	—	(2,114)	—	(2,114)
At end of year	6,400	33,275	93,425	6,019	139,119

The market value of investments was represented by:

	Consolidated		**College**	
	2025 £'000	2024 £'000	**2025 £'000**	2024 £'000
Investment land	6,400	6,400	6,400	6,400
Homerton Gardens	33,275	38,675	33,275	38,675
Quoted securities – equities	81,197	77,373	81,197	77,373
Fixed interest securities	11,572	5,322	11,572	5,322
Cash held for reinvestment	656	2,770	656	2,770
Other investments	5,979	5,946	6,019	5,986
	139,079	136,486	**139,119**	136,526

The College's quoted securities period end market valuations are provided by the College's investment managers, Rothschild Wealth Management and UBS AG.

The investment land was revalued by Bidwell at £6.4m on 30 June 2025 (2024: £6.4m). The valuation is undertaken on the basis of open market value taking account of the College's estates strategy for the future use of this land.

The value of Homerton Gardens at £33.27m (2024: £38.67m) reflects the revaluation by Bidwell at 30 June 2025. This has been valued based on the rental yield to be achieved under the Scheme.

13 Investments (continued)

Other investments comprise:

	Investments in subsidiary undertakings £'000	Investment in joint venture £'000	Other investments £'000	**Total £'000**
At beginning of year	580	5,396	10	**5,986**
Investment in Ward Griffin LLP	-	33	-	**33**
At end of year	580	5,429	10	**6,019**

Investments in subsidiaries and joint venture undertakings comprise:

Name	Country	Class of shares	%	Activity
Colophon limited	England and Wales	Ordinary	100	Commercial conferencing and other trading
Colokate LLP	England and Wales	See below	See below	Property management
Ward Griffin LLP	England and Wales	See below	See below	Property management

Colokate LLP is a limited liability partnership and hence has no share capital.

The income and expenditure for Colophon Ltd for the year ended 30 June 2025 included in the consolidated financial statements is as follows:

	2025 £'000	2024 £'000
Turnover	**860**	1,320
Other interest receivable and similar income	**9**	19
Costs / Administrative expenses	**(881)**	(1,337)
	(12)	2

From 25 March 2019, the members of Colokate LLP comprise Homerton College and Colophon Limited.

The income and expenditure for Colokate LLP for the year ended 30 June 2024 included in the consolidated financial statements is as follows:

	2025 £'000	2024 £'000
Turnover	**21**	24
Costs / Administrative expenses	**(22)**	(61)
	(1)	(37)

13 Investments (continued)

Ward Griffin LLP is a limited liability partnership and hence has no share capital. The members comprise Homerton College and St. Mary's School.

Each member appoints two appointed representatives to the Management Board. Certain key decisions require the consent of both partners, so the LLP has been accounted for as a joint venture. The College's share of Ward Griffin LLP included in these financial statements is as follows:

	2025 £'000
Turnover	**14**
Costs / Administrative expenses	**(78)**
	(64)

14 Stocks

	Consolidated		**College**	
	2025 £'000	2024 £'000	**2025 £'000**	2024 £'000
Goods for resale	**28**	37	**20**	28
	28	37	**20**	28

15 Trade and other receivables

	Consolidated		**College**	
	2025 £'000	2024 £'000	**2025 £'000**	2025 £'000
Trade debtors	**1,118**	956	**1,031**	833
Amounts due from subsidiary undertakings	**-**	-	**766**	846
Prepayments and accrued income	**2.007**	1,871	**1,866**	1,679
	3,125	2,827	**3,663**	3,358

16 Cash

	Consolidated		College	
	2025 £'000	2024 £'000	**2025 £'000**	2024 £'000
Cash at bank	**1,263**	918	**713**	374
Cash in hand	**1**	1	**1**	1
	1,264	919	**714**	375

17 Creditors: amounts falling due within one year

	Consolidated		College	
	2025 £'000	2024 £'000	**2025 £'000**	2024 £'000
Trade creditors	**876**	860	**827**	802
Other taxation and social security	**197**	219	**197**	219
Contribution to Colleges' Fund (Statute G, II)	**54**	26	**54**	26
Other creditors and accruals	**3,534**	2,262	**3,497**	2,222
Deferred rental income (note 18)	**32**	32	**32**	32
Other deferred income	**289**	310	**200**	233
	4,982	3.709	**4,807**	3,534

18 Creditors: amounts falling due after one year

Consolidated and College	**2025 £'000**	2024 £'000
Debentures	**29,888**	29,881
Deferred rental income	**2,455**	2,487
	32,343	32,368

During 2013-2014 the College participated in a bond issue jointly with a number of other Cambridge colleges which raised £10m (before deduction of fees) of long-term unsecured funding. In August 2015 the College participated in its own bond issue which raised £20m of long-term unsecured funding. The debentures are wholly repayable at the end of their respective terms and are structured as follows:

Creditors: amounts falling due after one year (continued)

Debentures	Term	Interest rate (fixed)	Amount £'000
Tranche 1a – CCF (October 2013)	30 years	4.40%	**3,211**
Tranche 1b – CCF (October 2013)	40 years	4.40%	**2,569**
Tranche 2 – CCF (January 2014)	30 years	4.45%	**4,220**
Private Placement – Hermit/Prudential (August 2015)	25 Years	3.38%	**20,000**
Fees deducted			**(112)**
			29,888

Deferred rental income represents the deferral of monies received from the University of Cambridge Education Faculty for the grant of a 99-year lease in 2005 over their new building that has been constructed on the College site. The receipt is being released to the statement of comprehensive income and expenditure in equal annual instalments over the lease term.

19 Provisions for liabilities and charges

Consolidated and College	**2025 £'000**	2024 £'000
At beginning of year	**108**	129
Benefits paid	**(40)**	(38)
Charge to income and expenditure account	**(13)**	(15)
Changes in actuarial assumptions	**35**	32
At end of year	**90**	108

The provision related to the College's liability to enhance the pensions of teaching staff who retired early.

20 Contingent liabilities

There are £nil contingent liabilities as at 30 June 2025 (2024: £nil).

21 College pension schemes

Consolidated and College	2025 £'000	2024 £'000
Surplus under Cambridgeshire Local Government Superannuation Scheme (LGSS)	-	-
Liability for deficit reduction payment under USS b/fwd	-	(1,118)
USS Change in assumptions, including discount rate	-	1,071
USS Cash contributions to reduce the deficit in year	-	47
Deficit at end of year	-	-

The College participates in two pension schemes, the Universities Superannuation Scheme (USS) and Cambridgeshire Local Government Superannuation Scheme (LGSS). Both schemes are defined benefit schemes that are externally funded. The assets of the schemes are held in separate trustee-administered funds. The College is unable to identify its share of the underlying assets and liabilities in respect of the USS scheme on a consistent and reasonable basis and therefore, as required by FRS 102, accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGSS has been able to apportion a percentage of its funds, assets and liabilities relating to the College and therefore the scheme has been treated as a defined benefit scheme in the financial statements. The disclosure requirements of FRS 102 in relation to these schemes are shown below.

The College is required to contribute a specified percentage of payroll costs to the pension schemes to fund the benefits payable to the company's employees. In 2025, the percentage was USS: 14.5% (2024: 14.5%) and LGSS: 17.9% April 2025 (April 2024: 17.9%).

The LGSS scheme has a surplus and a minimum funding requirements exists, therefore a pension asset ceiling has been calculated by the actuaries as follows:

Consolidated and College	2025 £'000	2024 £'000
Surplus under Cambridgeshire County Pension Fund	**14,964**	12,124
Restriction to Pension Asset Ceiling	**(14,964)**	(12,124)
Surplus at end of year after asset ceiling	-	-

21 **College pension schemes** (continued)

The total pension cost for the College and its subsidiaries for the year included in staff costs for the year (see note 10) was:

	Employer Contributions 2025 £000	Provisions 2025 £000	Total 2025 £000	Employer Contributions 2024 £000	Provisions 2024 £000	Total 2024 £000
USS	**229**	**-**	**229**	279	(1,240)	(961)
LGSS	**743**	**19**	**762**	709	82	791
	972	**19**	**991**	988	(1,158)	(170)

The latest valuations of the scheme's assets and liabilities for which results are available:

	USS	LGSS
Date of valuation	31 March 2023	31 March 2022
Market valuation of assets	£73,100m	£4,305m
Past service liabilities	£65,700m	£3,446m
Surplus of assets	£ 7,400m	£ 860m

USS

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%. No deficit recovery plan was required under the 2023 valuation because the scheme was in surplus on a technical provisions basis. The College was no longer required to make deficit recovery contributions from 1 January 2024 and accordingly released the outstanding provision to the profit and loss account.

As at the 30 June 2025, the latest available complete actuarial valuation of the Retirement Income Builder was at 31 March 2023 (the valuation date), which was carried out using the projected unit method.

Since the institution cannot identify its share of USS Retirement Income Builder 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 adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £73.1 billion and the value of the scheme's technical provisions was £65.7 billion indicating a surplus of £7.4 billion 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 www.uss.co.uk/about-us/valuation-and-funding/statement-of-funding-principles.

21 **College pension schemes** (continued)

***USS** (continued)*

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
Pension increases (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
Discount rate (forward rates)	Fixed interest gilt yield curve plus: Pre-retirement : 2.5% p.a. Post-retirement: 0.9% p.a.

The main demographic assumption used relates to the mortality assumptions. These assumptions have been updated for the 31 March 2024 accounting position, based on updated 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 additional of 0.4% p.a., 10% w2020 and w2021 parameters, and a long term improvement rate of 1.8% pa for males and 1.6% pa for females

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

	2025	2024
Existing benefits		
Scheme assets	**£73.0bn**	£74.8bn
FRS 102 liabilities	**£62.9bn**	£65.6bn
FRS 102 surplus/(deficit)	**£10.1bn**	£9.2bn
FRS 102 funding level	**116%**	114%

Cambridgeshire Local Government Superannuation Scheme (LGSS)
The LGSS is a defined benefit scheme based since 2014 on career average revalued earnings (CARE), there is ongoing liability to the original final salary scheme.

Liabilities are valued on an actuarial basis using the projected unit method which accesses the future liabilities discounted to their present value.

21 College pension schemes (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

The movement in the net surplus/(deficit) in the scheme was as follows:

Consolidated and College	**2025 £'000**	2024 £'000
(Deficit) surplus at beginning of year	**-**	430
Current service cost	**(758)**	(791)
Interest on assets	**1,661**	1,460
Contributions by employer	**752**	709
Other finance cost	**(1,665)**	(1,441)
Restriction to pension asset ceiling	**(2,141)**	(2,874)
Actuarial Gains	**2.151**	2,507
(Deficit)/surplus at end of year	**-**	-

The main assumptions used for the purposes of FRS 102 are as follows:

	2025	2024
Discount rate	**5.70%**	**5.15%**
Rate of increase of salaries	**3.25%**	**3.25%**
Rate of increase of pension in payment	**2.75%**	**2.75%**

Assets are valued at a fair price, principally market value for investments, and comprise:

	2025 £'000	2024 £'000
Equities	**19,695**	19,585
Bonds	**8,149**	7,063
Property	**5,433**	4,816
Other	**679**	642
	33,956	32,106

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations in years on retirement age 65 are:

	30 June 2025	30 June 2024
Current pensioners		
Males	**21.8**	21.8
Females	**24.1**	24.1
Future pensioners		
Males	**22.2**	22.3
Females	**25.7**	25.8

21 College pension schemes (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

	30 June 2025 £'000	30 June 2024 £'000	30 June 2023 £'000	30 June 2022 £'000
Present value of funded obligations	**(18,992)**	(19,982)	(19,288)	(19,661)
Restriction to pension ceiling asset	**(14,964)**	(12,124)	(8,801)	(4,322)
Fair value of plan assets	**33,956**	32,106	28,519	25,718
	-	-	430	1,735
Present value of unfunded obligations	**–**	–	–	**–**
Net (liabilities) assets recorded in the balance sheet	**-**	-	430	1,735
Experience (loss) gain on assets	**(149)**	1,888	(21)	(727)
Experience loss (gain) on liabilities	**2,306**	(619)	(3,223)	(11,536)

Amounts charged to income and expenditure account	**2025 £'000**	2024 £'000
Current service cost	**758**	791
Interest on obligation	**1,665**	1,460
Interest on assets	**(1,661)**	(1,441)
	762	810

Analysis of amounts recognized in other comprehensive income	**2025 £'000**	2024 £'000
Return on assets excluding amounts included in net interest	**(149)**	1,888
Changes in financial assumption	**2,306**	619
Total actuarial gain recognized	**2,157**	2,507

Changes in the present value of the defined benefit obligation:	**2025 £'000**	2024 £'000
Opening defined benefit obligation	**19,982**	19,288
Current service cost	**758**	791
Interest cost	**1,037**	992
Contributions by members	**268**	243
Changes in financial assumption	**(2,306)**	(619)
Benefits paid	**(682)**	(713)
Closing defined benefit obligation	**19,057**	19,982

21 College pension schemes (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

Changes in the fair value of plan assets:	**2025 £'000**	2024 £'000
Opening fair value of plan assets	**32,106**	28,519
Net interest	**1,661**	1,460
Contributions by members and other bodies	**268**	243
Contributions by employer	**743**	700
Return on assets excluding amounts included in net interest	**(149)**	1,888
Benefits Paid	**(673)**	(704)
Closing fair value of plan assets	**33,956**	32,106

The College expects to contribute £795,000 to its defined benefit pension scheme in the year ending 30 June 2026 (2025: £728,000).

The management bases required by FRS 102 are likely to give rise to significant fluctuations in the reported amounts of the defined benefit pension scheme assets and liabilities from year to year; and do not necessarily give rise to a change in the contributions payable into the scheme, which are recommended by independent actuaries based on the expected long-term rate of return on the schemes assets.

22 Related party transactions

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

The College maintains a register of interests for all College Council members and where any member of the College Council has a material interest in a College matter, they are required to declare that fact.

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

Fellows are remunerated for teaching, research, and other duties within the College. Fellows are billed for any private catering. The Trustees remuneration is overseen by the Fellows Remuneration Committee.

22 **Related party transactions** (continued)

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

Salary	2025 Number	2024 Number
£nil	**1**	1
£1- £10,000	**4**	4
£10,001 - £20,000	**1**	1
£20,001 - £30,000	**0**	1
£30,001 - £40,000	**0**	0
£40,001 - £50,000	**2**	3
£50,001 - £60,000	**3**	2
£60,001 - £70,000	**1**	1
£70,001 - £80,000	**3**	2
£80,001 - £90,000	**1**	1
£90,001 - £100,000	**0**	1
£100,001 - £110,000	**1**	0
£110,001 - £120,000	**0**	1
Total	**17**	18

The total Trustee salaries were £776,522 for the year (2024: £805,241).

The Trustees were also paid other taxable benefits (including associated employer National Insurance contributions and employer contributions to pensions) total £201,072 for the year (2024: £230,574).

The College has two trading and subsidiary undertakings, which are consolidated into these accounts. All subsidiary undertakings are 100% owned by the College and are registered and operating in England and Wales.

The College has taken advantage of the exemption within section 33 of FRS 102 not to disclose transactions with wholly owned group companies that are related parties.

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 £15.3m (2024: £14.6m). During the year, the University paid the College, from these fees, sums totalling £4.7m (2024: £4.3m) 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, the College contributed under Statute GII of £28,000 (2024: £26,000) into the Colleges Fund.

22 Related party transactions (continued)

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. College administers a Cambridge Bursary Scheme to support undergraduates financially; the University of Cambridge contributed £359,000 to this scheme (2024: £362,000). During the course of its charitable activities, College also pays the University of Cambridge for printing, network and other services. In addition, Homerton College 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.

23 Reconciliation of consolidated operating surplus to net cash flow (outflow) inflow from operating activities

	2025 £'000	**Restated** 2024 £'000
(Deficit) surplus on continuing operations	**(2,811)**	(1,134)
Depreciation of tangible fixed assets (note 12)	**3,080**	2,936
Amortization of intangible fixed assets	**67**	38
Interest payable	**1,127**	1,127
Investment income	**(3,822)**	(3,773)
Pension costs less contributions payable	**151**	168
Decrease (increase) in stocks	**9**	(6)
Decrease (Increase) in debtors	**(298)**	(915)
(Decrease) increase in creditors due within one year	**1,273**	(798)
Decrease in creditors due in more than one year	**(25)**	(26)
Decrease in provisions	**(18)**	(21)
Operating loss on joint venture	**(64)**	(34)
Net cash (outflow) inflow from operating activities	**(1,331)**	(2,438)

24 Cash flows from investing activities

	2025 £'000	**Restated** 2024 £'000
Investment income received	**3,707**	3,648
Bank interest received	**115**	125
Purchase of tangible fixed assets	**(2,236)**	(769)
Purchase of intangible fixed assets	**(220)**	-
Purchase of investments	**(21,726)**	(10,242)
Proceeds of disposal of investments	**14,719**	8,737
Profit/(loss) on disposal of Investments	**6,330**	1,386
Total cash flows from investing activities	**689**	2,885

The cashflows have been restated for 2024 due to movement of profit/(loss) on disposals being now shown in investing activities.

25 Cash flows from financing activities

	2025 £'000	2024 £'000
Interest paid	**(1,127)**	(1,127)
Net Loan Borrowing / (Repayment)	**-**	-
Total cash flows from financing activities	**(1,127)**	(1,127)

26 Consolidated reconsolidation and analysis of net debt

Consolidated	At 1 July 2024 £'000	Cash flows £'000	Other non-cash changes £'000	**At 30 June 2025 £'000**
Cash and cash equivalents				
Cash at bank and in hand	919	345	-	**1,264**
Cash held with fund managers (note 13)	2,770	(2,114)	-	**656**
	3,689	(1,769)	-	**1,920**
Borrowings – amounts falling due after more than one year				
Debentures (note 18)	(29,881)	-	(7)	**(29,888)**
Lloyds revolving credit facility (note 18)	-	-	-	**-**
	(29,881)	-	(7)	**(29,888)**
	(26,192)	(1,769)	(7)	**(27,968)**

27 Financial statements

	2025 £'000	2024 £'000
Financial assets		
Financial assets at fair value through Statement of Comprehensive income		
. Listed equity investments	**81,197**	77,373
. Fixed interest securities	**11,572**	5,332
Financial assets that are equity instruments measured at cost less impairment		
. Other equity investments	**5,979**	5,946
Financial assets that are debt instruments measured at amortized cost		
. Cash and cash equivalents	**1,264**	919
. Trade debtors	**1,118**	956
Financial liabilities		
Financial liabilities measured at amortized cost		
. Debentures	**(29,888)**	(29,881)
. Revolving credit facility		
. Trade creditors	**(876)**	(860)

28 Capital commitments

	Land and buildings 2025 £'000	Land and buildings 2024 £'000
Authorized and contracted for	**1,106**	1,640
Authorized but not yet contracted for	**476**	804

HOMERTON COLLEGE CAMBRIDGE

England & Wales - Charity number 1137497

Accounts

Charity Registration Number 1137497

HOMERTON COLLEGE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2024

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REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2024

Registered address
Hills Road
Cambridge
CB2 8PH

Charity registration number: 1137497

Members of Council (Trustees)

Ex officio Members

Principal	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore
Senior Tutor	Dr Penelope Barton (resigned 31 December 2023)
	Dr Georgina Horrell (from 01 January 2024)
Bursar	Dr Simon Brockington (resigned 31 August 2024)
	Dr Simon Wadsley (interim Bursar from 02 September 2024)

Elected Fellows (for 3-year terms to 30 September)
Juliana Cavalcanti (2023)
Paul Warwick (2023)
Timos Kipouros (2023)
Fernanda Gallo (2024)
Simon Wadsley (2024)
Will Fawcett (2024)
Alison Wood (2025)
David Belin (2025 – Resigned September 2024)
Melanie Keene (2025)
Katherine Boyle (2026)
Josie O'Donoughue (2026)
Olivier Tonneau (2026)
Gavin Davies (2027)
Matt Norton (2027)

Co-opted Fellows
Junius Olivier (from 18 April 2024 to September 2026)
Joel Chalfen (2024)

Student Members (not Trustees)

JCR President	Ben Ward
MCR President	Kogulan Vipulan / Reyhannisa Haji

Senior Officers

Head of House	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore
Senior Tutor	Dr Georgina Horrell
Bursar	Dr Simon Brockington (resigned 31 August 2024)
	Dr Simon Wadsley (interim Bursar from 02 September 2024)
Admissions Tutors	Dr Paul Elliott
	Dr Alexander Mill
Postgraduate Tutor	Dr Melanie Keene
Secretary to the Governing Body and Council	Dr Simon Wadsley

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2024

Auditors
Price Bailey LLP
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers
Lloyds Bank plc
Endeavour House
Chivers Way
Histon
Cambridge
CB24 9ZR

Solicitors
Taylor Vinters LLP
Merlin Place
Milton Road
Cambridge
CB4 0DP

Property advisers
Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Investment managers
Rothschild & Co
New Court
St Swithin's Lane
London
EC4N 8AL

Report of the College Council for year ending 30 June 2024

SCOPE OF THE FINANCIAL STATEMENTS

The trustees of Homerton College ('the College') present their report incorporating the operating and financial review, together with the audited financial statements for the year ended 30 June 2024. These cover the consolidated operations of Homerton College and its subsidiaries. The financial statements have been prepared in accordance with the accounting policies set out on pages 27 to 32 and comply with applicable laws, the requirements of the Recommended Cambridge College Accounts (RCCA), the Statement of Recommended Practice: Accounting for Further and Higher Education (2019), and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Status

Homerton College was founded in 1768 and gained its Royal Charter and membership of the University of Cambridge in 2010. With over 1,400 students covering all undergraduate and most postgraduate courses, we are one of the largest, youngest, diverse, and most dynamic colleges in the University.

We pride ourselves on our values led approach and especially on the importance of fairness, openness, and excellence. We believe that education is more than just a qualification and that the skills to use and apply learning are just as important as the degree itself.

The College is constituted through its Royal Charter, and it is also a registered charity. This report and the accompanying accounts consolidate the operations of Homerton College and its subsidiaries which are:

- Colophon Limited undertakes commercial conferences and also operates the College bar and May Ball.

- Colokate LLP, which was incorporated during 2013/14 to facilitate the residential developments which are part of Homerton Gardens adjacent to the main college site. The development works are complete, and partnership now exists to hold the freeholds.

- Ward Griffin LLP is a partnership between Homerton College and St Mary's School. It developed and now manages the sports fields owned by St Mary's School, which were leased to the partnership in 2020 for 66 years.

Purpose, Charitable Objectives and Public Benefit

The purpose of the College is to nurture a talented, diverse, open-minded, and principled scholarly community, and thereby to further the University's mission of contributing to society through the pursuit of education and research at the highest levels.

The College's culture and values emphasise inclusivity: both in reaching out to potential students from the widest range of backgrounds, and in ensuring that students from every background feel a sense of belonging at Homerton and that they are welcome and supported. The College believes that equality, diversity, and equity lead to excellence, and works to remove any barriers to full participation in Cambridge life that students may experience. Homerton's culture is one of friendliness and lack of hierarchy.

The objects of the College, as set out in its Royal Charter, are:

1. For the public benefit to advance education, religion, learning and research within the University of Cambridge.

2. For the public benefit to provide for persons, who shall be members of the University, a College wherein they may work for degrees of the University of Cambridge.

The College Council has complied with its duty to have due regard to the Charity Commission's public benefit guidance.

Strategy

The Governing Body approved a new overarching Aims and Strategy document in October 2024 to sit alongside the Values, Vision and Mission approved in March 2023. This new document presents the College's Vision and Aims for Inclusive Excellence in Education; for Innovation and Inspiration in Research; for Diversity and Inclusion in All We Do; for Nurturing and Development of Unique Characters; for Enhancement and Support of Wellbeing; and for an Inclusive and Prosperous Future. It is intended to use these two documents as a foundation for more detailed strategy documents developed by each area of the College.

Equality, Diversity and Inclusion

The College has an active, energetic and dynamic approach to EDI which informs all aspects of college life including admissions, outreach and our commitment to improving and enhancing student experience for all students. We have held a number of debates and themed formal dinners with the aim of ensuring that students from diverse and under-represented backgrounds feel that they belong and are able to thrive at the College, which has an educational benefit as well as building their character and equipping them with the knowledge and ambition to contribute to a better world.

Educational achievements

Admissions and Outreach

The Admissions Team have offered a dynamic programme of events and services. From October 2023 to October 2024, our Schools Liaison Officer and Outreach Manager organised and delivered wide-ranging 126 outreach events (2023: 107), both online and in-person. Of the 879 (2023: 591) schools and 14,995 (2023: 9151) participants who attended these events, significant numbers came from areas where few progress to higher education.

In terms of events held at Homerton, we hosted 9 Outreach buses (bringing groups of students from across our 'link areas' into College, for busy, aspiration-raising days) for 583 students and teachers from 33 different schools. In addition, we hosted individual school visits to Homerton for 208 students from 8 different schools, a number of tours of the college for prospective students and their parents, and three Open Days for over 300 people.

In terms of visits out to schools, we hosted four Schools Tours in all our Link Areas of Scotland, West London, Buckinghamshire and South Yorkshire, involving delivering talks in schools for 2,639 students from 67 different schools (31 different schools in Scotland, 16 in West London, 12 in Buckinghamshire and 8 in South Yorkshire), as well as talks for individual schools at other times of the year for 719 students from 5 different schools.

In terms of wider reach, we also ran an attainment raising programme for a select 35x Year 10 students from across the country from target groups, culminating in an in-person Celebration Event to the college after producing their own essay. We also ran an online access course for 3054 Year 12 state school students. In addition, we hosted 38 (2023: 32) students on the residential element of the university STEMSMART scientific preparation programme, making us one of its biggest supporters.

One of our largest events last year was our Sustainability Student Conference in late August. The Conference was the culmination of an essay writing and design competition (with online sessions for inspiration and guidance) and is a 3-day residential for 100 state school students from 61 different schools. The central day of the Conference was also attended by an additional 150 students from 69 different schools. The students took part in a range of activities, discussions and talks including sessions from external contributors and from current students.

Admissions Tutors also participated in various activities. For example, our Science Admissions Tutor developed a portable educational "escape game" with £41,000 of funding from the Newton Trust. The escape room tests the analytical and synthetic thinking skills that we look for in our applicants, making it a novel way to inspire students to apply to top universities and to prepare them for interviews and the

university transition. It involves over 100 scientific thinking skills puzzles and has been delivered to over 2,500 students to date, with delivery for another 1,500 students planned by the end of the academic year. 2023/24 also saw the launch of our new "Cambridge Biology Challenge", where over 2.500 students from around the country answer bi-monthly questions about biology using posters, videos, podcasts and essays. The competition culminated with us inviting over 300 participants to Cambridge for an awards-giving ceremony, escape game and lecture.

The last academic year also saw the launch of our new "Homerton for Homerton" project, where the college has "returned to its origins" in Homerton, Hackney. We have delivered educational projects for over 800 secondary students of all ages in 7 Hackney schools, and supported local charities in the area by sending our undergraduate students back to support easter events, accompanied with financial support. This year, we supported the Outrunners charity, HackneyQuest, The Yard Theatre, Immediate Theatre and the Wickers Charity. In the next academic year, we hope to support many more charities with the support of Hackney Council. In November 2024, we will be hosting the official launch of the project with the Mayor of Hackney and Lord Woolley in attendance.

Our Admissions strategy is fundamentally informed by our core values of EDI and widening participation. A small but effective team (3 part time Admissions Tutors, expertly supported by our Admissions Administrative Assistant and Admissions Manager), working with Directors of Study and the Admissions Advisory Group led by the Senior Tutor, considered another impressively strong set of applications. This year total applications to Homerton numbered 962 (2023: 1,019). We conducted 1,224 (2023: 1,294) admissions interviews, made offers to 246 (2023: 214) students and confirmed 182 (2023: 182) students for Matriculation in October 2024. We are rightly pleased with our widening participation statistics (see Table 1), which generally exceed university averages and the 2024/25 targets outlined in the University Access and Participation Plan. We celebrate another radically diverse intake of students.

	Acceptances	% Acceptances	University access Target (for 2024/25)
Home	140	77%	-
State	108	77%	69%
POLAR 1	15	11%	7%
POLAR 1+2	32	22%	17%
OAC	34	24%	21%
IMD	43	30%	-
FSM	26	15%	-

Table One. Undergraduate admissions acceptances for Homerton College in 2023. Note that all Widening Participation metrics (see below) are calculated as a percentage of Home students.

POLAR: a measure produced by HEFCE which ranks areas based on the rate at which young people have historically progressed to higher education. These ranks are then used to divide areas into quintiles. Students from POLAR 1 areas are those that have a home postcode that falls into the bottom 20% of areas ranked by this measure, while POLAR 1+2 fall into the bottom 40%.

OAC: Output Area Classification, a classification of areas produced by the Office of National Statistics using data from the 2011 census. Since 2014, the Cambridge Admissions Office has conducted research into how these classifications interact with underrepresentation at Cambridge and other indicators of socio-economic and educational disadvantage including household income and parental occupation. This research allows us to flag applicants whose home postcodes indicate they are resident in areas with less advantaged socio-economic characteristics and/or low progression to the University of Cambridge.

IMD: Indices of Multiple Deprivation, measures produced by regional governments within the UK that identify relative deprivation. Areas within each region are assessed according to a series of indicators – such as income, crime, and healthcare – and then ranked against each other and placed into deciles. Students are given a flag if their home postcode indicates they live in an area that is ranked in the bottom 40% of their region by these measures.

FSM: Student has been provided with Free School Meals in their prior education.

Foundation Year
Homerton College continues to take an active role in the Cambridge Foundation Year in the Arts, Humanities and Social Sciences, reaffirming our commitment to this vital initiative. We have welcomed a new Foundation Year team this year, with Sandy Mill taking over as Director of Studies in Jan 2024, and Dr Jane Monson joining this academic year as Tutor.

While this year has seen our first instance of students not progressing onto Tripos, feedback has been positive overall, and we have been pleased with how the students that have progressed on to Tripos have performed academically. We continue to be delighted by how the College community has welcomed students taking this pathway as full members of the College, and have just welcomed our third cohort as part of the initial five year trial of the course.

Student numbers 2023/2024
Total student numbers have fluctuated slightly over the last three years, rising from 1,457 in 2021-22 to 1,485 in 2022-23, then falling to 1,451 in 2023/24. Undergraduate numbers have remained stable over the period while postgraduate numbers have also remained stable, despite a reduction in PGCE numbers.

	2021/22	2022/23	2023/24
Undergraduate	**618**	**628**	**612**
Post Graduate Certificate of Education	**165**	**176**	**158**
Postgraduate	**674**	**681**	**681**
Master of Education	**68**	**67**	**53**
Master of Studies	**143**	**163**	**223**
Other Postgraduate	**463**	**451**	**405**
Grand Total	**1457**	**1485**	**1451**

Table Two. Homerton student numbers 2021/22 to 2023/24

Undergraduate achievements
Homerton undergraduates have participated in another year of vibrant and varied activities, both curricular (mainly supervisions, which are organised and facilitated by Directors of Study) and co-curricular.
We offer the full range of subjects taught by the University – from Anglo Saxon, Norse and Celtic to Veterinary Medicine. Each subject has a Director of Studies appointed to advise, support students and, in some subjects, to appoint supervisors. Some of these are Homerton Fellows and College Teaching Officers and others are 'external' Directors of Studies.

Our students performed exceptionally well across a wide range of subjects (with a significant number of students in the top 5 in their subject). Some weak results are also in play and we have embarked on an ambitious, collaborative project to look more closely and more broadly at our students' exam performance and to consider, by various means, why some have performed so well and others are continuing to struggle. We are cognisant of the role of the pandemic in continuing to disrupt students' academic rhythms – and we are also cognisant of the impressive resilience and brilliance of our students in the face of many challenges.

Homerton Union for Students
Homerton funds a full time President of Homerton's Union of Students, who is a new graduate, elected in their final term. The HUS plans and oversees a range of events and activities beginning each year with the Freshers Week (including professionally led Consent Workshops, EDI Workshops and some orientation games and entertainments), and running Welfare activities throughout the year.

Postgraduate support
2023-24 was a year of transition, of consolidation, and of looking ahead. We bade farewell to the former Senior Tutor and to two longstanding members of the Tutorial Office, and are grateful for all of their many years of dedication to postgraduate student support in the College.

We hope to once again have fostered a supportive and inclusive postgraduate community in the College, and to have provided help with both necessary bureaucratic tasks as well as enriching opportunities, via personalised support. Postgraduates continue to contribute across a wide range of College activities, including Changemakers, exam invigilation, Admissions initiatives, and with student societies in sports and across the performing arts and music. The dedicated MCR Presidents provided a wealth of peer support, and a full programme of social and welfare events.

It has again been a challenging year for many of our postgraduate students, particularly those directly affected by global conflict and war; or for those dealing with distressing personal or family circumstances; or struggling with social isolation and loneliness. Although we did not see the same effects on students' postgraduate work and examination as from recent industrial action, external factors such as a cyber incident did cause significant disruption to some research; and doctoral students in particular continue to see the impact of the COVID-19 pandemic on their ability to complete research projects to the intended timeframe.

Postgraduate achievements
Postgraduate students continue to contribute across a wide range of College activities, notably with the Changemakers programme, as well as with admissions and outreach initiatives, and with student societies in sports and across the performing arts and music.

Dedicated postgraduate events such as the Friday Postgraduate Formal Halls have once again been popular and lively events, including some themed nights organised by the MCR; selected College events were also timed to coincide with the Fridays of Postgraduate Formal Hall to aid with hospitality. The MCR organised an alcohol-free Formal in May, to increase the provision of 'non-drinking' social events. Matriculations and graduations provided opportunities to celebrate our postgraduate student cohorts; and invitations to subject dinners gave a chance for Masters' and PhD students to meet undergraduates and Fellows in their disciplines.

This year the standard of presentations in the ongoing Research Supper series continued to be exceptionally high, with some particularly apposite pairings of talks. We hosted Harris Manchester, Oxford, for our annual joint Research Day in June. Topics students presented on over the year (which give an insight into current research) included:

'A mathematical journey through the theory of numbers and representations'
'PhD: The Musical - the drama behind undertaking performance'
'High risk, low reward: changing the balance for antibiotic drug discovery'
'Studying factors behind regional inequality in student achievement: preliminary results of a study in Kazakhstan'
'Physical activity, fitness, and metabolic disease in different ethnic populations'
'Personalising cancer radiotherapy through artificial intelligence'
'The historiography of Darwinism and the theory of evolution in Islamic contexts'
'Nuclear power for space-craft propulsion – studies on the nuclear salt water rocket concept'
'Cell-ebrity gossip: how the communication between cell types drives pancreatic cancer'

Postgraduate Oversight and Strategy
The Postgraduate Tutor took up the role of co-Chair of the Postgraduate Committee from January 2024, which also involved work with the Postgraduate Admissions Committee (including in relation to widening participation). She continued as the Postgraduate Tutors' Committee representative on the Childcare Committee, and one of two College representatives on the MSt Committee. On behalf of the College, she contributed to the Ofsted Inspection for both the PGCE (with a written account) and MSt Architecture Apprenticeship (with an interview and written materials) courses. We are in the process of implementing an agreed restructuring of the Postgraduate Tutor team (including the recruitment of a Postgraduate

Admissions Tutor, and the nomination of a Senior Postgraduate Tutor), and finalising the next Postgraduate Student Strategy. Key priorities will include:
In-depth quantitative and qualitative analysis of postgraduate student demographics and experiences;
A focus on doctoral research student community-building (within and beyond the student body);
A focus on part-time student provision, particularly communications and information-sharing;
A review of accommodation needs and options for expansion;
Fundraising for studentships and support.

Changemakers
Established in 2019, Changemakers is Homerton's academic-led, pioneering co-curricular programme helping students weave their academic studies with deep self-awareness; gritty real-world skills for getting things done in society: and knowledge of geo-political realities and levers for change. The Changemakers mission is to 'educate for a thriving world', and it is part of College's strategic commitment to a powerful 'education plus'.

Changemakers is available to all Homerton students, free of charge, and offers residentials, workshops, a mentoring scheme, programmes with partner organisations, a catalyst fund, a first-year bridging programme for undergraduates, and access to leading changemakers. Students can engage as little, or as much, as they wish, concomitant with their interests, timetables and existing skills.

Over the last five years Changemaker has taught 26,000 student hours in 3,500 student encounters; built a network of 200 champions who have gifted more than 4500 hours of their time teaching and supporting students; hosted 240 events; supported 60 student ambassadors; helped enable 18 start-ups; and generated over £1.2million in in-kind and financial support.

In 2023-2024 there were 1432 student encounters (2023: 942) and 8549 student hours (2023: 7,300); 6 start-ups supported (2023: 6) and 240 event hours (2023: 280). 95% (2023: 95%) of students rated their experience 'outstanding'.

Anecdotal evidence indicates the desirability and effectiveness of Changemakers: for prospective students listing Homerton as a college of choice; for current students, both personally and in their academic work; for colleagues who contribute; and for the reputation of Homerton as a progressive, action-orientated organisation.

Student Support

Academic Support
All undergraduates have a Director of Studies who meets with and monitors students' academic development. One to one support is available for any student who requires assistance with writing skills, maths support or time management and personal organisation. Education Coordinators also provide informed additional support as well as training for supervisors and DoSes. Subject dinners continued throughout the year, and these bring together undergraduates, postgraduates, fellows and staff, and in some cases alumni, for further discussion of respective subjects.

Financial Support
Through a scheme operated in common with the University and other Cambridge colleges, the College provides bursary support to undergraduate students of limited financial means. The Cambridge Bursary Scheme is approved by the Office of Fair Access (OFFA) and provides benefits at a substantially higher level than the minimum OFFA requirement. During the year, 191 (2023: 187) Homerton students benefited from the scheme to the value of £657,087 (2023: £611,585). Although this was the second year of the enhanced Bursary scheme, College continued to offer students, in year four, participation in the Pilot Top-Up Bursary Scheme which benefited 8 (2023: 79) Homerton students to the value of £4,276 (2023: £37,774). This was in part funded by Trinity College.

The College also operates its own Hardship Fund, and awards several other grants, as well as prizes for academic achievement. The total cost of such financial support was £211,059 (2023: £258,982).
The College's Finance Tutor seeks to support students in need, not only from College resources, but also a range of University and other Funds.

Wellbeing and Welfare Support
In the academic year 2023/2024, recognising the ongoing crisis in Mental Health and Wellbeing for young people, Homerton enhanced and strengthened our wellbeing provision. We appointed a Deputy Senior Tutor (Wellbeing) (February 2024) as well as a College Health Advisor (January 2024), thus establishing a robust and experienced team. We have offered a range of wellbeing activities for staff and students (for example, breathing workshops, drop ins and massage opportunities). In addition, we have purchased a software system for providing safe, tiered access to students' wellbeing notes.

We have done substantial work on a review of Safeguarding procedures. In acknowledgement of the persistent crisis in sexual violence and harassment experienced by students across the UK, we have refreshed our Gender Based Violence Working Group, run a successful symposium on Gender, Power and Culture and started plans for a second symposium (20th-22nd March 2025 – both symposia funded by the Wellbeing Stimulus Fund), collaborating with students and other Colleges and other, local universities. We are one of a small number of Colleges once again working with the University Harassment and Sexual Violence Advisors to develop collaborative 'Consent workshops'.

Fellowship and Research
The Homerton Fellowship continues to grow and at the year-end numbered 76 (2023: 73) Fellows on Governing Body, including three new Junior Research Fellows working on Black African history, the history of prevention science in drug regulation and mental health, and ancient history. The College has also appointed the pianist Lang Lang as an Honorary Fellow this year.

Throughout the year the College has added several Bye-Fellows to the community as well. Bye-Fellows serve a three-year term and provide highly valued teaching for the college. In many cases, Bye-Fellows also take on additional roles such as Director of Studies and Tutor. Homerton is lucky to have a large community of Bye Fellows and is very grateful for their support for our students.

Homerton is very proud to have hosted a vibrant schedule of Research Suppers where Fellows and members of our research community, including postgraduate students, come together to hear the very latest research work going in the college. The events take place in hybrid format. This year topics included talks on creative and critical practices, new directions in biomedical research and exploring education and everyday life across the globe.

Estates
The College was delighted that its new Dining Hall won a RIBA East Award and later a RIBA National Award in 2024 with the citation concluding that "Overall, the visual warmth created by the timber, and the sense of openness, light, and access to the landscape, are emblematic of the college's character and its focus on the wellbeing of all its members. This is a space that has clearly been transformative, bringing the community together and hosting the events, conversations, and exchange of ideas which underpin its intellectual life. It illustrates the power of architecture to support and enable the communities it serves."

A new boiler system has been installed in the Dining Hall to compensate for the disappointing performance of the ground source heat pump, as well as a new servery. Work is also close to completion restoring the old Great Hall kitchens to use.

Over the last year the College has continued its project of installing EcoSync radiator valves to improve energy efficiency, adding the system to Queen's Wing and the Mary Allan Building in addition to the Cavendish Building. The savings from the first phase of the project have been very substantial.

Work was done throughout the year refurbishing parts of the College Estate. Notably during the summer of 2024 the College repaired or replaced flat rooves on the Mary Allan Building and Queen's Wing. It also renovated the top floor of West House including 51 bedrooms, 6 kitchens and hall, stairs and landings continuing the commitment to refresh all campus bedrooms on a rolling, ten-year cycle. Additionally, 250 windows were replaced in West House bedrooms.

The College has launched an exercise to renew its Estates Masterplan to support planning for a new ten-year Estates Strategy.

Communications

The College has expanded its communications and marketing function to increase the promotion of stories and successes, both to its' stakeholders and to a wider audience, including future students deciding which university to attend through spreading the message about our outreach activities. The new Communications Department, formed out of the Development Office, has three staff members including a Head of department, and was allocated a £149,000 budget in 2023-24.

The College has focussed on increasing the reach of social media content through storytelling and videos to promote College life, including those of students and researchers. After conducting a communications survey of students, there has been a particular focus on Instagram, which has the ninth-highest following out of 31 Cambridge colleges, and a TikTok account was launched to reach Years 10 to 12 school pupils.

The College publishes an Annual Report and an annual Alumni magazine, The Homertonian, and circulates regular internal newsletters to students, staff and alumni.

The College benefits from the profile of our Principal, Lord Simon Woolley, whose public presence helps to underline the commitment to wellbeing, belonging and diversity.

Financial Review

In the year to June 2024, Homerton's income comprised: academic fees and charges 33% (2023: 34%); residences, catering and conferences 37% (2023: 34%); investment income from property and quoted securities 20% (2023: 20%); and other income comprising recharges to University of Cambridge and interest on pension scheme assets 10% (2023: 12%). This income amounts to £20.2m (2023: £17.6m), with the increase due mainly to recovery of conference income and pension assets income.

Within this overall total, academic fee income was £6.3m (2023: £6.0m), reflecting a small rise in total student numbers and an increase in the postgraduate college fee. Conference income recovered to around 90% of pre-pandemic levels, at £1.8m (2023: £1.0m).

Homerton's operational expenditure was £20.4m (2023: £19.7m). This total comprised staff costs 37% (2023: 44%), operating expenses 49% (2023: 41%) and depreciation 14% (2023: 15%). Staff costs of £6.9m were reduced to previous year (2023: £7.8) due to removal of debt liability in the USS pension scheme, but operating expenses of £10.6m (2023: 8.9m) showed a large increase as the College was exposed to the high inflation for most of the year, and large increase in utilities cost.

The result for the year was a deficit before other gains and losses of £1.1m (2023: £2.0m). The deficit from the education account (i.e. the difference between income from academic fees, less expenditure on education) was £2.6m (2023: £2.5m). The increase is because of rising costs of teaching, tutorial and admissions, and the college relies on other forms of income, including from its property and quoted securities investments, as well as from its conference business to fill the deficit.

Investments

Homerton's investment portfolio totalled at £136.5m on 30 June 2024 (£131.1m on 30 June 2023). This figure comprises commercial property assets at Homerton Gardens and investment land on the College's own campus. It also includes equity and bond investments managed on the College's behalf by Rothschild and Co.

The commercial property at Homerton Business Centre (part of Homerton Gardens) was valued at £38.7m on 30 June 2024, being a reduction of £1.4m on the 2023 valuation of: £40.1m. The decrease is due to the step-change in interest rates and borrowing costs over the past year, which have not been kind to the commercial property sector. By virtue of their location, sector, and partially indexed-linked rents, the College's properties have fared better than many others. The main buildings are purpose built sixth form teaching and accommodation blocks which were let during the year to Alpha Plus Group trading as Abbey College, who then transferred to Abbey College DLD (Sept 23). The 25 year lease, to Abbey College, commenced in September 2016.

Homerton Gardens also includes the Rattee & Kett building which was let during the year to the Cambridge Cookery School Ltd and to Accelerator Advisory Ltd.

Investment land on the western side of the College's campus near to the boundary with the railway line was valued at £6.4m (2023: £5.9m). The land has planning permission, approved on appeal in 2009 as part of an earlier set of developments, for 24 houses in five blocks. In November 2024 the Secretary of State for Transport made a Safeguarding direction in support of the East West Rail project affecting part of this land. There is an ongoing non-statutory consultation, but it could prevent the College developing the land.

The College's equity and bond investments, plus cash held for investment, were valued at £85.5m on 30 June 2024 (2023: £79.0m). This is a gain of £6.5m and reflects a recovery in stock market values during the year.

The investment funds fulfil the role of the College endowment. The funds were built up over many years through the development of land and buildings, the lease of land and buildings to the University, the operation of Homerton's conference business, a decade of NHS contracts for nurse education and training, and the subsequent sale of that business, and the return from investments.

Rothschild and Co. have managed the investment portfolio on Homerton's behalf since 2015. The overall investment objective is to maintain or slightly grow the real value of invested funds. The total return target is RPI +4% per annum after fees and costs. The College has set a moderate risk tolerance with the average annual standard deviation of returns capped at 12%. The College also takes a long-term investment horizon with performance measured over 5-7 years. Given these targets the College believes that it is sustainable to use this portfolio to fund a deficit on its charitable activities of 3% of the total value of the portfolio calculated as a three-year trailing average.
The annualised return for Homerton's investment portfolio since 2015 has been +7.6%, compared to inflation over the same period of +4.8%. This means that portfolio performance of 7.6% is slightly below the target.

Environmental, Social and Governance issues are of great importance to the College. Homerton's renewed its Responsible Investment Policy in January 2022 and it is available on the College's website. Look through analysis of the College's portfolio shows a total exposure to alcohol, armaments, fossil fuels, gambling, pornography and tobacco of 0.1% for directly held equities and 0.7% for equity funds (with the substantial majority of this figure attributable in approximately equal parts to alcohol and fossil fuels).

Donations and fundraising
Fundraising income for the year to 30 June 2024 was £211,000 (2023: £345,000). Fundraising is focussed on Homerton alumni, supporters and grant giving bodies. The College is grateful for all donations received and they are used to support our students and their education.
The College's fundraising team needs rebuilding and planning is underway to enable that in 2024-25.

Contribution to the College's fund
This year, Homerton contributed £26k (2023: £27k) to the College's fund under University of Cambridge statute G II. The amount is determined by the College's Fund Committee and is calculated according to the value of a college's endowment and its number of students. Funds donated are received by less wealthy colleges.

Staff costs and numbers
Total payroll costs, including employer's pension and national insurance contributions, was £6.9m (2023: £7.8m). A breakdown of costs is provided at note 10.

All salaries are overseen by either the Staff or Fellows Remuneration Committees. Each salary is benchmarked against other colleges and, where applicable, local businesses. They are increased each year in line with the pay increase negotiated at a national level by the Universities and Colleges Employers Association (UCEA).

All permanent, temporary and casual employees receive at least the real living wage, adjusted each year according to the level set by the Resolution Foundation In addition, all staff receive a meal while on duty.

Pensions
The College participates in two pension schemes, being the USS and LGPS schemes. The USS (Universities Superannuation Scheme) is for the College's academic staff and the LGPS (Cambridgeshire County Council Local Government Pension Scheme) is for non-teaching staff. Details of these schemes and their funding positions are given at Note 21 of the financial statements.

Reserves Policy
The unrestricted group funds totalled £218.9m on 30 June 2024 (£215.4m on 30 June 2023).
The College's free reserves are largely represented by the College's investment portfolio which is under management by Rothschild & Co, and cash held, totalling £85.7m at 30 June 2024 (30 June 2023: £79.0m).
Each year, the Investment Committee considers the College's cash flow projections for the next five years, including:

- The capital expenditure planned under the Estates Strategy;
- Re-payment of bonds issues in 2013 and 2015 due from 2042 onwards;
- The age and condition of the existing buildings used for teaching, catering, offices and accommodation;
- The operating income and cash flows.

The College intends to pursue its activities into perpetuity. Those activities require income support from Homerton's conference business, rental from the College's investment property portfolio and a regular drawdown from the College's managed investment portfolio.

As well as sustaining the College's operations, the free reserves also provide support in the event of unforeseen events or downturn in the College's operations. The reserves will also be required to permit the repayment of bonds, originally issued in 2013 and 2015, when they start to become due from 2040 onwards.

Plans for Future Periods and Post Balance Sheet Events
The Principal and College Officers intend to publish an updated version of Homerton's strategy. The new strategy will recognise Homerton's strengths in widening participation and express the importance of nurturing character amongst the College', students, staff, and fellowship. It will also prioritise wellbeing and set out a vision for the size and shape of the College given the growing interest from overseas and post-graduate students.

A key part of the revised strategy will be to bring the College back into a position where there is a balance between income and expenditure, as opposed to the deficit which has existed since the start of the Covid period.
Council will also examine options for using a sustainable income from the College's investment portfolio to help defray some of the annual running costs.

Principal Risks and Uncertainties
The College's Council and the directors of the College's subsidiaries continued with their policy of formal risk assessment. All College Committees review and update the risk assessment appropriate to their purpose at least annually. These are consolidated and reviewed by the Audit and Risk Committee, the Council and Governing Body.

Among the principal risks for year ending June 2024 were as follows:

- The College remains deeply aware of the need to support student welfare and mental health. Its attempts to mitigate this can be found earlier in this report.
- The College remains concerned about the risk of inflation continuing to drive up costs while regulated academic income streams remain fixed. A long-term financial strategy will be developed to consider how other income streams might be increased or new income streams developed.
- Cyber attacks are increasingly common in the sector with the Government reporting that 97% of UK Higher education institutions identified a breach or attack in the past year. This included severe disruption at the University's Clinical School. This is mitigated by regular staff training, penetration testing and two factor authentication on the College's systems.

Auditor

In so far as the trustees are aware:

- There is no relevant audit information of which the College and group's auditor is unaware; and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the Governing Body on (..20th December 2024.....) and signed on its behalf by:

S. Wadsley

Dr Simon Wadsley
Interim Bursar and Fellow

College Governance

Homerton College is a self-governing, autonomous College of the University of Cambridge. The College is incorporated under its Royal Charter and governed through its Statutes and Ordinances, all of which are available on the College's website.

The College is a registered charity (registration number1137497) and subject to regulation by the Charity Commission for England and Wales. The members of the College Council are the charity trustees and are responsible for ensuring compliance with charity law. The Council's membership is set out on page two.

The College Council is advised in carrying out its duties by the following principal committees:

Committees with financial responsibilities:

- The Audit and Risk Committee
- Investment Committee
- Staff and Fellows Remuneration Committees
- Estates Committee
- Development Committee

Other principal committees:

- Safeguarding Committee
- Statutes and Ordinances Committee
- Sustainability Committee
- Health and Safety Committee
- Educational Policy Committee
- Fellowship Committee
- Arts Committee

The Audit and Risk Committee maintains a review of the effectiveness of the College's internal systems of financial control, advises Governing Body on the appointment of external auditors, monitors recommendations made by the external auditor and makes an annual report to Council and Governing Body.

The Investment Committee maintains oversight of the College's equity and property investment portfolio and monitor's the College's cash flow requirements.

Declarations of interest are expected to be completed by all Members of Council and the senior administrative officers. Relevant declarations are expected to be made systematically at meetings.

The College Officers Group (COG) meets every two weeks to support and direct the routine management of the College. The College Officers are: the Principal, the Vice-Principal, the Senior Tutor, the Bursar, the Admissions Tutors, the Post Graduate Tutor, the Secretary to Council and the Dean.

Statement of Internal Control

The Council 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 it is responsible, in accordance with the College's statutes and ordinances.

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 2024 and continues to provide reasonable but not absolute assurance of effectiveness.

The Council is responsible for reviewing the effectiveness of the system of internal control. The following processes are in place:

- The Audit and Risk Committee reviews an annual risk assessment report in the Easter Term; and
- The Audit and Risk Committee presents its annual report, which includes a statement on the adequacy of the internal controls and the preparation of the financial statements in the Michaelmas Term.

Statement of Council Responsibilities

The Council 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) and presenting it to Governing Body for approval.

The College's Statutes, as well as the Statutes and Ordinances of the University of Cambridge require the Council to prepare financial statements for each year which give a true and fair view of the situation of the Group and the College and of the surplus or deficit of the Group for that year.

In preparing these statements, the Council is required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and the College will continue in operation.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and 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 Group and the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Council 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.

Independent Auditor's Report to the Governing Body of Homerton College

Opinion

We have audited the financial statements of Homerton College (the 'College') and its subsidiaries (the 'group') for the year ended 30 June 2024 which comprise the Consolidated Statement of Comprehensive Income and Expenditure, the Consolidated Statement of Changes in Reserves, the Consolidated Balance Sheet, 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 2024, 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.

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 18, 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.

Auditor's 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.

- We have made enquiries of management and officers of the College regarding laws and regulations applicable to the organisation.

- 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/.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.

Price Bailey LLP
Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Date: 28 March 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.

Consolidated statement of comprehensive income and expenditure Year to 30 June 2024

	Note	2024 £'000	Restated 2023 £'000
Income			
Academic fees and charges	1	**6,317**	5,974
Residencies, catering and conferences	2	**7,191**	6,078
Investment income	3	**3,773**	3,522
Other income	5	**1,820**	1,827
Total income before donations		**19,101**	17,401
Donations	4	**211**	345
Total income		**19,312**	17,746
Expenditure			
Education	6	**(8,881)**	(8,492)
Residencies, catering and conferences	7	**(8,441)**	(7,659)
Investment management costs	3	**(635)**	(382)
Other expenditure	8	**(3,581)**	(3,338)
Contribution under Statue G, II		**(26)**	(27)
Change in USS pension deficit recovery provision contributions		**1,118**	179
Total expenditure	9	**(20,446)**	(19,719)
(Deficit) before other gains and losses		**(1,134)**	(1,973)
College's share of loss on joint venture	13	**(34)**	(47)
Realised gains on investments	13	**1,386**	1,229
Unrealised gain / (loss) on investments	13	**3,746**	(758)
Surplus / (Deficit) for the year		**3,964**	(1,549)
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	21	**(430)**	(1,305)
Changes in assumptions arising on teachers' pension obligations	19	**(32)**	(16)
Total Comprehensive income for the year		**3,502**	(2,870)

All items dealt with in arriving at the surplus (2024) and deficit (2023) for the above two accounting years relate to continuing operations.

2023 restated due to change to presentation of USS pension deficit recovery.

Consolidated statement of changes in reserves Year to 30 June 2024

	Income and expenditure reserve		Revaluation reserve		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2023	118,118	-	54,065	43,226	**215,409**
Surplus/(deficit) from income and expenditure	(1,168)	-	-	5,132	**3,964**
Other comprehensive income/expenditure	(462)	-	-	-	**(462)**
Transfers between revaluation and income and expenditure reserve	2,396	-	(983)	(1,413)	-
Balance at 30 June 2024	118,884	-	53,082	46,945	**218,911**

	as restated *Income and expenditure reserve*		*Revaluation reserve*		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2022	119,240	-	55,049	43,990	**218,279**
Surplus/(deficit) from income and expenditure	(2,020)	-	-	471	**(1,549)**
Other comprehensive expenditure	(1,321)	-	-	-	**(1,321)**
Transfers between revaluation and income and expenditure reserve	2,219	-	(984)	(1,235)	-
Balance at 30 June 2023	118,118	-	54,065	43,226	**215,409**

The transfer between the operational property revaluation reserve and the income and expenditure reserve is made to compensate the income and expenditure reserve for the additional depreciation charged on the College's operational property as a result of its previous regulations.

The transfer between the fixed asset investment revaluation reserve and the income and expenditure reserve represents the realised investment gains during the year on a historical cost basis.

The notes on page 33 to 54 form part of these financial statements.

Balance sheets Year to 30 June 2024

	Notes	Consolidated		College	
		2024	2023	**2024**	2023
		£'000	£'000	**£'000**	£'000
Fixed assets					
Intangible assets	11	**382**	420	**382**	420
Tangible assets	12	**114,445**	116,612	**114,428**	116,609
Investments	13	**136,486**	131,096	**136,526**	131,136
		251,313	248,128	**251,336**	248,165
Current assets					
Stocks	14	**37**	31	**28**	22
Trade and other receivables	15	**2,827**	1,912	**3,358**	2,256
Cash at bank and in hand	16	**919**	3,056	**375**	2,267
		3,783	4,999	**3,761**	4,545
Current liabilities					
Creditors: amounts falling due within one year	17	**(3,709)**	(4,507)	**(3,534)**	(3,936)
Net current assets		**74**	492	**227**	609
Total assets less current liabilities		**251,387**	248,620	**251,563**	248,774
Creditors: amounts falling due after more than one year	18	**(32,368)**	(32,394)	**(32,368)**	(32,394)
Provisions for liabilities and charges	19	**(108)**	(129)	**(108)**	(129)
Pension scheme asset / (liability)	21	**-**	(688)	**-**	(688)
Total net assets		**218,911**	215,409	**219,087**	215,563
The funds of the group/college: unrestricted reserves					
General reserves excluding pension reserve		**118,884**	118,806	**119,060**	118,925
Pension reserve		**-**	(688)	**-**	(688)
Operational property revaluation reserve		**53,082**	54,065	**53,082**	54,065
Fixed asset investment revaluation reserve		**46,945**	43,226	**46,945**	43,261
Total funds		**218,911**	215,409	**219,087**	215,563

The financial statements were approved by the Governing Body on [27/02/25] and were signed on behalf by:

S. Wadsley

Simon Wadsley
Bursar

Simon Woolley
Principal

Consolidated statements of cash flows Year to 30 June 2024

	Notes	2024 £'000	2023 £'000
Net cash used by operating activities	23	**(3,824)**	**(1,280)**
Cash flows from investing activities	24	**4,271**	**2,798**
Cash flows from financing activities	25	**(1,127)**	**(1,127)**
(Decrease) / Increase in cash and cash equivalents in the year		**(680)**	**391**
Cash and cash equivalents at 1 July 2023		**4,369**	**3,978**
Cash and cash equivalents at 30 June 2024	26	**3,689**	**4,369**

Principal accounting policies 30 June 2024

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified in respect of the treatment of investments and land and buildings which are included at valuation.

The financial statements have been prepared in accordance with the provisions of the Statues of the College and of the University of Cambridge and appliance United Kingdom accounting standards. In addition, the financial statements comply with the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The 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 9.

The College consists as a public benefit entity as defined by FRS 102.

The financial statements are presented in sterling and are rounded to the nearest thousand pounds.

Going concern

The Group has net current assets of £74,000 (2023: net current assets £492,000).

The College aims to break even at operational level which means that the cash flow is usually positive by a similar level to the amount of depreciation charged to the accounts. This has historically funded ongoing capital projects. To fund larger projects such as a new graduate accommodation and the new Dining Hall, the College has participated in a private placement or made use of an RCF. Cash flow plans shared with the Investment Committee and College Council forecast a need to draw down from the investment portfolio during the 2023 to 2025 period as projects under the Estates Strategy are continued.

The members of the Council (Trustees) have accessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect of a period of one year from the date of approval of these financial statements.

The Trustees of the College have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the College to continue as a going concern. Furthermore, the Trustees are of the opinion that the College is able to meet its liabilities as they fall due and that there are significant free reserves held in readily accessible funds to both meet liabilities and allow the completion of ongoing capital projects.

Critical accounting estimates and areas of judgement
Preparation of the financial statements requires Members of the Council to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- valuation of investment land and buildings;
- estimating the useful economic life of tangible and intangible fixed assets;
- pension scheme valuations; including deficit reduction payments due under the Universities Superannuation Scheme.
- the present value of the Local Government Pension Scheme defined benefit asset which has been restricted to the pension asset celling based on a minimum funding requirement being in existence of the pension scheme. Any changes in these assumptions, which are disclosed in note 21, will impact the carrying amount of the pension asset/liability.

In addition to the above, estimates used in the financial statements, particularly with respect to investment property valuations (see note 13), and the value of listed investments are subject to a greater degree of uncertainty and volatility.

Basis of consolidation
The consolidated financial statements consolidate the College and its subsidiaries (see note 13) for the year ended 30 June 2024. Intra-group balances are eliminated on consolidation.

Joint venture
The College's investment in Ward Griffin LLP was accounted for as a joint venture under the equity method of accounting.

Recognition of income

Academic fees
Academic fees are recognised in the year to which they relate and include all fees chargeable to students or their sponsors.

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 related to the Consolidated Statement of Comprehensive Income and Expenditure in line with such conditions being met.

Donations and benefactions
Non-exchange transactions without performance related conditions are donations and benefactions.

Donations and endowments with restrictions are classified as restricted reserves with additional disclosure provided within the notes to the accounts. Restricted donations are recognised when the donor has specified that the donation must be used for a particular objective. Donations with no restrictions are recorded within the Consolidated Statement of Comprehensive Income and Expenditure when the College is entitled to income.

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

Investment income
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 fund.

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

Pension Schemes
USS
The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (SSP). The assets of the scheme are held in a separate trustee-administrative fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set.

The College is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by 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 income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGSS
The College also participates in the Cambridge County Council Pension Fund (CCCPF) which is a Local Government Superannuation Scheme (LGSS). The assets of the scheme are held and managed separately from those of the College. As the College is able to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, in accordance with the requirements of Section 28 of FRS 102 "Employee Benefits", the pension scheme asset or liability is recognised in full on the balance sheet.

The assets of the LGSS are measured using closing market values. LGSS liabilities are measured using the project unit method and discounted at the current rate of return on a high-quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the period is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension and finance costs. Actuarial gains and losses are recognised in 'other comprehensive income' in the statement of comprehensive income and expenditure.

The present value of the Local Government Superannuation Scheme defined benefit asset/ 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. Furthermore, a roll forward approach which projects results from the latest full actuarial valuation performed at 31 March 2022 has been used by the actuary in valuing the pensions asset at £nil 30 June 2024 (2023: asset £430k). Any differences between the figures derived from the roll forward approach and a full actuarial valuation would impact on the carrying amount of the pension asset.

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 material unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Intangible fixed assets
Intangible assets comprise IT software and a purchased licence to occupy premises capitalised at cost and amortised through the statement of financial activities over their expected useful life as follows:

License to occupy	Over the length of the license
IT software	Over a period of 7 years

Tangible fixed assets

Land and buildings
Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

New freehold buildings are depreciated on a straight-line basis over their expected useful economic life of 50 years. Freehold buildings held at 1 July 2014 were previously held at a valuation. As permitted by FRS 102, with effect from 1 July 2014 the College elected to deem the valuation of these properties as cost. The value has been calculated by a previous valuation being updated to 1 July 2014 by the Governing Body. The remaining useful economic lives of these buildings from the date the values were deemed to be cost is 40 years. Consequently, these buildings are now depreciated over a 40 year period.

Freehold land is not depreciated as it is considered to have an indefinite useful life. A review for impairment is carried out if events or changes in circumstances indicate that the carrying value of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred to 30 June 2024. They are not depreciated until they are brought into use.

Furniture, fittings and equipment
Furniture, fittings and equipment costing more than £5,000 per individual item or if the aggregate value of related items exceed £100,000 are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10% per annum
Computers and general equipment	20% per annum

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 historical cost less any provision for impairment.

Increases in value arising on the revaluation of fixed asset investments are taken to a fixed asset investment revaluation reserve via the statement of comprehensive income and expenditure. Surplus or losses on sale of investments are taken to the statement of comprehensive income and expenditure.

Formal valuations for investment properties are usually carried out by a professional valuer and a formal valuation was last carried out by Bidwell's to provide a valuation for 30 June 2024. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Stocks
Stocks are valued at the lower cost and net realisable value, after any necessary provision for slow-moving and obsolete items.

Creditors and provisions
Creditors and provisions are recognized, when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the College anticipates it will pay to settle the debt.

Debentures and bank loans are a form of financial instrument and are included in the balance sheet at cost. A market rate of interest is charged on these liabilities, which is taken to the statement of comprehensive income and expenditure.

Deferred rental income is released to the statement of comprehensive income and expenditure evenly over the lease period. It is not discounted by the present value of the income because it is not the financial instrument a defined by sections 11 and 12 of FRS 102.

Contingent liabilities
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.

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

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 benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137497) and is a charity within the meaning of Section 506(1) of the Taxes Act 1988. Accordingly, the College is exempt from taxation in respect of income or capital gains received within the categories covered by Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

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

Contribution under Statue G, II

The College is liable to be accessed for a Contribution under the provisions of Statue G, II of the University of Cambridge. This contribution is used to fund grants to Colleges from the Colleges' Fund. The College may from time to time be eligible for such grants. The liability for the period is as advised to the College by the University based on an assessable amount deprived from the value of the College's assets as at the end of the previous financial year and an estimate of its conference income for the current year.

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 in 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.

1 Academic fees and charges income

	2024 £'000	2023 £'000
College fees		
Fee income paid on behalf of Undergraduates at the Publicly Funded Undergraduate rate Per capita fee: £4,625 (2022-23: £4,625)	**2,136**	2,188
Privately-funded Undergraduate fee income Per capita fee:£10,775 (2022-23: £10,000)	**1,395**	1,235
Fee income received at the Graduate fee rate (including PGCEs) Per capita fee: £5,123 (2022-23: £4,761)	**2,338**	2,165
Income from Cambridge Bursary Scheme	**448**	386
	6,317	5,974

2 Residences, catering and conferences income

	2024 £'000	2023 £'000
Accommodation		
College members	**4,067**	3,782
Conferences	**347**	294
Catering		
College members	**1,188**	1,175
Conferences	**216**	98
Colophon conferences		
Accommodation	**665**	347
Catering	**401**	288
International programme	**208**	-
College bar	**99**	94
	7,191	6,078

3 Investments

	2024 £'000	2023 £'000
Analysis of income		
Land and buildings	**2,608**	2,567
Quoted securities	**1,040**	913
Cash deposits	**125**	42
	3,773	3,522

	2024 £'000	2023 £'000
Analysis of expenditure		
Fees	**635**	382
	635	382

4 Donations

	2024 £'000	2023 £'000
Unrestricted donations	**211**	345
Unrestricted legacies	**0**	0
	211	345

5 Other Income

	2024 £'000	Restated 2023 £'000
Servicing and recharges to the University of Cambridge	**612**	607
Other income:		
Homerton International Programme	**343**	15
May Ball	**158**	149
Miscellaneous	**187**	70
Other trading income (Colokate LLP, Colophon)	**178**	170
Other finance income:		
Change in USS pension deficit recovery provision	**(1,118)**	(179)
Interest on pension scheme assets (note 21)	**1,460**	995
	1,820	1,827

6 Education Expenditure

	2024 £'000	2023 £'000
Teaching	**3,776**	3,643
Tutorial	**1,733**	1,589
Admissions	**1,232**	1,220
Research	**420**	355
Scholarships and bursaries awards	**872**	908
Other educational facilities	**848**	777
	8,881	8,492

7 Residences, catering and conferences expenditure

	2024 £'000	2023 £'000
Accommodation		
College members	**4,242**	4,180
Conferences	**264**	248
Catering		
College members	**2,493**	2,517
Conferences	**111**	50
Colophon conferences		
Accommodation	**891**	408
Catering	**205**	146
International programme	**137**	-
College bar	**98**	110
	8,441	7,659

8 Other Expenditure

	2024 £'000	Restated 2023 £'000
College administration		
Pay expenditure:		
Directorate	**18**	18
Administrative staff	**320**	345
Change in USS pension deficit recovery provision	**(1,118)**	(179)
	(780)	184
Non-pay expenditure:		
Building repairs and maintenance	**57**	46
Fuel and light	**149**	94
Rates	**29**	28
Depreciation: buildings	**332**	414
Deprecation: furniture and equipment	**41**	25
Debenture interest payable	**1,127**	1,127
Other trading costs (Colokate LLP, Colophon)	**152**	141
Other expenses:		
Homerton international Programme	**358**	12
Legal costs - employment	**266**	0
Estates Costs	**130**	52
Miscellaneous expenses	**208**	269
Other pension scheme finance costs (Note 21)	**394**	767
	2,463	3,159

9 Analysis of expenditure by activity

2024	Staff costs (note 10) £'000	Other operating expenses £'000	Depreciation and amortisation £'000	**Total £'000**
Education (note 6)	4,456	3,978	447	**8,881**
Residencies, catering and conferences (note 7)	3,215	3,074	2,152	**8,441**
Investment management costs	-	635	-	**635**
Other (note 8)	(780)	2,870	373	**2,463**
Contribution under Statue G, II	-	26	-	**26**
	6,891	10,583	2,972	**20,446**

Restated 2023	*Staff costs (note 10) £'000*	*Other operating expenses £'000*	*Depreciation and amortisation £'000*	*Total £'000*
Education (note 6)	*4,462*	*3,524*	*506*	***8,492***
Residencies, catering and conferences (note 7)	*3,188*	*2,450*	*2,021*	***7,659***
Investment management costs	-	*382*	-	***382***
Other (note 8)	*184*	*2,536*	*439*	***3,159***
Contribution under Statue G, II	-	*27*	-	***27***
	7,834	*8,919*	*2,966*	***19,719***

9 Analysis of expenditure by activity (continued)

Auditor's remuneration	2024 £'000	2023 £'000
Other operating expenses include:		
Audit fees payable to the College's external auditor	**36**	30
Other fees payable to the College's external auditor	**4**	3
	40	33

10 Staff costs

	College Fellows & other academics £'000	Non-academics £'000	**Total 2024 £'000**
Salaries	2,521	3,960	**6,481**
National Insurance	236	344	**580**
Pensions	(767)	597	**(170)**
2024 Total funds	1,990	4,901	**6,891**

Restated	*College Fellows & other academics £'000*	*Non-academics £'000*	*Total 2023 £'000*
Salaries	2,133	4,286	6,419
National Insurance	204	357	561
Pension costs	166	688	854
2023 Total funds	2,503	5,331	7,834

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 £1,118 (2023: £179k). This comprises a non-cash credit resulting from the change in assumptions, including the discount rate, of £1,071k (2023: £91k) and cash contributions made to reduce the deficit in the year of £47k (2023: £88k).

At the balance Sheet date there were 73 (2023: 74) members of the Governing Body. During the year the average number receiving remuneration was the 46 shown below.

	2024 staff number		2023 staff number	
	Number of fellows	**Full-time equivalent**	Number of fellows	Full-time equivalents
Academic	**46**	-	49	-
Non-academic	-	**105**	-	109
	46	**105**	49	109

10 Staff Costs (continued)

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

	2024 £'000	2023 £'000
£100,001 - £110,000	**1**	1
£110,001 - £120,000	**-**	-
£120,001 - £130,000	**1**	-
£130,001 - £140,000	**-**	-
£140,001 - £150,000	**1**	1
	3	2

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

Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the College and are deemed to comprise the senior officers listed on page 2.

Aggregated emoluments (consisting of salary and taxable benefits, but excluding any employer's pension contribution) were as follows:

	2024 £'000	2023 £'000
Key management personnel	**697**	723
	697	723

11 Intangible fixed assets

Consolidated and College	Boathouse license £'000	Computer software £'000	Total £'000
Cost / valuation			
At beginning of year	330	251	**581**
Additions at cost	-	-	**-**
At end of year	330	251	**581**
Amortization			
At beginning of year	13	148	**161**
Charge for the year	3	35	**38**
At end of year	16	183	**199**
Carrying amount			
At 30 June 2024	314	68	**382**
At 30 June 2023	317	103	**420**

12 Tangible fixed assets

Consolidated	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	131,060	769	5,859	**137,688**
Additions at cost	-	-	769	**769**
Transfers	-	-	-	-
Disposals	-	-	-	-
At end of year	131,060	769	6,628	**138,457**
Depreciation				
At beginning of year	17,470	-	3,606	**21,076**
Charge for the year	2,477	-	459	**2,936**
Disposals	-			
At end of year	19,947	-	4,065	**24,012**
Net book value				
At 30 June 2024	111,113	769	2,563	**114,445**
At 1 July 2023	113,590	769	2,253	116,612

12 Tangible fixed assets

College	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	131,060	769	5,775	**137,604**
Additions at cost	-	-	751	**751**
Transfers	-	-	-	-
Disposals	-	-	-	-
At end of year	131,060	769	6,526	**138,355**
Depreciation				
At beginning of year	17,470	-	3,525	**20,995**
Charge for the year	2,477	-	455	**2,932**
Disposals	-		-	-
At end of year	19,947	-	3,980	**23,927**
Net book value				
At 30 June 2024	111,113	769	2,546	**114,428**
At 1 July 2023	113,590	769	2,250	116,609

Additions include the costs for ABC first floor refurbishment to furniture, fixtures and equipment. Additions of assets under construction represent fees and costs on the new entrance building.

Land and buildings

As permitted under FRS 102, the charity has elected to deem a valuation of land and buildings prior to the transition date as deemed cost. Land and buildings owned at 1 July 2014 are included in the financial statements at a valuation made at 31 July 2013, which was updated by the Governing Body to arrive at a valuation as at 1 July 2014. With effect from 1 July 2014 the values assigned to these properties are now deemed their cost.

Land was valued at 1 July 2014 at £14.9m and buildings were valued at £64.8m, giving an overall value of £79.7m. The buildings are being depreciated from 1 July 2014 over 40 years. The original professional valuation was prepared adopting the following bases:

- College houses – generally used for student and staff accommodation, were valued at open market value for existing use.
- College site – due to the specialized nature of the College's activities, the principal method of valuation of land and buildings was open market capital value for existing use on a depreciated replacement cost basis.

Land and buildings purchased on or after 1 July 2014 are included in the financial statements at cost, less accumulated depreciation over 50 years. Other tangible fixed assets are stated at cost.

Included within College buildings and site is freehold land as at 30 June 2024 of £22.9m (2023: £22.9m). The insured value of freehold buildings as at 30 June 2024 was £170.0m (2023: £153.0m) including limited cover for irrecoverable VAT and the costs of related professional fees. The insurers are going to revalue the whole site for insurance purposes within the next year.

13 Investments

Consolidated	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2024 £'000**
At beginning of year	5,900	40,150	79,032	6,014	**131,096**
Additions	—	—	10,310	-	10,310
Disposals	—	—	(11,509)	-	(11,509)
Gains / (Loss)	500	(1,475)	6,175	(68)	5,132
Change in cash balances and deposits held at fund managers	—	—	1,457	—	1,457
At end of year	6,400	38,675	85,465	5,946	**136,486**

13 Investments (continued)

College	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2024 £'000**
At beginning of year	5,900	40,150	79,032	6,054	**131,136**
Additions	—	—	10,310	-	10,310
Disposals	—	—	(11,509)		(11,509)
Gains / (Loss)	500	(1,475)	6,175	(68)	5,132
Change in cash balances and deposits held at fund	—	—	1,457	—	1,457
At end of year	6,400	38,675	85,465	5,986	**136,526**

The market value of investments was represented by:

	Consolidated		College	
	2024 £'000	2023 £'000	**2024 £'000**	2023 £'000
Investment land	6,400	5,900	6,400	5,900
Homerton Gardens	38,675	40,150	38,675	40,150
Quoted securities – equities	77,373	72,051	77,373	72,051
Fixed interest securities	5,322	5,668	5,322	5,668
Cash held for reinvestment	2,770	1,313	2,770	1,313
Other investments	5,946	6,014	5,986	6,054
	136,486	131,096	**136,526**	131,136

The College's quoted securities period end market valuations are provided by the College's investment managers, Rothschild Wealth Management and UBS AG.

The investment land was revalued by Bidwell at £6.4m on 30 June 2024 (2023: £5.95m). The valuation is undertaken on the basis of open market value taking account of the College's estates strategy for the future use of this land.

The value of Homerton Gardens at £38.67m (2023: £40.15m) reflects the revaluation by Bidwell at 30 June 2024. This has been valued based on the rental yield to be achieved under the Scheme.

13 Investments (continued)

Other investments comprise:

	Investments in subsidiary undertakings £'000	Investment in joint venture £'000	Other investments £'000	**Total £'000**
At beginning of year	580	5,464	10	6,054
Investment in Ward Griffin LLP		(68)		**(68)**
At end of year	580	5,396	10	**5,986**

Investments in subsidiaries and joint venture undertakings comprise:

Name	Country	Class of shares	%	Activity
Colophon limited	England and Wales	Ordinary	100	Commercial conferencing and other trading
Colokate LLP	England and Wales	See below	See below	Property management
Ward Griffin LLP	England and Wales	See below	See below	Property management

Colokate LLP is a limited liability partnership and hence has no share capital.

The income and expenditure for Colophon Ltd for the year ended 30 June 2024 included in the consolidated financial statements is as follows:

	2024 £'000	2023 £'000
Turnover	**1,320**	879
Other interest receivable and similar income	**19**	4
Costs / Administrative expenses	**(1,337)**	(815)
	2	68

From 25 March 2019, the members of Colokate LLP comprise Homerton College and Colophon Limited.

The income and expenditure for Colokate LLP for the year ended 30 June 2024 included in the consolidated financial statements is as follows:

	2024 £'000	2023 £'000
Turnover	**24**	20
Costs / Administrative expenses	**(61)**	(45)
	(37)	(25)

13 Investments (continued)

Ward Griffin LLP is a limited liability partnership and hence has no share capital. The members comprise Homerton College and St. Mary's School.

Each member appoints two appointed representatives to the Management Board. Certain key decisions require the consent of both partners, so the LLP has been accounted for as a joint venture. The College's share of Ward Griffin LLP included in these financial statements is as follows:

	2024 £'000
Turnover	**14**
Costs / Administrative expenses	**(42)**
	(34)

14 Stocks

	Consolidated		**College**	
	2024 £'000	2023 £'000	**2024 £'000**	2023 £'000
Goods for resale	**37**	31	**28**	22
	37	31	**28**	22

15 Trade and other receivables

	Consolidated		**College**	
	2024 £'000	2023 £'000	**2024 £'000**	2023 £'000
Trade debtors	**956**	699	**833**	428
Amounts due from subsidiary undertakings	**-**	-	**846**	637
Prepayments and accrued income	**1,871**	1,213	**1,679**	1,191
	2,827	1,912	**3,358**	2,256

16 Cash

	Consolidated		College	
	2024 £'000	2023 £'000	**2024 £'000**	2023 £'000
Cash at bank	**918**	3,055	**374**	2,266
Cash in hand	**1**	1	**1**	1
	919	3,056	**375**	2,267

17 Creditors: amounts falling due within one year

	Consolidated	Restated	College	Restated
	2024 £'000	2023 £'000	**2023 £'000**	2022 £'000
Trade creditors	**860**	979	**802**	946
Other taxation and social security	**219**	288	**219**	288
Contribution to Colleges' Fund (Statute G, II)	**26**	27	**26**	27
Other creditors and accruals	**2,262**	2,817	**2,222**	2,588
Deferred rental income (note 18)	**32**	32	**32**	32
Other deferred income	**310**	364	**233**	55
	3,709	4,507	**3,534**	3,936

18 Creditors: amounts falling due after one year

Consolidated and College	**2024 £'000**	2023 £'000
Debentures	**29,881**	29,875
Deferred rental income	**2,487**	2,519
	32,368	32,394

During 2013-2014 the College participated in a bond issue jointly with a number of other Cambridge colleges which raised £10m (before deduction of fees) of long-term unsecured funding. In August 2015 the College participated in its own bond issue which raised £20m of long-term unsecured funding. The debentures are wholly repayable at the end of their respective terms and are structured as follows:

Creditors: amounts falling due after one year (continued)

Debentures	Term	Interest rate (fixed)	Amount £'000
Tranche 1a – CCF (October 2013)	30 years	4.40%	**3,211**
Tranche 1b – CCF (October 2013)	40 years	4.40%	**2,569**
Tranche 2 – CCF (January 2014)	30 years	4.45%	**4,220**
Private Placement – Hermit/Prudential (August 2015)	25 Years	3.38%	**20,000**
Fees deducted			**(119)**
			29,881

Deferred rental income represents the deferral of monies received from the University of Cambridge Education Faculty for the grant of a 99-year lease in 2005 over their new building that has been constructed on the College site. The receipt is being released to the statement of comprehensive income and expenditure in equal annual instalments over the lease term.

19 Provisions for liabilities and charges

Consolidated and College	**2024 £'000**	2023 £'000
At beginning of year	**129**	158
Benefits paid	**(38)**	(38)
Charge to income and expenditure account	**(15)**	(7)
Changes in actuarial assumptions	**32**	16
At end of year	**108**	129

The provision related to the College's liability to enhanced the pensions of teaching staff who retired early.

20 Contingent liabilities

There are £nil contingent liabilities as at 30 June 2024 (2023: £nil).

21 College pension schemes

Consolidated and College	2024 £'000	2023 £'000
Surplus under Cambridgeshire Local Government Superannuation Scheme (LGSS)	-	430
Liability for deficit reduction payment under USS b/fwd	**(1,118)**	(1,297)
USS Change in assumptions, including discount rate	**1,071**	91
USS Cash contributions to reduce the deficit in year	**47**	88
Deficit at end of year	-	(688)

The College participates in two pension schemes, the Universities Superannuation Scheme (USS) and Cambridgeshire Local Government Superannuation Scheme (LGSS). Both schemes are defined benefit schemes that are externally funded. The assets of the schemes are held in separate trustee-administered funds. The College is unable to identify its share of the underlying assets and liabilities in respect of the USS scheme on a consistent and reasonable basis and therefore, as required by FRS 102, accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGSS has been able to apportion a percentage of its funds, assets and liabilities relating to the College and therefore the scheme has been treated as a defined benefit scheme in the financial statements. The disclosure requirements of FRS 102 in relation to these schemes are shown below.

The College is required to contribute a specified percentage of payroll costs to the pension schemes to fund the benefits payable to the company's employees. In 2024, the percentage was USS: 14.5% (January 2024), (2023: 21.6%) and LGSS: 17.9% April 2024 (April 2023: 17.9%).

The LGSS scheme has a surplus and a minimum funding requirements exists, therefore a pension asset ceiling has been calculated by the actuaries as follows:

Consolidated and College	2024 £'000	2023 £'000
Surplus under Cambridgeshire County Pension Fund	**12,124**	9,231
Restriction to Pension Asset Ceiling	**(12,124)**	(8,801)
Surplus at end of year after asset ceiling	-	430

21 **College pension schemes** (continued)

The total pension cost for the College and its subsidiaries for the year included in staff costs for the year (see note 10) was:

	Employer Contributions 2024 £000	Provisions 2024 £000	Total 2024 £000	Employer Contributions 2023 £000	Provisions 2023 £000	Total 2023 £000
USS	**279**	**(1,240)**	**(961)**	305	(363)	(58)
LGSS	**709**	**82**	**791**	656	256	912
	988	**(1,158)**	**(170)**	961	(107)	854

The latest valuations of the scheme's assets and liabilities for which results are available:

	USS	LGSS
Date of valuation	31 March 2023	31 March 2022
Market valuation of assets	£73,100m	£4,305m
Past service liabilities	£65,700m	£3,446m
Surplus of assets	£ 7,400m	£ 860m

USS

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%. No deficit recovery plan was required under the 2023 valuation because the scheme was in surplus on a technical provisions basis. The College was no longer required to make deficit recovery contributions from 1 January 2024 and accordingly released the outstanding provision to the profit and loss account.

As at the 30 June 2024, the latest available complete actuarial valuation of the Retirement Income Builder was at 31 March 2023 (the valuation date), which was carried out using the projected unit method.

Since the institution cannot identify its share of USS Retirement Income Builder 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 adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £73.1 billion and the value of the scheme's technical provisions was £65.7 billion indicating a surplus of £7.4 billion 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 www.uss.co.uk/about-us/valuation-and-funding/statement-of-funding-principles.

21 College pension schemes (continued)

***USS** (continued)*

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
Pension increases (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
Discount rate (forward rates)	Fixed interest gilt yield curve plus: Pre-retirement : 2.5% p.a. Post-retirement: 0.9% p.a.

The main demographic assumption used relates to the mortality assumptions. These assumptions have been updated for the 31 March 2024 accounting position, based on updated 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 additional of 0.4% p.a., 10% w2020 and w2021 parameters, and a long term improvement rate of 1.8% pa for males and 1.6% pa for females

The current life expectancies on retirement at age 65 are:

	2024	2023
Males currently aged 65 (years)	**23.7**	24.0
Females currently aged 65 (years)	**25.6**	25.6
Males currently aged 45 (years)	**25.4**	26.0
Females currently aged 45 (years)	**27.2**	27.4

	2024	2023
Existing benefits		
Scheme assets	**£74.8bn**	£73.1bn
FRS 102 liabilities	**£65.6bn**	£65.7bn
FRS 102 surplus/(deficit)	**£9.2bn**	£7.4bn
FRS 102 funding level	**114%**	111%

Cambridgeshire Local Government Superannuation Scheme (LGSS)
The LGSS is a defined benefit scheme based since 2014 on career average revalued earnings (CARE), there is ongoing liability to the original final salary scheme.

Liabilities are valued on an actuarial basis using the projected unit method which accesses the future liabilities discounted to their present value.

21 **College pension schemes** (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

The movement in the net surplus/(deficit) in the scheme was as follows:

Consolidated and College	**2024 £'000**	2023 £'000
(Deficit) surplus at beginning of year	**430**	1,735
Current service cost	**(791)**	(912)
Interest on assets	**1,460**	995
Contributions by employer	**709**	656
Other finance cost	**(1,441)**	(767)
Restriction to pension asset ceiling	**(2,874)**	(4,479)
Actuarial Gains	**2,507**	3,202
(Deficit)/surplus at end of year	**-**	430

The main assumptions used for the purposes of FRS 102 are as follows:

	2024	2023
Discount rate	**5.15%**	**5.10%**
Rate of increase of salaries	**3.25%**	**3.50%**
Rate of increase of pension in payment	**2.75%**	**3.00%**

Assets are valued at a fair price, principally market value for investments, and comprise:

	2024 £'000	2023 £'000
Equities	**19,585**	19,393
Bonds	**7,063**	3,993
Property	**4,816**	4,278
Other	**642**	855
	32,106	28,519

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations in years on retirement age 65 are:

	30 June 2024	30 June 2023
Current pensioners		
Males	**21.8**	22.0
Females	**24.1**	24.3
Future pensioners		
Males	**22.3**	22.5
Females	**25.8**	26.0

21 College pension schemes (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

	30 June 2024 £'000	30 June 2023 £'000	30 June 2022 £'000	30 June 2021 £'000
Present value of funded obligations	**(19,982)**	(19,288)	(19,661)	(29,222)
Restriction to pension ceiling asset	**(12,124)**	(8,801)	(4,322)	
Fair value of plan assets	**32,106**	28,519	25,718	25,718
	-	430	1,735	(3,504)
Present value of unfunded obligations	–	–	–	–
Net (liabilities) assets recorded in the balance sheet	-	430	1,735	(3,504)
Experience (loss) gain on assets	**1,888**	(21)	(727)	3,383
Experience loss (gain) on liabilities	**(619)**	(3,223)	(11,536)	2,004

Amounts charged to income and expenditure account	**2024 £'000**	2023 £'000
Current service cost	**791**	912
Interest on obligation	**1,460**	995
Interest on assets	**(1,441)**	(767)
	810	1,140

Analysis of amounts recognized in other comprehensive income	**2024 £'000**	2023 £'000
Return on assets excluding amounts included in net interest	**1,888**	(21)
Changes in financial assumption	**619**	3,223
Total actuarial gain recognized	**2,507**	3,202

Changes in the present value of the defined benefit obligation:	**2024 £'000**	2023 £'000
Opening defined benefit obligation	**19,288**	19,661
Current service cost	**791**	912
Interest cost	**992**	767
Contributions by members	**243**	235
Changes in financial assumption	**(619)**	(1,706)
Benefits paid	**(713)**	(581)
Closing defined benefit obligation	**19,982**	19,288

21 **College pension schemes** (continued)

Cambridgeshire Local Government Superannuation Scheme (LGSS) *(continued)*

Changes in the fair value of plan assets:	**2024 £'000**	2023 £'000
Opening fair value of plan assets	**28,519**	25,718
Net interest	**1,460**	995
Contributions by members and other bodies	**243**	235
Contributions by employer	**700**	656
Return on assets excluding amounts include in net interest	**1,888**	(21)
Benefits Paid	**(704)**	(581)
Other experience	**-**	1,517
Closing fair value of plan assets	**32,106**	28,519

The College expects to contribute £728,000 to its defined benefit pension scheme in the year ending 30 June 2025 (2024: £701,000).

The management bases required by FRS 102 are likely to give rise to significant fluctuations in the reported amounts of the defined benefit pension scheme assets and liabilities from year to year; and do not necessarily give rise to a change in the contributions payable into the scheme, which are recommended by independent actuaries based on the expected long-term rate of return on the schemes assets.

22 **Related party transactions**

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

The College maintains a register of interests for all College Council members and where any member of the College Council has a material interest in a College matter, they are required to declare that fact.

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

Fellows are remunerated for teaching, research, and other duties within the College. Fellows are billed for any private catering. The Trustees remuneration is overseen by the Fellows Remuneration Committee.

22 Related party transactions (continued)

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

Salary	2024 Number	2023 Number
£nil	**1**	1
£1- £10,000	**4**	1
£10,001 - £20,000	**1**	2
£20,001 - £30,000	**1**	2
£30,001 - £40,000	**0**	0
£40,001 - £50,000	**3**	1
£50,001 - £60,000	**2**	3
£60,001 - £70,000	**1**	4
£70,001 - £80,000	**2**	2
£80,001 - £90,000	**1**	0
£90,001 - £100,000	**1**	0
£100,001 - £110,000	**0**	1
£110,001 - £120,000	**1**	0
Total	**18**	17

The total Trustee salaries were £805,241 for the year (2023: £790,588).

The Trustees were also paid other taxable benefits (including associated employer National Insurance contributions and employer contributions to pensions) total £230,574 for the year (2023: £260,942).

The College has two trading and subsidiary undertakings, which are consolidated into these accounts. All subsidiary undertakings are 100% owned by the College and are registered and operating in England and Wales.

The College has taken advantage of the exemption within section 33 of FRS 102 not to disclose transactions with wholly owned group companies that are related parties.

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 2024 these fees total £14,638k (2023: £14,182k). During the year the University paid the College, from these fees, sums totalling £4,301k (2023: £4,362k) 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 the College contributed under Statute GII of £26k (2023: £27k) into the Colleges Fund.

22 Related party transactions (continued)

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. College administers a Cambridge Bursary Scheme to support undergraduates financially; the University of Cambridge contributed £362k to this scheme (2023: £382k). During the course of its charitable activities, College also pays the University of Cambridge for printing, network and other services. In addition, Homerton College 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.

23 Reconciliation of consolidated operating surplus to net cash flow (outflow) inflow from operating activities

	2024 £'000	2023 £'000
(Deficit) surplus on continuing operations	**(1,134)**	(1,973)
Depreciation of tangible fixed assets (note 12)	**2,936**	2,906
Amortization of intangible fixed assets	**38**	40
Interest payable	**1,127**	1,127
(Profit)/loss on disposable of Investments	**(1,386)**	(1,229)
Investment income	**(3,773)**	(3,522)
Pension costs less contributions payable	**168**	1,010
Decrease (increase) in stocks	**(6)**	(6)
Decrease (Increase) in debtors	**(915)**	(124)
(Decrease) increase in creditors due within one year	**(798)**	567
Decrease in creditors due in more than one year	**(26)**	(24)
Decrease in provisions	**(21)**	(5)
Operating loss on joint venture	**(34)**	(47)
Net cash (outflow) inflow from operating activities	**(3,824)**	(1,280)

24 Cash flows from investing activities

	2024 £'000	2023 £'000
Investment income received	**3,648**	3,480
Bank interest received	**125**	42
Purchase of tangible fixed assets	**(769)**	(2,145)
Purchase of intangible fixed assets	**-**	(16)
Purchase of investments	**(10,242)**	(21,886)
Proceeds of disposal of investments	**11,509**	23,323
Total cash flows from investing activities	**4,271**	2,798

25 Cash flows from financing activities

	2024 £'000	2023 £'000
Interest paid	**(1,127)**	(1,127)
Net Loan Borrowing / (Repayment)	**-**	-
Total cash flows from financing activities	**(1,127)**	(1,127)

26 Consolidated reconsolidation and analysis of net debt

Consolidated	At 1 July 2023 £'000	Cash flows £'000	Other non-cash changes £'000	**At 30 June 2024 £'000**
Cash and cash equivalents				
Cash at bank and in hand	3,056	(2,137)	-	**919**
Cash held with fund managers (note 13)	1,313	1,457	-	**2,770**
	4,369	(680)	-	**3,689**
Borrowings – amounts falling due after more than one year				
Debentures (note 18)	(29,875)	-	(6)	**(29,881)**
Lloyds revolving credit facility (note 18)	-	-	-	**-**
	(29,875)	-	(6)	**(29,881)**
	(25,506)	(680)	(6)	**(26,192)**

27 Financial statements

	2024 £'000	2023 £'000
Financial assets		
Financial assets at fair value through Statement of Comprehensive income		
. Listed equity investments	**77,373**	72,051
. Fixed interest securities	**5,332**	5,668
Financial assets that are equity instruments measured at cost less impairment		
. Other equity investments	**5,946**	6,014
Financial assets that are debt instruments measured at amortized cost		
. Cash and cash equivalents	**919**	3,056
. Trade debtors	**956**	699
Financial liabilities		
Financial liabilities measured at amortized cost		
. Debentures	**(29,881)**	(29,875)
. Revolving credit facility		
. Trade creditors	**(860)**	(979)

28 Capital commitments

	Land and buildings 2024 £'000	Land and buildings 2023 £'000
Authorized and contracted for	**1,640**	421
Authorized but not yet contracted for	**804**	7,607

HOMERTON COLLEGE CAMBRIDGE

England & Wales - Charity number 1137497

Accounts

Charity Registration Number 1137497

HOMERTON COLLEGE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2023

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Registered address
Hills Road
Cambridge
CB2 8PH

Charity registration number: 1137497

Members of Council (Trustees)

Ex officio Members

Principal	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore (from 01 October 2022)
	Louise Joy (resigned 30 September 2022)
Senior Tutor	Dr Penelope Barton
Bursar	Dr Simon Brockington (from 01 October 2022)
	Deborah Griffin (resigned 30 September 2022)

Elected Fellows (for 3-year terms to 30 September)

Mathew Moss (resigned 30 September 2023)
Juliana Cavalcanti (2023)
Paul Warwick (2023)
Timos Kipouros (2023)
Miles Stopher (Resigned 30 September 2023)
Fernanda Gallo (2024)
Will Fawcett (2024)
Alison Wood (2025)
David Belin (2025)
Katherine Boyle (2026)
Josie O'Donoughue (2026)
Olivier Tonneau (2026)

Co-opted Fellows
Georgie Horrell (2023)
Melanie Keene (2023)
Joel Chalfen (2024)

Student Members (not Trustees)

JCR President	Robin Webber
MCR President	Mollik Shamimuzzaman / Lucy Cole

Senior Officers

Head of House	Lord Woolley of Woodford
Vice Principal	Dr Francesca Moore
Senior Tutor	Dr Penelope Barton
Bursar	Dr Simon Brockington
Admissions Tutors	Dr Paul Elliott
	Dr Georgie Horrell
Postgraduate Tutor	Dr Melanie Keene
Secretary to the Governing Body and Council	Dr Simon Wadsley

Auditors
Price Bailey LLP
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers
Lloyds Bank plc
Endeavour House
Chivers Way
Histon
Cambridge
CB24 9ZR

Solicitors
Taylor Vinters LLP
Merlin Place
Milton Road
Cambridge
CB4 0DP

Property advisers
Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Investment managers
Rothschild & Co
New Court
St Swithin's Lane
London
EC4N 8AL

SCOPE OF THE FINANCIAL STATEMENTS

The trustees of Homerton College ('the College') present their report incorporating the operating and financial review, together with the audited financial statements for the year ended 30 June 2023. These cover the consolidated operations of Homerton College and its subsidiaries. The financial statements have been prepared in accordance with the accounting policies set out on pages 27 to 32 and comply with applicable laws, the requirements of the Recommended Cambridge College Accounts (RCCA), the Statement of Recommended Practice: Accounting for Further and Higher Education (2015), and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Status

Homerton College was founded in 1768 and gained its Royal Charter and membership of the University of Cambridge in 2010. With over 1,400 students covering all undergraduate and most postgraduate courses, we are one of the largest, youngest, diverse, and most dynamic colleges in the University.

We pride ourselves on our values led approach and especially on the importance of fairness, openness, and excellence. We believe that education is more than just a qualification and that the skills to use and apply learning are just as important as the degree itself.

The College is constituted through its Royal Charter, and it is also a registered charity. This report and the accompanying accounts consolidate the operations of Homerton College and its subsidiaries which are:

- Colophon Limited undertakes commercial conferences and also operates the College bar and May Ball.
- Colokate LLP, which was incorporated during 2013/14 to facilitate the residential developments which are part of Homerton Gardens adjacent to the main college site. The development works are complete, and partnership now exists to hold the freeholds.
- Ward Griffin LLP is a partnership between Homerton College and St Mary's School. It developed and now manages the sports fields owned by St Mary's School, which were leased to the partnership in 2020 for 66 years.

Purpose, Charitable Objectives and Public Benefit

The purpose of the College is to nurture a talented, diverse, open-minded, and principled scholarly community, and thereby to further the University's mission of contributing to society through the pursuit of education and research at the highest levels.

The College's culture and values emphasise inclusivity: both in reaching out to potential students from the widest range of backgrounds, and in ensuring that students from every background feel a sense of belonging at Homerton and that they are welcome and supported. The College believes that equality, diversity, and equity lead to excellence, and works to remove any barriers to full participation in Cambridge life that students may experience. Homerton's culture is one of friendliness and lack of hierarchy.

The objects of the College, as set out in its Royal Charter, are:

1. For the public benefit to advance education, religion, learning and research within the University of Cambridge.
2. For the public benefit to provide for persons, who shall be members of the University, a College wherein they may work for degrees of the University of Cambridge.

The College Council has complied with its duty to have due regard to the Charity Commission's public benefit guidance.

Vision and Values

During the year, the College has refined its Values, Vision and Mission and is now working on a comprehensive strategy update. We expect to publish these documents in the 2023/24 academic year.

Equality, Diversity and Inclusion

The College has an active, energetic and dynamic approach to EDI which informs all aspects of college life including admissions, outreach and our commitment to improving and enhancing student experience for all students. This year, we are especially pleased to have appointed several research fellows whose research interests will further Homerton's ambitions in EDI. We have also held two high profile College events, one celebrating Black History Month and the other to welcome Reverend Al Sharpton to the College.

Black History Month dinner

Lord Simon Woolley hosted an exceptional gala dinner at the College, on 26th October 2022, inviting students of Afro-Caribbean descent from across Cambridge to join him and distinguished guests to celebrate Black History Month. Students described the evening as one of 'Black joy' – a landmark, inspirational occasion.

Reverend Al Sharpton visit

Homerton was honoured to receive a visit from Reverend Al Sharpton, US Civil Rights leader on 6 February 2023, who delivered a powerful inspirational address to a full Great Hall. Students were encouraged to find meaning, purpose and service in their lives.

Educational achievements

Admissions and Outreach

The Admissions Team have offered a dynamic programme of events and services. In 2022/2023, our Schools Liaison Officer, working in close collaboration with our Admission's Manager, organised and delivered wide-ranging 107 (2022: 73) outreach events, both online and in-person. Of the 591 (2022: 389) schools and 9,151 (2022: 3810) participants who attended these events, significant numbers came from areas where few progress to higher education.

Admissions Tutors participated in various activities. For example, our Science Admissions Tutor developed a portable educational "escape" game with funding from the Newton Trust. The escape room tests the analytical and synthetic thinking skills that we look for in our applicants, making it a novel way to inspire students to apply to top universities and to prepare them for interviews and the university transition. It involves 80 scientific thinking skills puzzles and has been delivered to over 400 potential applicants to date, with plans for a country-wide expansion over the coming year.

We also collaborated with Trinity College to deliver an intensive 4-day Biological Sciences Summer school for 70 A-level students. Other events included Open Days, Outreach buses (bringing groups of students from across our 'link areas' into College, for busy, aspiration-raising days), a visit to schools in Scotland, online access courses and guided tours of the College. We also hosted 32 (2022: 40) students on residential element of the university STEM-SMART scientific preparation programme, making us one of its biggest supporters.

Our flagship admissions event is our Sustainability Student Conference in late August. The Conference is the culmination of an essay writing and design competition (with online sessions for inspiration and guidance) and is a 3-day residential for 100 state school students. The central day of the Conference is an Open Day for up to 300 attendees with various activities, discussions and talks with priority given to students who have participated in the College's programmes.

The Conference also engages our current students (postgraduates and undergraduates) in creative ways and is a clear example of the College developing the practice of 'Students as Partners' (https://www.cctl.cam.ac.uk/files/students-as-partners-guidance.pdf). One among many positive reviews stated, *'It felt amazing to congregate in a space filled with so many kind and intelligent sixth formers who all cared so much about our environment...Homerton Staff were all so welcoming and truly encouraged the voices of young people to be heard in such pertinent discussions.'*

Our Admissions strategy is fundamentally informed by our core values of EDI and widening participation. A small but effective team (3 part time Admissions Tutors, ably supported by our Admissions Administrator and Manager), working with Directors of Study and the Admissions Advisory Group led by the Senior Tutor, considered another impressively strong set of applications. This year total applications to Homerton numbered 1,019 (2022: 875). We conducted 1,294 (2022: 1076) admissions interviews, made offers to 214 (2022: 227) students and confirmed 182 (2022: 180) students for Matriculation in October 2023. We are rightly pleased with our widening participation statistics (see Table 1), which generally exceed university averages and the 2024/25 targets outlined in the University Access and Participation Plan. We celebrate another radically diverse intake of students.

	Acceptances	% Acceptances	University access Target (for 2024/25)
Home	147	81%	-
State	110	75%	69%
POLAR 1	5	3%	7%
POLAR 1+2	27	18%	17%
OAC	38	26%	21%
IMD	35	24%	-
FSM	20	14%	-

Table One. Undergraduate admissions acceptances for Homerton College in 2022. Note that all Widening Participation metrics (see below) are calculated as a percentage of Home students.

POLAR: a measure produced by HEFCE which ranks areas based on the rate at which young people have historically progressed to higher education. These ranks are then used to divide areas into quintiles. Students from POLAR 1 areas are those that have a home postcode that falls into the bottom 20% of areas ranked by this measure, while POLAR 1+2 fall into the bottom 40%.

OAC: Output Area Classification, a classification of areas produced by the Office of National Statistics using data from the 2011 census. Since 2014, the Cambridge Admissions Office has conducted research into how these classifications interact with underrepresentation at Cambridge and other indicators of socio-economic and educational disadvantage including household income and parental occupation. This research allows us to flag applicants whose home postcodes indicate they are resident in areas with less advantaged socio-economic characteristics and/or low progression to the University of Cambridge.

IMD: Indices of Multiple Deprivation, measures produced by regional governments within the UK that identify relative deprivation. Areas within each region are assessed according to a series of indicators – such as income, crime, and healthcare – and then ranked against each other and placed into deciles. Students are given a flag if their home postcode indicates they live in an area that is ranked in the bottom 40% of their region by these measures.

FSM: Student has been provided with Free School Meals in their prior education.

Foundation Year

Homerton College is one of 10 Cambridge Colleges to embrace the University's Foundation Year initiative with enthusiasm and energy. The first cohort began their course in late September 2022 and all five Homerton Foundation Year students will be proceeding to Tripos in 2023.

Feedback from our students has been clearly positive – both for the Course but also for the College, referencing the exceptional level of support received from their Tutor and their Director of Studies, as well as other support and services offered by the College. We are particularly pleased by the way the College community has welcomed students from this new course and enabled a sense of belonging. We will welcome a further five foundation year students in late September 2023 and look forward to developing our collaboration with this excellent initiative.

Student numbers 2022/2023

Total student numbers have increased gradually over the last three years, rising from 1,389 in 2020-21 to 1,485 in 2022-23. Undergraduate numbers have remained stable over the period while postgraduate numbers have increased, despite a small reduction in PGCE numbers.

	2020/21	2021/22	2022/23
Undergraduate	631	618	628
Post Graduate Certificate of Education	190	165	176
Postgraduate	568	674	681
Master of Education	87	68	67
Master of Studies	135	143	163
Other Postgraduate	346	463	451
Grand Total	1389	1457	1485

Table Two. Homerton student numbers 2020/21 to 2022/23

Undergraduate achievements

Homerton undergraduates have participated in another year of vibrant and varied activities, both curricular (mainly supervisions, which are organised and facilitated by Directors of Study) and co-curricular.
We offer the full range of subjects taught by the University – from Anglo Saxon, Norse and Celtic to Veterinary Medicine. Each subject has a Director of Studies appointed to advise, support students and, in some subjects, to appoint supervisors. Some of these are Homerton Fellows and College Teaching Officers and others are 'external' Directors of Studies.

This year many of our students, like others across the University and universities across the UK, were affected by the Marking and Assessment Boycott. Despite industrial action, our students engaged productively with examinations. However, patchy results across many subjects have created difficulty for many, particularly those who need to apply for visas for Postgraduate degrees or indeed for those with potential employment which requires the publication of their results. The College has provided active support in a variety of ways but looks forward to these matters being resolved.

At the time of writing, we are still waiting for final exam results for many subjects, but already know that we have an impressive six first class results in fourth year Physics and Astrophysics, and a further six in Engineering. A further 9 finalists have already been awarded Firsts, and we expect more as the results are confirmed, including at least six in the Education Tripos. The achievements of our finalists this year are particularly impressive against the backdrop of studies disrupted in so many ways by the pandemic: we know that they are a resilient group and wish them well as they go on to make a great impact in the world beyond university.

Homerton Union for Students

Homerton funds a full time President of Homerton's Union of Students, who is a new graduate, elected in their final term. The HUS plans and oversees a range of events and activities beginning each year with the Freshers Week (including professionally led Consent Workshops, EDI Workshops and some orientation games and entertainments), and running Welfare activities throughout the year.

Postgraduate support

The 2022-23 academic year proved to be another busy and rewarding time for Homerton's postgraduate community.

We added one more member to our Tutor team, further expanding and diversifying the available support for Homerton postgraduate students. Tutors assisted students with a range of issues including intermissions and extensions; family and personal matters; examination allowances and appeals; problems with supervisors and departments; finances and funding; and physical and mental health. Students continue to deal with the impact of the cost-of-living crisis, ongoing consequences of the COVID-19 pandemic, global conflict and war, and industrial action including the UCU marking and assessment boycott.

Expanding the Wellbeing and counselling provision has been well-received by postgraduate students, and we will continue to review and enhance the support available on an ongoing basis. Our MCR Presidents organised well-received Freshers' weeks in September and October, as well as actively representing postgraduate student voices to the College throughout the year.

Postgraduate achievements

Postgraduate students continue to contribute across a wide range of College activities, notably with the Changemakers programme, as well as with admissions and outreach initiatives, and with student societies in sports and across the performing arts and music.

Dedicated postgraduate events such as the Friday Postgraduate Formal Halls have once again been popular and lively events, including some themed nights (Casino and Enchanted Forest) organised by the MCR; we also specifically organised a Formal Hall for the MSt Residentials. Matriculations and graduations provided opportunities to celebrate our postgraduate student cohorts; and invitations to subject dinners gave a chance for Masters' and PhD students to meet undergraduates and Fellows in their disciplines.

The Research Suppers continued in a hybrid format to offer maximum flexibility for participants and this year all presentations were of an exceptionally high quality. We were delighted to return to Oxford for our annual Research Day in late May. Topics students presented on over the year (which give an insight into current research) included:

- Teacher wellbeing in the context of supporting student mental health needs
- Empathy on the peace lines: autism and belonging in a socially divided city
- Recognition as resilience: how unrecognized Indigenous nations employ global visibility as a pathway towards restorative justice
- Small non-coding RNA dysregulation in germ cell tumours
- Are there inequalities in behavioural interventions for obesity?
- Behavioural aspects of technology transfer: evidence from smallholder farmers and the agri-food sector

Postgraduate Oversight and Strategy

The Postgraduate Tutor oversaw the College's work with our postgraduate students, working closely with colleagues and with the MCR Presidents. In the University, she continued as a member of the Postgraduate Committee for a second term (and will co-Chair from Lent 2024); and was the Postgraduate Tutors' Committee representative on the Childcare Committee and (joining in 2022-23) MSt Committee.

Work is well underway on the 2023-2027 Postgraduate Student Strategy (which will lead on from the previous 2017-2022 document), and which will be devised in line with the College's Values, Vision, and Mission, and wider strategic planning. The key focus will be postgraduate widening participation throughout the student journey, with an emphasis therefore on inclusion and integration, as well as fundraising and targeted and holistic support.

Changemakers

Changemakers is Homerton's pioneering co-curricular programme developing students' awareness of self; their gritty real-world skills to be effective in society; and their practical ability for making a positive impact in the world. Established in 2019 it's part of Homerton's long term commitment to intelligent education combined with vision and practical hard graft: the conditions for creating a more just, sustainable, inclusive world.

Changemakers is available to all Homerton students, free of charge, and offers residentials, workshops, a mentoring scheme, programmes with partner organisations, a catalyst fund, online resources, and access to leading changemakers. Students can engage as little, or as much, as they wish, concomitant with their interests, timetables and existing skills.

Over the last four years Changemaker has taught 19,300 student hours in 3,050 student encounters; built a network of 200 champions who have gifted more than 4000 hours of their time teaching and supporting students; hosted 110 events; supported 50 student ambassadors; helped enable 14 start-ups; and generated over £500K in in-kind and financial support.

In 2022-2023 there were 942 (2022: 535) student encounters and 7,300 (2022: 2329) student hours; 6 start-ups supported and 280 (2022: 156) event hours. 95% (2022: 95%) of students rated their experience 'outstanding'.

Anecdotal evidence indicates the desirability and effectiveness of Changemakers: for prospective students listing Homerton as a college of choice; for current students, both personally and in their academic work; for colleagues who contribute; and for the reputation of Homerton as a progressive, action-orientated and values-led organisation.

Student Support

Academic Support

All undergraduates have a Director of Studies who meets with and monitors students' academic development. One to one support is available for any student who requires assistance with writing skills, maths support or time management and personal organisation. Subject dinners continued throughout the year, and these bring together undergraduates, postgraduates, fellows and staff, and in some cases alumni, for further discussion of respective subjects.

Financial Support

Through a scheme operated in common with the University and other Cambridge colleges, the College provides bursary support to undergraduate students of limited financial means. The Cambridge Bursary Scheme is approved by the Office of Fair Access (OFFA) and provides benefits at a substantially higher level than the minimum OFFA requirement. During the year, 187 (2022: 170) Homerton students benefited from the scheme to the value of £611,585 (2022: £517,906). Although this was the second year of the enhanced Bursary scheme, College continued to offer students, in years three and four, participation in the Pilot Top-Up Bursary Scheme which benefited 79 (2022: 131) Homerton students to the value of £37,774 (2022: £53,015). This was in part funded by Trinity College.

The College also operates its own Hardship Fund, and awards several other grants, as well as prizes for academic achievement. The total cost of such financial support was £258,982 (2022: £242,047).
The College's Finance Tutor seeks to support students in need, not only from College resources, but also a range of University and other Funds.

Wellbeing and Welfare Support

In the academic year 2022/2023, recognising the ongoing crisis in Mental Health and Wellbeing for young people, Homerton enhanced and strengthened our wellbeing provision. We appointed a Wellbeing Coordinator (November 2022), Wellbeing Assistant (August 2023) and Deputy Senior Tutor (Wellbeing) (to start Oct 2023) – together with the College Health Advisor, thus establishing a robust and experienced team. We have offered a range of wellbeing activities for staff and students (for example, breathing workshops, drop ins and massage opportunities). Our Poet in Residence has offered writing workshops, readings and poetry walks.

We have done substantial work on a review of Safeguarding procedures. In acknowledgement of the persistent crisis in sexual violence and harassment experienced by students across the UK, we have refreshed our Gender Based Violence Working Group and started plans for a conference, collaborating with students and other Colleges and other, local universities. We are one of a small number of Colleges working with the University Harassment and Sexual Violence Advisors to develop collaborative 'Consent workshops'. The College will run a series of Power and Culture talks and seminars in 2023/2024.

Fellowship and Research

The Homerton Fellowship continues to grow and at the year-end numbered 73 (2022: 66) Governing Body Fellows. Several disciplines have grown across the academic year with the addition of new Fellows in subjects including Geography, Medicine, and Engineering. The College has also appointed Honorary Fellows this year. These are often people of public interest, and they are public champions of the work the college does as an educational charity. The College's newest Honorary Fellow is Baroness Louise Casey.

Throughout the year the College has added several Bye-Fellows to the community as well. Bye-Fellows serve a three-year term and provide highly valued teaching for the college. In many cases, Bye-Fellows also take on additional roles such as Director of Studies and Tutor. Homerton is lucky to have a large community of Bye Fellows and is very grateful for their support for our students.

This last academic year has been a particularly exciting year for the college as it develops its expertise and strength in Biomedicine. We have added several new medical Fellows including in the specialties of Neurosurgery, and Ear, Nose and Throat this year. They join an already thriving group of highly qualified medical and scientific professionals. The college is exploring opportunities to work more closely with academics and biotechnology firms on the biomedical campus.

In Summer 2023, Homerton appointed its first ever Research in Practice Junior Research Fellows. This is a groundbreaking new form of research fellowship and may be the first of its kind in Cambridge. Our new Fellows have been recruited to a four-year Fellowship to produce research that brings direct social benefit to communities and the wider public. Crucially, some of that research will also be co-produced with research participants and community organisations including advocacy groups and museums. This new work ensures that Homerton's values, vision, and mission are embedded in the research that we fund. Our first Research in Practice scholars are working on Black African history and the history of prevention science in drug regulation and mental health. They begin their work in October 2023.

Homerton is very proud to have hosted a vibrant schedule of Research Suppers where Fellows and members of our research community, including postgraduate students, come together to hear the very latest research work going in the college. The events take place in hybrid format using the college's state-of-the-art North Wing auditorium. This year featured a very wide range of topics including talks on autism and belonging in the city, an unsolved mystery in protein research, and the public memory of World War II.

Estates

Homerton's architecturally significant New Dining Hall opened in April 2022 to strong commendation. In November 2022, the Hall was the gold award winner for the UK's best new timber building in the annual Wood Awards. In March 2023, the Hall also won the prize for 'best new building' in the Cambridge Design and Construction awards. The judges remarked '*This stunning addition to Cambridge's now largest college provides a benchmark for what can be done through an ambitious multi-dimensional brief, a sympathetic and visionary architect, a deeply engaged client and a highly skilled construction and delivery team*'.

With work on the New Dining Hall completed, attention turned to refurbishment to Alison Shrubsole and Paston Brown rooms in the Ibberson Building. The renovations address the requirements to increase sustainability and so reduce energy consumption by adding internal layers of insulation. They have also improved lighting, enhanced the interior design, improved the audio-visual technology, and introduced air conditioning. The renovated rooms are hugely popular with conference guests and have contributed to the recovery in our conference business.

Maintaining the focus on energy efficiency, in early Autumn 2022 we installed around 400 Wi-Fi connected EcoSync radiator valves into the Cavendish building. The valves monitor room temperature in each room and automatically adjust the flow of heat while simultaneously reporting energy usage across the entire building. Results are outstanding: in the initial three-month period from 1 September to 3 December 2022 the College saved 20% on heating related energy usage. This is the equivalent of saving, just under 19 MWh of energy, or the release of 3.5 tonnes of carbon to the atmosphere.

During the summer of 2023 the College renovated all 40 bedrooms in East House, continuing the commitment to refresh all campus bedrooms on a rolling, ten-year cycle. The East House rooms are all en-suite, and the renovations included re-decoration, new carpets and refitted bathrooms.

Future estates projects will examine opportunities to reconstruct the K-block area of the Cavendish building to provide an entrance foyer to the original Great Hall. We will also examine opportunities to expand graduate and postgraduate student accommodation on campus.

Financial Review

In the year to June 2023, Homerton's income comprised: academic fees and charges 34% (2022: 36%); residences, catering and conferences 35% (2022: 30%); investment income from property and quoted securities 20% (2022: 26%); and other income comprising recharges to University of Cambridge and interest on pension scheme assets 11% (2022: 8%). This income amounts to £17.6m (2022: £16.3m), with the increase due mainly to post covid recovery of residence, catering and conference income.

Within this overall total, academic fee income was £6.0m (2022: £5.8m), reflecting a small rise in total student numbers and a minor increase in the postgraduate tuition fee. Conference income recovered to around 60% of pre-pandemic levels, at £1.0m (2022: £0.4m) and we expect to see further recovery in year ending June 2024.

Homerton's operational expenditure was £19.9m (2022: £19.0m). This total comprised staff costs 44% (2022: 46%), operating expenses 41% (2022: 40%) and depreciation 15% (2022: 14%). Staff costs of £8.0m were down on previous year (2022: £8.3m) due to reduced current service costs in the pension scheme, but operating expenses of £8.9m (2022: 7.6m) showed a large increase as the College continued to recover from the effects of the pandemic. An increase in the depreciation charge of £329k compared to previous year recognises the costs of the new dining hall which came into use in April 2022.

The result for the year was a deficit before other gains and losses of £2.0m (2022: £2.6m). The deficit from the education account (i.e. the difference between income from academic fees, less expenditure on education) was £2.5m (2022: £1.6m). The increase is because of rising costs of teaching, tutorial and admissions, and the college relies on other forms of income, including from its property and quoted securities investments, as well as from its conference business to fill the deficit. This year, the College withdrew £2m of cash from fixed asset investments in quoted securities to support its cash flow position.

Investments

Homerton's investment portfolio totalled at £131.1m on 30 June 2023 (£131.8m on 30 June 2022). This figure comprises commercial property assets at Homerton Gardens and investment land on the College's own campus. It also includes equity and bond investments managed on the College's behalf by Rothschild and Co.

The commercial property at Homerton Business Centre (part of Homerton Gardens) was valued at £40.1m on 30 June 2023, being a reduction of £5.4m on the 2022 valuation of: £45.5m. The decrease is due to the step-change in interest rates and borrowing costs over the past year, which have not been kind to the commercial property sector. By virtue of their location, sector, and partially indexed-linked rents, the College's properties have fared better than many others. The main buildings are purpose built sixth form teaching and accommodation blocks which were let during the year to Alpha Plus Group trading as Abbey College. The 25 year lease, to Abbey College, commenced in September 2016.
Homerton Gardens also includes the Rattee & Kett building which was let during the year to the Cambridge Cookery School Ltd and to Accelerator Advisory Ltd.

Investment land on the western side of the College's campus near to the boundary with the railway line was valued at £5.9m (2022: £6.6m). The land has planning permission, approved on appeal in 2009 as part of an earlier set of developments, for 24 houses in five blocks.

The College's equity and bond investments, plus cash held for investment, were valued at £79.0m on 30 June 2023 (2022: £73.8m). This is a gain of £6.5m and reflects a recovery in stock market values during the year following the correction experienced in 2021/22. The valuation also includes a transfer of £2m from investment assets to cash at bank to support cash flow requirements during the year.

The investment funds fulfil the role of the College endowment. The funds were built up over many years through the development of land and buildings, the lease of land and buildings to the University, the operation of Homerton's conference business, a decade of NHS contracts for nurse education and training, and the subsequent sale of that business, and the return from investments.

Rothschild and Co. have managed the investment portfolio on Homerton's behalf since 2015. The overall investment objective is to maintain or slightly grow the real value of invested funds. The total return target is RPI +4% per annum after fees and costs. The College has set a moderate risk tolerance with the average annual standard deviation of returns capped at 12%. The College also takes a long-term investment horizon with performance measured over 5-7 years. Given these targets the College believes that it is sustainable to use this portfolio to fund a deficit on its charitable activities of 3% of the total value of the portfolio calculated as a three-year trailing average.
The annualised return for Homerton's investment portfolio since 2015 has been +7.6%, compared to inflation over the same period of +4.8%. This means that portfolio performance of 7.6% is slightly below the target.

Environmental, Social and Governance issues are of great importance to the College. Homerton's renewed its Responsible Investment Policy in January 2022 and it is available on the College's website. Look through analysis of the College's portfolio shows a total exposure to alcohol, armaments, fossil fuels, gambling, pornography and tobacco of 0.1% for directly held equities, 0.7% for equity funds (with 0.4% of this figure attributable to alcohol), and 0.0% for fixed income securities.

Donations and fundraising

Fundraising income for the year to 30 June 2023 was £345,000 (2022: £102,000). Fundraising is focussed on Homerton alumni, supporters and grant giving bodies. We are grateful for all donations received and they are used to support our students and their education.

We are aware of many individuals and groups who wish to support the College and its mission. In the past year we have reviewed our fundraising and development department and recruited a new Director of Fundraising who took up post in September 2023. We anticipate that this will increase the College's ability to generate funds from philanthropic sources.

Contribution to the College's fund

This year, Homerton contributed £27k (2022: £42k) to the College's fund under University of Cambridge statute G II. The amount is determined by the College's Fund Committee and is calculated according to the value of a college's endowment and its number of students. Funds donated are received by less wealthy colleges.

Staff costs and numbers

Total payroll costs, including employer's pension and national insurance contributions, was £8.0m (2022: 8.8m). A breakdown of costs is provided at note 10.

All salaries are overseen by either the Staff or Fellows Remuneration Committees. Each salary is benchmarked against other colleges and, where applicable, local businesses. They are increased each year in line with the pay increase negotiated at a national level by the Universities and Colleges Employers Association (UCEA).

All permanent and temporary employees receive at least the real living wage, adjusted each year according to the level set by the Resolution Foundation. Casual employees receive the National Minimum Wage for age 23 and over, regardless of their actual age. In addition, all staff receive a meal while on duty.

Pensions

The College participates in two pension schemes, being the USS and LGPS schemes. The USS (Universities Superannuation Scheme) is for the College's academic staff and the LGPS (Cambridgeshire County Council Local Government Pension Scheme) is for non-teaching staff. Details of these schemes and their funding positions are given at Note 21 of the financial statements.

Reserves Policy

The unrestricted group funds totalled £223.8m on 30 June 2023 (£220.9m on 30 June 2022).
The College's free reserves are largely represented by the College's investment portfolio which is under management by Rothschild & Co, and cash held, totalling £79.0m at 30 June 2023 (30 June 2022: £73.8m). Each year, the Investment Committee considers the College's cash flow projections for the next five years, including:

- The capital expenditure planned under the Estates Strategy;
- Re-payment of bonds issues in 2013 and 2015 due from 2040 onwards;
- The age and condition of the existing buildings used for teaching, catering, offices and accommodation;
- The operating income and cash flows.

The college intends to pursue its activities into perpetuity. Those activities require income support from Homerton's conference business and rental from the College's property investment portfolio. Recently, however, inflationary increases to the College's cost base coupled with regulated fixed income for academic fees means that the College has moved into a deficit position. Consequently, the trustees anticipate staring to use the investment portfolio to provide annual income support from July 2024 onwards.

As well as sustaining the College's operations, the free reserves also provide support in the event of unforeseen events or downturn in the College's operations. The reserves will also be required to permit the repayment of bonds, originally issued in 2013 and 2015, when they start to become due from 2040 onwards.

Plans for Future Periods and Post Balance Sheet Events

The Principal and College Officers intend to publish an updated version of Homerton's strategy. The new strategy will recognise Homerton's strengths in widening participation and express the importance of nurturing character amongst the College', students, staff, and fellowship. It will also prioritise wellbeing and set out a vision for the size and shape of the College given the growing interest from overseas and post-graduate students.

A key part of the revised strategy will be to bring the College back into a position where there is a balance between income and expenditure, as opposed to the deficit which has existed since the start of the Covid period. Council anticipates undertaking a complete review of the College's fundraising approach during 23/24, supported by the appointment of a new Director of Fundraising.
Council will also examine options for using a sustainable income from the College's investment portfolio to help defray some of the annual running costs.

Principal Risks and Uncertainties

The College's Council and the directors of the College's subsidiaries continued with their policy of formal risk assessment. All College Committees review and update the risk assessment appropriate to their purpose at least annually. These are consolidated and reviewed by the Audit and Risk Committee, the Council and Governing Body.

The principal risks for year ending June 2023 were as follows:

- The effects of the Covid pandemic were a major concern for the College in recent years. This year operations have largely returned to normal, and the College's routine academic operations are fully recovered. Conference income remains depressed for the year ending June 2023 because July 2022 was an important month in the conference calendar, where activity was not recovered from the effects of Covid. The College was delighted to experience a full recovery in conference revenue to pre-covid levels for July 2023, which will be reported in next year's financial statements.

- The college remains deeply aware of the need to support student welfare and mental health. In the year ending June 2023, we have created a new post of Wellbeing Co-ordinator and established a Deputy Senior Tutor role which will have an incumbent in post from 1 October 2023, consistent with the start of the Michaelmas Term. The Council have strengthened their oversight of the College's safeguarding procedures which include measures to support welfare, and a new Safeguarding Committee was established in June 2023.

- The Council have taken several measures to reduce the continuing deficit on the income and expenditure account. These include increasing the College's ability to fundraise by recruiting a new Director of Fundraising who will commence in post in September 2023. The Council are also examining ways to use the College's investment funds to support operational expenditure each year. Council anticipates that these two initiatives, in combination with a tight control on expenditure, will return the income and expenditure account to a balanced position for the 24/25 financial year. Nonetheless, Council remains concerned about the risk of inflation continuing to drive up costs while regulated academic income streams remain fixed.

Auditor

In so far as the trustees are aware:

- There is no relevant audit information of which the College and group's auditor is unaware; and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the Governing Body on (27 November 2023) and signed on its behalf by:

Dr Simon Brockington
Bursar and Fellow

College Governance

Homerton College is a self-governing, autonomous College of the University of Cambridge. The College is incorporated under its Royal Charter and governed through its Statutes and Ordinances, all of which are available on the College's website.

The College is a registered charity (registration number1137497) and subject to regulation by the Charity Commission for England and Wales. The members of the College Council are the charity trustees and are responsible for ensuring compliance with charity law. The Council's membership is set out on page two.

The College Council is advised in carrying out its duties by the following principal committees:

Committees with financial responsibilities:

- The Audit and Risk Committee
- Investment Committee
- Staff and Fellows Remuneration Committees
- Estates Committee
- Development Committee

Other principal committees:

- Safeguarding Committee
- Statutes and Ordinances Committee
- Sustainability Committee
- Health and Safety Committee
- Educational Policy Committee
- Fellowship Committee
- Arts Committee

The Audit and Risk Committee maintains a review of the effectiveness of the College's internal systems of financial control, advises Governing Body on the appointment of external auditors, monitors recommendations made by the external auditor and makes an annual report to Council and Governing Body.

The Investment Committee maintains oversight of the College's equity and property investment portfolio and monitor's the College's cash flow requirements.

Declarations of interest are completed by all Members of Council and the senior administrative officers. These are made systematically at meetings.

The College Officers Group (COG) meets every two weeks to support and direct the routine management of the College. The College Officers are: the Principal, the Vice-Principal, the Senior Tutor, the Bursar, the Admissions Tutors, the Post Graduate Tutor, the Secretary to Council and the Dean.

Statement of Internal Control

The Council 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 it is responsible, in accordance with the College's statutes and ordinances.

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 2023 and continues to provide reasonable but not absolute assurance of effectiveness.

The Council is responsible for reviewing the effectiveness of the system of internal control. The following processes are in place:

- The Audit and Risk Committee reviews an annual risk assessment report in the Easter Term; and
- The Audit and Risk Committee presents its annual report, which includes a statement on the adequacy of the internal controls and the preparation of the financial statements in the Michaelmas Term.

Statement of Council Responsibilities

The Council 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) and presenting it to Governing Body for approval.

The College's Statutes, as well as the Statutes and Ordinances of the University of Cambridge require the Council to prepare financial statements for each year which give a true and fair view of the situation of the Group and the College and of the surplus or deficit of the Group for that year.

In preparing these statements, the Council is required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and the College will continue in operation.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and 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 Group and the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Council 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.

Independent Auditors report to the Governing Body of Homerton College

Opinion

We have audited the financial statements of Homerton College (the 'College') and its subsidiaries (the 'group') for the year ended 30 June 2023 which comprise the Consolidated Statement of Comprehensive Income and Expenditure, the Consolidated Statement of Changes in Reserves, the Consolidated Balance Sheet, 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) and the Statement of Recommended Practice: Accounting for Further and Higher Education.

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 2023, 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.

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 18, 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.

Auditor's 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.
- 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

Price Bailey LLP
Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Date: 20 December 2023

Consolidated statement of comprehensive income and expenditure Year to 30 June 2023

	Note	2023 £'000	as restated 2022 £'000
Income			
Academic fees and charges	1	**5,974**	5,790
Residencies, catering and conferences	2	**6,078**	4,828
Investment income	3	**3,522**	4,239
Other income	5	**2,006**	1,409
Total income before donations		**17,580**	16,266
Donations	4	**345**	102
Total income		**17,925**	16,368
Expenditure			
Education	6	**(8,492)**	(7,437)
Residencies, catering and conferences	7	**(7,659)**	(5,937)
Investment management costs	3	**(382)**	(397)
Other expenditure	8	**(3,338)**	(5,184)
Contribution under Statue G, II		**(27)**	(42)
Total expenditure	9	**(19,898)**	(18,997)
(Deficit) before other gains and losses		**(1,973)**	(2,629)
College's share of loss on joint venture	13	**(47)**	(24)
Realised (loss)/gains on investments	13	**1,229**	(1,705)
Unrealised loss on investments	13	**(758)**	(10,727)
(Loss)/Surplus for the year		**(1,549)**	(15,085)
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	21	**(1,305)**	6,487
Changes in assumptions arising on teachers' pension obligations	19	**(16)**	289
Total Comprehensive income for the year		**(2,870)**	(8,309)

All items dealt with in arriving at the loss for the above two accounting years relate to continuing operations.

2022 Other comprehensive income has been restated for Actuarial gain, due to a minimum funding requirement being identified within LGPS, and a pension asset ceiling calculation being incorporated. This amounted to an increase in actuarial gain of £1,735. This also created a restatement on Consolidated statement of change in reserves (page 24), and Balance sheet (page 25).

Consolidated statement of changes in reserves Year to 30 June 2023

	Income and expenditure reserve		Revaluation reserve		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2022	119,240	-	55,049	43,990	**218,279**
Surplus/(deficit) from income and expenditure	(2,020)	-	-	471	**(1,549)**
Other comprehensive income/expenditure	(1,321)	-	-	-	**(1,321)**
Transfers between revaluation and income and expenditure reserve	2,219	-	(984)	(1,235)	-
Balance at 30 June 2023	118,118	-	54,065	43,226	**215,409**

	as restated *Income and expenditure reserve*		*Revaluation reserve*		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2021	115,840		56,033	54,715	**226,588**
Surplus/(deficit) from income and expenditure	(2,653)	-	-	(12,432)	**(15,085)**
Other comprehensive expenditure	6,776	-	-	-	**6,776**
Transfers between revaluation and income and expenditure reserve	(723)	-	(984)	1,707	-
Balance at 30 June 2022	119,240	-	55,049	43,990	**218,279**

The time between the operational property revaluation reserve and the income and expenditure reserve is made to compensate the income and expenditure reserve for the additional depreciation charged on the College's operational property as a result of its previous regulations.

The transfer between the fixed asset investment revaluation reserve and the income and expenditure reserve represents the realised investment gains during the year on a historical cost basis.

The notes on page 33 to 54 form part of these financial statements.

Balance sheets Year to 30 June 2023

	Notes	Consolidated 2023 £'000	Consolidated as restated 2022 £'000	College 2023 £'000	College as restated 2022 £'000
Fixed assets					
Intangible assets	11	420	444	420	444
Tangible assets	12	116,612	117,373	116,609	117,368
Investments	13	131,096	131,845	131,136	131,885
		248,128	249,662	248,165	249,697
Current assets					
Stocks	14	31	25	22	14
Trade and other receivables	15	1,912	1,443	2,256	1,801
Cash at bank and in hand	16	3,056	2,882	2,267	2,652
		4,999	4,350	4,545	4,467
Current liabilities					
Creditors: amounts falling due within one year	17	(4,507)	(3,595)	(3,936)	(3,511)
Net current assets		492	755	609	956
Total assets less current liabilities		248,620	250,417	248,774	250,653
Creditors: amounts falling due after more than one year	18	(32,394)	(32,418)	(32,394)	(32,418)
Provisions for liabilities and charges	19	(129)	(158)	(129)	(158)
Pension scheme asset	21	(688)	438	(688)	438
Total net assets		215,409	218,279	215,563	218,515
The funds of the group/college: unrestricted reserves					
General reserves excluding pension reserve		118,806	118,802	118,925	119,008
Pension reserve		(688)	438	(688)	438
Operational property revaluation reserve		54,065	55,049	54,065	55,049
Fixed asset investment revaluation reserve		43,226	43,990	43,261	44,020
Total funds		215,409	218,279	215,563	218,515

27 November 2023

The financial statements were approved by the Governing Body on [.....] and were signed on behalf by:

Simon Brockington
Bursar

Simon Woolley
Principal

Consolidated statements of cash flows Year to 30 June 2023

	Notes	2023 £'000	2022 £'000
Net cash provided by operating activities	23	(1,280)	(163)
Cash flows from investing activities	24	2,798	(1,651)
Cash flows from financing activities	25	(1,127)	(1,127)
Increase / (Decrease) in cash and cash equivalents in the year		391	(2,941)
Cash and cash equivalents at 1 July 2022		3,978	6,919
Cash and cash equivalents at 30 June 2023	26	4,369	3,978

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified in respect of the treatment of investments and land and buildings which are included at valuation.

The financial statements have been prepared in accordance with the provisions of the Statues of the College and of the University of Cambridge and appliance United Kingdom accounting standards. In addition, the financial statements comply with the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The 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 9.

The College consists as a public benefit entity as defined by FRS 102.

The financial statements are presented in sterling and are rounded to the nearest thousand pounds.

Going concern

The Group has net current assets of £492,000 (2022: net current assets £755,000).

The College aims to break even at operational level which means that the cash flow is usually positive by a similar level to the amount of depreciation charged to the accounts. This has historically funded ongoing capital projects. To fund larger projects such as a new graduate accommodation and the new Dining Hall, the College has participated in a private placement or made use of an RCF. Cash flow plans shared with the Investment Committee and College Council forecast a need to draw down from the investment portfolio during the 2023 to 2025 period as projects under the Estates Strategy are continued.

The members of the Council (Trustees) have accessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect of a period of one year from the date of approval of these financial statements.

The Trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. Furthermore, the Trustees are of the opinion that the College is able to meet its liabilities as they fall due and that there are significant free reserves held in readily accessible funds to both meet liabilities and allow the completion of ongoing capital projects.

Critical accounting estimates and areas of judgement
Preparation of the financial statements requires Members of the Council to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- valuation of investment land and buildings;
- estimating the useful economic life of tangible and intangible fixed assets;
- pension scheme valuations; including deficit reduction payments due under the Universities Superannuation Scheme.
- the present value of the Local Government Pension Scheme defined benefit asset which has been restricted to the pension asset celling based on a minimum funding requirement being in existence of the pension scheme. Any changes in these assumptions, which are disclosed in note 21, will impact the carrying amount of the pension asset/liability.

In addition to the above, the full impact following the recent emergence of the global coronavirus pandemic is still unknown. It is therefore not currently possible to evaluate all the potential implications for the group and charities activities, beneficiaries and the wider economy. Estimates used in the financial statements, particularly with respect to investment property valuations (see note 13), and the value of listed investments are subject to a greater degree of uncertainty and volatility.

Basis of consolidation
The consolidated financial statements consolidate the College and its subsidiaries (see note 13) for the year ended 30 June 2023. Intra-group balances are eliminated on consolidation.

Joint venture
The College's investment in Ward Griffin LLP was accounted for as a joint venture under the equity method of accounting.

Recognition of income

Academic fees
Academic fees are recognised in the year to which they relate and include all fees chargeable to students or their sponsors.

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 related to the Consolidated Statement of Comprehensive Income and Expenditure in line with such conditions being met.

Donations and benefactions
Non-exchange transactions without performance related conditions are donations and benefactions.

Donations and endowments with restrictions are classified as restricted reserves with additional disclosure provided within the notes to the accounts. Restricted donations are recognised when the donor has specified that the donation must be used for a particular objective. Donations with no restrictions are recorded within the Consolidated Statement of Comprehensive Income and Expenditure when the College is entitled to income.

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

Investment income
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 fund.

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

Pension Schemes
USS
The College participates in the Universities Superannuation Scheme (NSS), a defined benefit scheme which is contracted out of the State Second Pension (SSP). The assets of the scheme are held in a separate trustee-administrative fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set.

The College is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by 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 income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGPS
The College also participates in the Cambridge County Council Pension Fund (CCCPF) which is a Local Government Pension Scheme (LGPS). The assets of the scheme are held and managed separately from those of the College. As the College is able to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, in accordance with the requirements of Section 28 of FRS 102 "Employee Benefits", the pension scheme asset or liability is recognised in full on the balance sheet.

The assets of the LGPS are measured using closing market values. LGPS liabilities are measured using the project unit method and discounted at the current rate of return on a high-quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the period is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension and finance costs. Actuarial gains and losses are recognised in 'other comprehensive income' in the statement of comprehensive income and expenditure.

The present value of the Local Government Pension Scheme defined benefit asset/ 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. Furthermore, a roll forward approach which projects results from the latest full actuarial valuation performed at 31 March 2022 has been used by the actuary in valuing the pensions asset at £430k 30 June 2023 (2022: asset £1,735k). Any differences between the figures derived from the roll forward approach and a full actuarial valuation would impact on the carrying amount of the pension asset.

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 material unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Intangible fixed assets
Intangible assets comprise IT software and a purchased licence to occupy premises capitalised at cost and amortised through the statement of financial activities over their expected useful life as follows:

License to occupy	Over the length of the license
IT software	Over a period of 7 years

Tangible fixed assets

Land and buildings
Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

New freehold buildings are depreciated on a straight-line basis over their expected useful economic life of 50 years. Freehold buildings held at 1 July 2014 were previously held at a valuation. As permitted by FRS 102, with effect from 1 July 2014 the College elected to deem the valuation of these properties as cost. The value has been calculated by a previous valuation being updated to 1 July 2014 by the Governing Body. The remaining useful economic lives of these buildings from the date the values were deemed to be cost is 40 years. Consequently, these buildings are now depreciated over a 40 year period.

Freehold land is not depreciated as it is considered to have an indefinite useful life. A review for impairment is carried out if events or changes in circumstances indicate that the carrying value of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred to 30 June 2023. They are not depreciated until they are brought into use.

Furniture, fittings and equipment
Furniture, fittings and equipment costing more than £5,000 per individual item or if the aggregate value of related items exceed £100,000 are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10% per annum
Computers and general equipment	20% per annum

Investments
Fixed asset investments are included in the balance sheet at fair value, expect for investments in subsidiary undertakings which are stated in the College's balance sheet at historical cost less any provision for impairment.

Increases in value arising on the revaluation of fixed asset investments are taken to a fixed asset investment revaluation reserve via the statement of comprehensive income and expenditure. Surplus or losses on sale of investments are taken to the statement of comprehensive income and expenditure.

Formal valuations for investment properties are usually carried out by a professional valuer and a formal valuation was last carried out by Bidwell's to provide a valuation for 30 June 2020. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Stocks
Stocks are valued at the lower cost and net realisable value, after any necessary provision for slow-moving and obsolete items.

Creditors and provisions
Creditors and provisions are recognized, when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the College anticipates it will pay to settle the debt.

Debentures and bank loans are a form of financial instrument and are included in the balance sheet at cost. A market rate of interest is charged on these liabilities, which is taken to the statement of comprehensive income and expenditure.

Deferred rental income is released to the statement of comprehensive income and expenditure evenly over the lease period. It is not discounted by the present value of the income because it is not the financial instrument a defined by sections 11 and 12 of FRS 102.

Contingent liabilities
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.

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

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 benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137497) and is a charity within the meaning of Section 506(1) of the Taxes Act 1988. Accordingly, the College is exempt from taxation in respect of income or capital gains received within the categories covered by Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

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

Contribution under Statue G, II

The College is liable to be accessed for a Contribution under the provisions of Statue G, II of the University of Cambridge. This contribution is used to fund grants to Colleges from the Colleges' Fund. The College may from time to time be eligible for such grants. The liability for the period is as advised to the College by the University based on an assessable amount deprived from the value of the College's assets as at the end of the previous financial year and an estimate of its conference income for the current year.

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 in 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.

1 Academic fees and charges income

	2023 £'000	2022 £'000
College fees		
Fee income paid on behalf of Undergraduates at the Publicly Funded Undergraduate rate Per capita fee: £4,625 (2020-21: £4,625/£4,500)	**2,188**	2,213
Privately-funded Undergraduate fee income Per capita fee: £9,390/£9,025/£8,205/£7,375 (2020-21: £9,390/£9,025/£8,205/£7,375, £6,990)	**1,235**	1,125
Fee income received at the Graduate fee rate (including PGCEs) Per capita fee: £4,475 (2020-21: £4,069)	**2,165**	2,111
Income from Cambridge Bursary Scheme	**386**	341
	5,974	5,790

2 Residences, catering and conferences income

	2023 £'000	2022 £'000
Accommodation		
College members	**3,782**	3,479
Conferences	**294**	182
Catering		
College members	**1,175**	861
Conferences	**98**	50
Colophon conferences		
Accommodation	**347**	89
Catering	**288**	82
International programme	**-**	-
College bar	**94**	85
	6,078	4,828

3 Investments

	2023 £'000	2022 £'000
Analysis of income		
Land and buildings	**2,567**	2,437
Quoted securities	**913**	1,801
Cash deposits	**42**	1
	3,522	4,239

	2023 £'000	2022 £'000
Analysis of expenditure		
Fees	**382**	**397**
	382	397

4 Donations

	2023 £'000	2022 £'000
Unrestricted donations	345	102
Unrestricted legacies	0	0
	345	102

5 Other Income

	2023 £'000	2022 £'000
Servicing and recharges to the University of Cambridge	607	542
Miscellaneous income	234	237
Furlough grants	-	-
Other trading income (Colokate LLP, Colophon)	170	152
Other finance income:		
Interest on pension scheme assets (note 21)	995	478
	2,006	1,409

6 Education Expenditure

	2023 £'000	2022 £'000
Teaching	3,643	3,230
Tutorial	1,589	1,378
Admissions	1,220	993
Research	355	409
Scholarships and bursaries awards	908	816
Other educational facilities	777	611
	8,492	7,437

7 Residences, catering and conferences expenditure

	2023 £'000	2022 £'000
Accommodation		
College members	4,180	3,619
Conferences	248	126
Catering		
College members	2,517	1,960
Conferences	50	26
Colophon conferences		
Accommodation	408	81
Catering	146	42
International programme		
College bar	110	83
	7,659	5,937

8 Other Expenditure

	2023 £'000	2022 £'000
College administration		
Pay expenditure:		
Directorate	18	17
Administrative staff	345	2,246
	363	2,263
Non-pay expenditure:		
Building repairs and maintenance	46	130
Fuel and light	94	108
Rates	28	19
Depreciation: buildings	414	549
Deprecation: furniture and equipment	25	65
Debenture interest payable	1,127	1,127
Other trading costs (Colokate LLP, Colophon)	141	120
Other expenses	333	250
Other pension scheme finance costs (Note 21)	767	553
	3,338	5,184

9 Analysis of expenditure by activity

2023	Staff costs (note 10) £'000	Other operating expenses £'000	Depreciation and amortisation £'000	**Total £'000**
Education (note 6)	4,462	3,524	506	**8,492**
Residencies, catering and conferences (note 7)	3,188	2,450	2,021	**7,659**
Investment management costs	-	382	-	**382**
Other (note 8)	363	2,536	439	**3,338**
Contribution under Statue G, II	-	27	-	**27**
	8,013	8,919	2,966	**19,898**

2022	*Staff costs (note 10) £'000*	*Other operating expenses £'000*	*Depreciation and amortisation £'000*	***Total £'000***
Education (note 6)	*4,186*	*2,870*	*381*	***7,437***
Residencies, catering and conferences (note 7)	*2,337*	*1,957*	*1,643*	***5,937***
Investment management costs	-	*397*	-	***397***
Other (note 8)	*2,263*	*2,308*	*613*	***5,184***
Contribution under Statue G, II	-	*42*	-	***42***
	8,786	*7,574*	*2,637*	***18,997***

9 Analysis of expenditure by activity (continued)

Auditor's remuneration	2023 £'000	2022 £'000
Other operating expenses include:		
Audit fees payable to the College's external auditor	**30**	26
Other fees payable to the College's external auditor	**3**	3
	33	29

10 Staff costs

	College Fellows & other academics £'000	Non-academics £'000	**Total 2023 £'000**
Emoluments	2,133	4,286	**6,419**
Social security costs	204	357	**561**
Other pension costs	345	688	**1,033**
2023 Total funds	2,682	5,331	**8,013**

	College Fellows & other academics £'000	*Non-academics £'000*	*Total 2022 £'000*
Emoluments	1,966	3,514	5,480
Social security costs	187	305	492
Other pension costs	323	2,491	2,814
2022 Total funds	2,476	6,310	8,786

At the balance Sheet date there were 73 members of the Governing Body. During the year the average number receiving remuneration was the 49 shown below.

	2023 staff number		2022 staff number	
	Number of fellows	**Full-time equivalent**	Number of fellows	Full-time equivalents
Academic	**49**	-	49	-
Non-academic	-	**109**	-	116
	49	**109**	49	116

10 Staff Costs (continued)

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

	2023 £'000	2022 £'000
£100,001 - £110,000	1	2
£110,001 - £120,000	-	1
£120,001 - £130,000	-	-
£130,001 - £140,000	-	-
£140,001 - £150,000	1	-
	2	3

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

Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the College and are deemed to comprise the senior officers listed on page 2.

Aggregated emoluments (consisting of salary and taxable benefits, but excluding any employer's pension contribution) were as follows:

	2023 £'000	2022 £'000
Key management personnel	**723**	680
	723	680

11 **Intangible fixed assets**

Consolidated and College	Boathouse license £'000	Computer software £'000	**Total £'000**
Cost / valuation			
At beginning of year	330	235	**565**
Additions at cost	-	16	**16**
At end of year	330	251	**581**
Amortization			
At beginning of year	10	111	**121**
Charge for the year	3	37	**40**
At end of year	13	148	**161**
Carrying amount			
At 30 June 2023	317	103	**420**
At 30 June 2022	320	124	**444**

12 Tangible fixed assets

Consolidated	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	Total £'000
Cost				
At beginning of year	130,098	696	4,749	**135,543**
Additions at cost	891	144	1,134	**2,169**
Transfers	71	(71)	-	-
Disposals	-	-	(24)	**(24)**
At end of year	131,060	769	5,859	**137,688**
Depreciation				
At beginning of year	15,004	-	3,166	**18,170**
Charge for the year	2,466	-	464	**2,930**
Disposals	-		(24)	**(24)**
At end of year	17,470	-	3,606	**21,076**
Net book value				
At 30 June 2023	113,590	769	2,253	**116,612**
At 1 July 2022	115,094	696	1,583	117,373

College	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	Total £'000
Cost				
At beginning of year	130,098	696	4,641	**135,435**
Additions at cost	891	144	1,134	**2,169**
Transfers	71	(71)		-
Disposals	-	-	-	-
At end of year	131,060	769	5,775	**137,604**
Depreciation				
At beginning of year	15,004	-	3,063	**18,067**
Charge for the year	2,466	-	462	**2,928**
Disposals	-		-	-
At end of year	17,470	-	3,525	**20,995**
Net book value				
At 30 June 2023	113,590	769	2,250	**116,609**
At 1 July 2022	115,094	696	1,578	117,368

Additions include the costs for ABC second floor refurbishment to furniture, fixtures and equipment. Additions on buildings are for the New Dining Hall. Additions of assets under construction represent fees and costs on the new entrance building and Ibberson works.

12 Tangible fixed assets (continued)

Land and buildings

As permitted under FRS 102, the charity has elected to deem a valuation of land and buildings prior to the transition date as deemed cost. Land and buildings owned at 1 July 2014 are included in the financial statements at a valuation made at 31 July 2013, which was updated by the Governing Body to arrive at a valuation as at 1 July 2014. With effect from 1 July 2014 the values assigned to these properties are now deemed their cost.

Land was valued at 1 July 2014 at £14.9m and buildings were valued at £64.8m, giving an overall value of £79.7m. The buildings are being depreciated from 1 July 2014 over 40 years. The original professional valuation was prepared adopting the following bases:

- College houses – generally used for student and staff accommodation, were valued at open market value for existing use.

- College site – due to the specialized nature of the College's activities, the principal method of valuation of land and buildings was open market capital value for existing use on a depreciated replacement cost basis.

Land and buildings purchased on or after 1 July 2014 are included in the financial statements at cost, less accumulated depreciation over 50 years. Other tangible fixed assets are stated at cost.

Included within College buildings and site is freehold land as at 30 June 2023 of £22.9m (2022: £22.9m). The insured value of freehold buildings as at 30 June 2023 was £153.0m (2022: £122.6m) including limited cover for irrecoverable VAT and the costs of related professional fees. The insurers are going to revalue the whole site for insurance purposes within the next two years.

13 **Investments**

Consolidated	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2023 £'000**
At beginning of year	6,600	45,500	73,770	5,975	**131,845**
Additions	—	—	21,847	39	21,886
Disposals	—	—	(23,323)	—	(23,323)
Gains / (Loss)	(700)	(5,350)	6,521	—	471
Change in cash balances and deposits held at fund managers	—	—	217	—	217
At end of year	5,900	40,150	79,032	6,014	**131,096**

13 Investments (continued)

College	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	Total 2023 £'000
At beginning of year	6,600	45,500	73,770	6,015	**131,885**
Additions	—	--	21,847	39	21,886
Disposals	—	—	(23,323)	—	(23,323)
Gains / (Loss)	(700)	(5,350)	6,521	—	471
Change in cash balances and deposits held at fund	—	—	217	—	217
At end of year	5,900	40,150	79,032	6,054	**131,136**

The market value of investments was represented by:

	Consolidated		College	
	2023 £'000	2022 £'000	**2023 £'000**	2022 £'000
Investment land	5,900	6,600	5,900	6,600
Homerton Gardens	40,150	45,500	40,150	45,500
Quoted securities – equities	72,051	66,704	72,051	66,704
Fixed interest securities	5,668	5,971	5,668	5,971
Cash held for reinvestment	1,313	1,096	1,313	1,096
Other investments	6,014	5,975	6,054	6,015
	131,096	131,846	**131,136**	131,886

The College's quoted securities period end market valuations are provided by the College's investment managers, Rothschild Wealth Management and UBS AG.

The investment land was revalued by Bidwell at £5.95m on 30 June 2023 (2022: £6.6m). The valuation is undertaken on the basis of open market value taking account of the College's estates strategy for the future use of this land.

The value of Homerton Gardens at £40.15m (2022: £45.5m) reflects the revaluation by Bidwell at 30 June 2023. This has been valued based on the rental yield to be achieved under the Scheme.

13 Investments (continued)

Other investments comprise:

	Investments in subsidiary undertakings £'000	Investment in joint venture £'000	Other investments £'000	Total £'000
At beginning of year	580	5,425	10	6,015
Investment in Ward Griffin LLP		39		39
At end of year	580	5,464	10	6,054

Investments in subsidiaries and joint venture undertakings comprise:

Colokate LLP is a limited liability partnership and hence has no share capital.

Name	Country	Class of shares	%	Activity
Colophon limited	England and Wales	Ordinary	100	Commercial conferencing and other trading
Colokate LLP	England and Wales	See below	See below	Property management
Ward Griffin LLP	England and Wales	See below	See below	Property management

The income and expenditure for Colophon Ltd for the year ended 30 June 2023 included in the consolidated financial statements is as follows:

	2023 £'000	2022 £'000
Turnover	879	384
Other interest receivable and similar income	4	-
Costs / Administrative expenses	(815)	(343)
	68	41

From 25 March 2019, the members of Colokate LLP comprise Homerton College and Colophon Limited.

The income and expenditure for Colokate LLP for the year ended 30 June 2023 included in the consolidated financial statements is as follows:

	2023 £'000	2022 £'000
Turnover	20	24
Costs / Administrative expenses	(45)	(35)
	(25)	(11)

13 Investments (continued)

Ward Griffin LLP is a limited liability partnership and hence has no share capital. The members comprise Homerton College and St. Mary's School.

Each member appoints two appointed representatives to the Management Board. Certain key decisions require the consent of both partners, so the LLP has been accounted for as a joint venture. The College's share of Ward Griffin LLP included in these financial statements is as follows:

	2023 £'000
Turnover	0
Costs / Administrative expenses	(47)
	(47)

14 Stocks

	Consolidated		College	
	2023 £'000	2022 £'000	**2023 £'000**	2022 £'000
Goods for resale	**31**	25	**22**	14
	31	25	**22**	14

15 Trade and other receivables

	Consolidated	Restated	College	Restated
	2023 £'000	2022 £'000	**2023 £'000**	2022 £'000
Trade debtors	**699**	453	**428**	375
Amounts due from subsidiary undertakings	**-**	-	**637**	440
Prepayments and accrued income	**1,213**	990	**1,191**	986
	1,912	1,443	**2,256**	1,801

2022 Prepayments and accrued income, have been restated by minus £345k, this is due to consistency of treatment of the University of Cambridge Fees creditor, with a corresponding restatement of minus £345k in Creditors, the overall net effect being nil.

16 Cash

	Consolidated		College	
	2023 £'000	2022 £'000	**2023 £'000**	2022 £'000
Cash at bank	**3,055**	2,880	**2,266**	2,650
Cash in hand	**1**	2	**1**	2
	3,056	2,882	**2,267**	2,652

17 Creditors: amounts falling due within one year

	Consolidated	Restated	College	Restated
	2023 £'000	2022 £'000	**2023 £'000**	2022 £'000
Trade creditors	**979**	874	**946**	855
Other taxation and social security	**288**	1,012	**288**	1,012
Contribution to Colleges' Fund (Statute G, II)	**27**	42	**27**	42
Other creditors and accruals	**2,817**	1,560	**2,588**	1,535
Deferred rental income (note 18)	**32**	32	**32**	32
Other deferred income	**364**	75	**55**	35
	4,507	3,595	**3,936**	3,511

2022 Other creditors and accruals, have been restated by minus £345k, this is due to consistency of treatment of the University of Cambridge Fees creditor, with a corresponding restatement of minus £345k in Trade and other receivables, the overall net effect being nil.

18 Creditors: amounts falling due after one year

Consolidated and College	**2023 £'000**	2022 £'000
Debentures	**29,875**	29,868
Deferred rental income	**2,519**	2,550
	32,394	32,418

During 2013-2014 the College participated in a bond issue jointly with a number of other Cambridge colleges which raised £10m (before deduction of fees) of long-term unsecured funding. In August 2015 the College participated in its own bond issue which raised £20m of long-term unsecured funding. The debentures are wholly repayable at the end of their respective terms and are structured as follows:

Creditors: amounts falling due after one year (continued)

Debentures	Term	Interest rate (fixed)	Amount £'000
Tranche 1a – CCF (October 2013)	30 years	4.40%	**3,211**
Tranche 1b – CCF (October 2013)	40 years	4.40%	**2,569**
Tranche 2 – CCF (January 2014)	30 years	4.45%	**4,220**
Private Placement – Hermit/Prudential (August 2015)	25 Years	3.38%	**20,000**
Fees deducted			**(125)**
			29,875

Deferred rental income represents the deferral of monies received from the University of Cambridge Education Faculty for the grant of a 99-year lease in 2005 over their new building that has been constructed on the College site. The receipt is being released to the statement of comprehensive income and expenditure in equal annual instalments over the lease term.

19 Provisions for liabilities and charges

Consolidated and College	2023 £'000	2022 £'000
At beginning of year	**158**	498
Benefits paid	**(38)**	(37)
Charge to income and expenditure account	**(7)**	(14)
Changes in actuarial assumptions	**16**	(289)
At end of year	**129**	158

The provision related to the College's liability to enhanced the pensions of teaching staff who retired early.

20 Contingent liabilities

There are £nil contingent liabilities as at 30 June 2023 (2022: £nil).

21 College pension schemes

Consolidated and College	2023 £'000	2022 £'000
Surplus under Cambridgeshire County Pension Fund	430	1,735
Liability for deficit reduction payment under Universities Superannuation Scheme	(1,118)	(1,297)
Surplus at end of year	(688)	438

The College participates in two pension schemes, the Universities Superannuation Scheme (USS) and Cambridgeshire County Council Pension Fund (CCCPF). The CCCPF is part of the Local Government Pension Scheme (LGPS). Both schemes are defined benefit schemes that are externally funded and contracted out of the State Second Pension. The assets of the schemes are held in separate trustee-administered funds. The College is unable to identify its share of the underlying assets and liabilities in respect of the USS scheme on a consistent and reasonable basis and therefore, as required by FRS 102, accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

CCCPF has been able to apportion a percentage of its funds, assets and liabilities relating to the College and therefore the scheme has been treated as a defined benefit scheme in the financial statements. The disclosure requirements of FRS 102 in relation to these schemes are shown below.

The College is required to contribute a specified percentage of payroll costs to the pension schemes to fund the benefits payable to the company's employees. In 2023, the percentage was USS: 21.6% (2022: 21.6%) and CCCPF: 17.9% April 2023 (April 2022: 17.9%).

The CCPf (LGPS) scheme has a surplus and a minimum funding requirements exists, therefore a pension asset ceiling has been calculated by the actuaries as follows:

Consolidated and College	2023 £'000	2022 £'000
Surplus under Cambridgeshire County Pension Fund	9,231	6,057
Restriction to Pension Asset Ceiling	(8,801)	(4,322)
Surplus at end of year after asset ceiling	430	1,735

21 College pension schemes (continued)

The total pension cost for the College and its subsidiaries for the year to 30 June 2023 was:

	2023 £'000	2022 £'000
Service cost of USS	171	1,044
Current service cost of CCCPF (LGPS)	912	1,770
Total pension cost	1,083	2,814

The latest valuations of the schemes assets and liabilities for which results are available:

	USS	CCCPF (LGPS)
Date of valuation	31 March 2020	31 March 2022
Market valuation of assets	£66,500m	£4,305m
Past service liabilities	£80,600m	£3,446m
Deficit of assets	£ (14,100) m	£ 860m

USS

The appointment of directors to the board of the trustee is determined by the trustee company's Articles of Association. Four of the directors are appointed by Universities UK; three are appointed by the University and College Union, of whom at least one must be a USS pensioner member; and a minimum of two and a maximum of four are co-opted directors appointed by the board. Under the scheme trust deed and rules, the employer contribution rate is determined by the trustee, acting on actuarial advice.

As at the 30 June 2023, the latest available complete actuarial valuation of the Retirement Income Builder was at 31 March 2020 (the valuation date), which was carried out using the projected unit method.

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

The 2020 valuation was the sixth valuation for the scheme under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £66.5 billion and the value of the scheme's technical provisions was £80.6 billion indicating a shortfall of £14.1 billion and a funding ratio of 83%.

Under FRS 102, a liability has been recognised to reflect the cost of the Recovery Plan of the Scheme to the College. At 30 June 2023, this stood at £1,118,000 (2022: £1,297,000).

21 College pension schemes (continued)

USS (continued)

FRS 102 liability numbers have been produced for the scheme using the following assumptions:

	2023	2022
Discount rate	**5.52%**	3.31%
Pensionable salary growth	**2.70%**	2.70%
Payroll base change	**0%**	0%

The main demographic assumption used relates to the mortality assumptions. These assumptions have been updated for the 31 March 2023 accounting position, based on updated analysis of the Scheme's experience carried out as part of the 2020 actuarial valuation. The mortality assumptions used in these figures are as follows:

The current life expectancies on retirement at age 65 are:

	2023	2022
Males currently aged 65 (years)	**24.0**	**23.9**
Females currently aged 65 (years)	**25.6**	**25.5**
Males currently aged 45 (years)	**26.0**	**25.9**
Females currently aged 45 (years)	**27.4**	**27.3**

	2023	2022
Existing benefits		
Scheme assets	**£73.1bn**	£80.6bn
FRS 102 liabilities	**£65.7bn**	£86.2bn
FRS 102 surplus/(deficit)	**£7.4bn**	(£5.6bn)
FRS 102 funding level	**111%**	94%

Cambridgeshire County Council Pension Fund (CCCPF (LGPS))
The CCPF is a defined benefit scheme based on final pensionable salary.

Liabilities are valued on an actuarial basis using the projected unit method which accesses the future liabilities discounted to their present value.

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) *(continued)*

The movement in the net surplus/(deficit) in the scheme was as follows:

Consolidated and College	2023 £'000	2022 £'000
(Deficit) surplus at beginning of year	**1,735**	(3,504)
Current service cost	**(912)**	(1,770)
Interest on assets	**995**	478
Contributions by employer	**656**	597
Other finance cost	**(767)**	(553)
Restriction to pension asset ceiling	**(4,479)**	(4,322)
Actuarial (loss)	**3,202**	10,809
(Deficit)/surplus at end of year	**430**	1,735

The main assumptions used for the purposes of FRS 102 are as follows:

	2023	2022
Discount rate	**5.10%**	**3.85%**
Rate of increase of salaries	**3.50%**	**3.15%**
Rate of increase of pension in payment	**3.00%**	**2.65%**

Assets are valued at a fair price, principally market value for investments, and comprise:

	2023 £'000	2022 £'000
Equities	**19,393**	18,003
Bonds	**3,993**	3,343
Property	**4,278**	4,115
Other	**855**	257
	28,519	25,718

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations in years on retirement age 65 are:

	30 June 2023	30 June 2022
Current pensioners		
Males	**22.0**	22.0
Females	**24.3**	24.2
Future pensioners		
Males	**22.5**	22.9
Females	**26.0**	26.0

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) (continued)

	30 June 2023 £'000	30 June 2022 £'000	30 June 2021 £'000	30 June 2020 £'000
Present value of funded obligations	**(19,288)**	(19,661)	(29,222)	(25,645)
Restriction to pension ceiling asset	**(8,801)**	(4,322)		
Fair value of plan assets	**28,519**	25,718	25,718	21,751
	430	1,735	(3,504)	(3,894)
Present value of unfunded obligations	–	–	–	–
Net (liabilities) assets recorded in the balance sheet	**430**	1,735	(3,504)	(3,894)
Experience (loss) gain on assets	**(21)**	(727)	3,383	(175)
Experience loss (gain) on liabilities	**(3,223)**	(11,536)	2,004	2,688

Amounts charged to income and expenditure account	**2023 £'000**	2022 £'000
Current service cost	**912**	1,770
Interest on obligation	**995**	478
Interest on assets	**(767)**	(553)
	1,140	1,695

Analysis of amounts recognized in other comprehensive income	**2023 £'000**	2022 £'000
Return on assets excluding amounts included in net interest	**(21)**	(727)
Changes in financial assumption	**3,223**	11,536
Total actuarial gain recognized	**3,202**	10,809

Changes in the present value of the defined benefit obligation:	**2023 £'000**	2022 £'000
Opening defined benefit obligation	**19,661**	29,222
Current service cost	**912**	1,770
Interest cost	**767**	553
Contributions by members	**235**	211
Changes in financial assumption	**(1,706)**	(11,536)
Benefits paid	**(581)**	(559)
Closing defined benefit obligation	**19,288**	19,661

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) (continued)

Changes in the fair value of plan assets:	2023 £'000	2022 £'000
Opening fair value of plan assets	**25,718**	25,718
Net interest	**995**	478
Contributions by members and other bodies	**235**	211
Contributions by employer	**656**	597
Return on assets excluding amounts include in net interest	**(21)**	(727)
Benefits Paid	**(581)**	(559)
Other experience	**1,517**	-
Closing fair value of plan assets	**28,519**	25,718

The College expects to contribute £701,000 to its defined benefit pension scheme in the year ending 30 June 2024 (2023: £617,000).

The management bases required by FRS 102 are likely to give rise to significant fluctuations in the reported amounts of the defined benefit pension scheme assets and liabilities from year to year; and do not necessarily give rise to a change in the contributions payable into the scheme, which are recommended by independent actuaries based on the expected long-term rate of return on the schemes assets.

22 **Related party transactions**

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

The College maintains a register of interests for all College Council members and where any member of the College Council has a material interest in a College matter, they are required to declare that fact.

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

Fellows are remunerated for teaching, research, and other duties within the College. Fellows are billed for any private catering. The Trustees renumeration is overseen by the fellows renumeration Committee.

22 Related party transactions (continued)

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

Salary	2023 Number	2022 Number
£nil	1	1
£1- £10,000	1	1
£10,001 - £20,000	2	0
£20,001 - £30,000	2	1
£30,001 - £40,000	0	1
£40,001 - £50,000	1	2
£50,001 - £60,000	3	4
£60,001 - £70,000	4	4
£70,001 - £80,000	2	2
£80,001 - £90,000	0	1
£90,001 - £100,000	0	0
£100,001 - £110,000	1	0
Total	**17**	17

The total Trustee salaries were £790,588 for the year (2022: £855,879).

The Trustees were also paid other taxable benefits (including associated employer National Insurance contributions and employer contributions to pensions) total £260,942 for the year (2022: £280,958).

The College has two trading and subsidiary undertakings, which are consolidated into these accounts. All subsidiary undertakings are 100% owned by the College and are registered and operating in England and Wales.

The College has taken advantage of the exemption within section 33 of FRS 102 not to disclose transactions with wholly owned group companies that are related parties.

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 2023 these fees total £14,182k (2022: £14,043k). During the year the University paid College, from these fees, sums totalling £4,362k (2022: £4,324k) 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 College contributed under Statute GII of £27k (2022: £42k) into the Colleges Fund.

22 Related party transactions (continued)

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. College administers a Cambridge Bursary Scheme to support undergraduates financially; the University of Cambridge contributed £382k to this scheme (2022: £283k). During the course of its charitable activities, College also pays the University of Cambridge for printing, network and other services. In addition, Homerton College periodically provides conference-related services including accommodation, catering and other services to the organisations and departments belonging to the University of Cambridge or standard third-party terms.

23 **Reconciliation of consolidated operating surplus to net cash flow (outflow) inflow from operating activities**

	2023 £'000	Restated 2022 £'000
(Deficit) surplus on continuing operations	**(1,973)**	(2,629)
Depreciation of tangible fixed assets (note 12)	**2,906**	2,601
Amortization of intangible fixed assets	**40**	36
Interest payable	**1,127**	1,127
Investment income	**(3,522)**	(4,239)
Pension costs less contributions payable	**(219)**	2,291
Decrease (increase) in stocks	**(6)**	5
Decrease (Increase) in debtors	**(124)**	403
(Decrease) increase in creditors due within one year	**567**	663
Decrease in creditors due in more than one year	**(24)**	(26)
Decrease in provisions	**(5)**	(371)
Operating loss on joint venture	**(47)**	(24)
Net cash (outflow) inflow from operating activities	**(1,280)**	(163)

24 **Cash flows from investing activities**

	2023 £'000	2022 £'000
Investment income received	**3,480**	4,238
Bank interest received	**42**	1
Purchase of tangible fixed assets	**(2,145)**	(8,605)
Purchase of intangible fixed assets	**(16)**	(38)
Purchase of investments	**(21,886)**	(9,808)
Proceeds of disposal of investments	**23,323**	12,561
Total cash flows from investing activities	**2,798**	(1,651)

25 Cash flows from financing activities

	2023 £'000	2022 £'000
Interest paid	(1,127)	(1,127)
Net Loan Borrowing / (Repayment)	-	-
Total cash flows from financing activities	(1,127)	(1,127)

26 Consolidated reconsolidation and analysis of net debt

Consolidated	At 1 July 2022 £'000	Cash flows £'000	Other non-cash changes £'000	At 30 June 2023 £'000
Cash and cash equivalents				
Cash at bank and in hand	2,882	174	-	**3,056**
Cash held with fund managers (note 13)	1,096	217	-	**1,313**
	3,978	391	-	**4,369**
Borrowings – amounts falling due after more than one year				
Debentures (note 18)	(29,868)	-	(7)	**(29,875)**
Lloyds revolving credit facility (note 18)	-	-	-	-
	(29,868)		(7)	**(29,875)**
	(25,890)	391	(7)	**(25,506)**

27 Financial statements

	2023 £'000	2022 £'000
Financial assets		
Financial assets at fair value through Statement of Comprehensive income		
. Listed equity investments	**72,051**	66,704
. Fixed interest securities	**5,668**	5,971
Financial assets that are equity instruments measured at cost less impairment		
. Other equity investments	**6,014**	5,975
Financial assets that are debt instruments measured at amortized cost		
. Cash and cash equivalents	**3,056**	2,882
. Trade debtors	**699**	453
Financial liabilities		
Financial liabilities measured at amortized cost		
. Debentures	**(29,875)**	(29,868)
. Revolving credit facility		
. Trade creditors	**(979)**	(874)

28 Capital commitments

	Land and buildings 2023 £'000	Land and buildings 2022 £'000
Authorized and contracted for	421	1,207
Authorized but not yet contracted for	7,607	8,611

29 Prior year adjustments

Prior year adjustments have been made to both Trade and other receivables and Creditors. The College assessed the treatment of the University of Cambridge Fees and the resulting adjustment was to reduce both Prepayments and accrued income and Other creditors and accruals by £345k. The net result to these adjustments is nil.

A prior year adjustment has been made to Other comprehensive income and has been restated for Actuarial gains, due to a minimum funding requirement being identified within LGPS, and a pension asset ceiling calculation being incorporated.
This amounted to an increase in actuarial gain of £1,735k.
The result of this adjustment is to reduce the deficit on Total comprehensive income for the year by £1,735k and increase Balance sheet reserves by £1,735k.

HOMERTON COLLEGE CAMBRIDGE

England & Wales - Charity number 1137497

Accounts

Charity Registration Number 1137497

HOMERTON COLLEGE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

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REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2022

Registered address
Hills Road
Cambridge
CB2 8PH

Charity registration number: 1137497

Members of Council (Trustees)

Ex officio Members

Principal	Prof Geoffrey Ward (retired 30 September 2021) Lord Woolley of Woodford from 1 October 2021
Vice Principal	Dr Louise Joy
Senior Tutor	Dr Penelope Barton
Bursar	Ms Deborah Griffin

Elected Fellows (for 3-year terms to 30 September)

Mr Matthew Moss (2021)
Dr Francesca Moore (2021)
Dr Juliana Cavalcanti (2022)
Ms Liz Osman (resigned June 2022)
Dr David Clifford (2022)
Dr Julia Kenyon (2023)
Dr Timos Kipouros (2023 -second term)
Dr Paul Warwick (2023 – second term)
Dr Paul Elliott (2024 – second term)
Dr Miles Stopher (2024)
Dr Simon Wadsley (2024)

Co-opted Fellows (annual)
Dr Georgie Horrell

Student Members (not Trustees)

JCR President	Phoebe Hardingham
MCR President	Harry Convey

Senior Officers

Head of House	Prof Geoffrey Ward (retired 30 September 2021) Lord Woolley of Woodford from 1 October 2021.
Vice Principal	Dr Louise Joy
Senior Tutor	Dr Penelope Barton
Bursar	Ms Deborah Griffin
Admissions Tutors	Dr Paul Elliott Dr Georgie Horrell
Graduate Tutor	Dr Melanie Keene
Secretary to the Governing Body and Council	Dr Simon Wadsley

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2022

Auditors
Price Bailey LLP
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers
Lloyds Bank plc
Endeavour House
Chivers Way
Histon
Cambridge
CB24 9ZR

Solicitors
Taylor Vinters LLP
Merlin Place
Milton Road
Cambridge
CB4 0DP

Property advisers
Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Investment managers
Rothschild & Co
New Court
St Swithin's Lane
London
EC4N 8AL

SCOPE OF THE FINANCIAL STATEMENTS

The trustees of Homerton College ('the College') present their report incorporating the operating and financial review, together with the audited financial statements for the year ended 30 June 2022. These cover the consolidated operations of Homerton College and its subsidiaries. The financial statements have been prepared in accordance with the accounting policies set out on pages 29 to 35 and comply with applicable laws, the requirements of the Recommended Cambridge College Accounts (RCCA), the Statement of Recommended Practice: Accounting for Further and Higher Education (2019), and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

GOVERNANCE AND ORGANISATIONAL STRUCTURE

Homerton College is an Independent College of the University of Cambridge. The College is governed by its Royal Charter and its Statutes and Ordinances, which may be found on the College website.

The Fellows of the College comprise the Governing Body which has the "ultimate authority in the government of the College as a place of education, religion, learning and research", and its powers are set out in the Charter and Statutes. The College Council is established by the Governing Body to exercise on its behalf such powers as are set out in the Statutes and Ordinances, other than those reserved for exercise by the Governing Body itself.

The members of the Council are deemed to be the trustees of the College for the purpose of charity law, and its composition is set out on page 2. A number of committees have been established to advise the Council in carrying out its duties, and these are set out in the Corporate Governance Statement on pages 19 and 20.

A number of subsidiaries and other significant investments have been established to undertake trading operations for the benefit of the College (see also note 12):

- Colophon Limited undertakes commercial conferences and also operates the College bar.
- Colokate LLP was incorporated during 2013-14 in order to facilitate the development of the residential element of Homerton Gardens which is adjacent to the main College site. This development was now completed in 2016 and the partnership continues to hold the leaseholds.
- Ward Griffin LLP is a partnership between Homerton College and St Mary's School, Cambridge, established in April 2020 for the development and management of the sports fields owned by St Mary's School and leased to the partnership for 66 years.

AIMS AND OBJECTIVES OF THE COLLEGE

The objects of the College, as set out in its Royal Charter, are:

a. for the public benefit to advance education, religion, learning and research within the University of Cambridge;

b. for the public benefit to provide for persons, who shall be members of the University, a College wherein they may work for degrees of the University of Cambridge.

PUBLIC BENEFIT

In setting the objectives and planning the activities of the College, the Council has given careful consideration to the Charity Commission's general guidance on public benefit.

College Plan

The College is entering the final year, of five years, of its College Plan, which was approved by the Governing Body in November 2018. The Plan is underpinned by the aims of the College to:

- Excel by the standards of Collegiate Cambridge;
- Utilise our position as the newest college so as to be seen to serve and reflect society's current and future needs;
- View and use our appeal to students from a wide variety of backgrounds as a distinctive strength;
- Support the PGCE, and training for the professions.

Lord Simon Woolley, Principal, will be putting forward a new College Plan in Michaelmas 2022.

From October 2020, with the introduction of Architecture, the College offers all the Triposes for undergraduates. There is a need to expand the Fellowship particularly through the engagement of University Teaching Officers "UTOs" in all major subject areas. The Fellowship comprising the Governing Body now numbers 66 of whom 46 have been appointed since 2013. The College has also created an Associate Fellowship, for distinguished individuals whose continuing association with the College has demonstrable benefit and welcomes those of post-doctoral status as Research Associates to participate in the community as members of the College.

Since its launch in 2019 Homerton Changemakers offers an extra-curricular support programme to Homerton students throughout their degrees. In September 2021 the College launched a new website. This involved revisiting and re-evaluating our vision and values of the College.

Education

Student membership of the College was as follows:

Academic year ended 30 June	**2020**	**2021**	**2022**
Undergraduates	586	615	610
Postgraduate Certificate in Education (PGCE)	165	181	161
Higher Degree students - Full time	188	183	168
- Part time	249	213	282
Total	**1,188**	**1,192**	**1,221**

PUBLIC BENEFIT (continued)

Achievements

The multiple achievements of the College members are listed extensively in the College's Annual Review, which is available at:

https://issuu.com/homerton/docs/homerton_annual_review_2021

Academically, our students are having to overcome three years of disruption to their education both prior to entering College and whilst here, with periods of home study in variable circumstances and exams, if taken at all, taking place online and mostly in their bedrooms. It is not surprising therefore that the College experienced a higher number of students than usual intermitting from their courses primarily for health reasons. The numbers are still less than 5% of undergraduates.

The results of finalists in 2022 showed a similar percentage of first and 2:1s as in previous years but with a higher than usual (4%) thirds and fails. It was also pleasing to see our first co-hort of medical students graduate after 6 years.

Student support

The College commits to offering places to applicants from a broad range of backgrounds who may have received very variable preparation at school. The College provides an extended induction for incoming first years and a number of students are offered pre-sessionals in mathematics for non-maths courses. To ensure all students can fully participate in all the University and College has to offer the College participates in and has instigated a number of schemes.

Through a scheme operated in common with the University and other Cambridge colleges, the College provides bursary support to undergraduate students of limited financial means. The Cambridge Bursary Scheme is approved by the Office of Fair Access (OFFA) and provides benefits at substantially higher level than the minimum OFFA requirement. During the year, 170 (2021: 150) Homerton students benefited from the scheme, to the value of £517,906 (2021: £484,283). Although this was the first year of the enhanced Bursary scheme applying to first years, College continued to offer students, other than the first years, participation in the Pilot Top-Up Bursary Scheme which benefited 131 Homerton students in 2022 to the value of £53,015 (2021: 161 students to the value of £108,910). This was in part funded by Trinity College.

The College also operates its own Hardship Fund and awards a number of other grants, as well as prizes for academic achievement. The total cost of such financial support was £242,047 (2021: £185,247). The College's Finance Tutor seeks to support students in need not only from College resources but also a range of University and other Funds.

Research Grants, for postgraduates, were used to fund an expanded, criteria of expenses, recognising that fees and travel for conferences was limited by the pandemic. Eligible PhD students were supported in applying for UKRI Covid-10 extension funding and the University's own postgraduate CAS scheme for self-funded students.

***Student support** (continued)*

All undergraduates have a Director of Studies who meet with and monitor students' Academic development. One-to-one support is available for any student who requires assistance with writing skills, maths support or time management and personal organisation. Subject dinners resumed during the year. These bring together undergraduates, postgraduates, Fellows and staff, and in some cases alumni, for further discussion of the respective subjects.

All students have a Tutor for pastoral support. For the Academic Year 21-22 there was an increased number of undergraduate Tutors and a restructuring of postgraduate support with more tutors covering all students whereas previously a PGCE Tutor and two Graduate Tutors for part-time graduate students had supported the Graduate Tutor. There was also an increased diversity of tutors which was an aim of the restructuring.

The College runs a Personal Development Programme open to all undergraduate and graduate students.

Homerton Changemakers was launched during 2019. The costs amounted to £153,289 (2021: £83,270). This is a three year, integrated, co-curricular programme, designed to help Homerton students thrive both during and after graduation. It is based on the pillars of responsibility, efficacy, action and leadership. Changemakers continued to deliver an innovative programme throughout the year.

The College also employs a Nurse and Counsellor to provide onsite care for students as well as contracting other Counsellors and referring students to the University Counselling Service. The outcomes of the University Strategic Review of Mental Heath Provision are supported by the College and a Student Wellbeing Advisor is employed from November 2022.

Outreach and access

The College is concerned to ensure that the benefits of the education provided by the College are, and are understood to be, open to talented applicants from every background, raise educational aspiration, and attract outstanding applicants who might not have otherwise considered applying to Cambridge and Homerton College. In line with new priorities for access and participation set by the Office for Students in 2022, the College is also looking to explore ways of partnering with schools and local organisations to raise the attainment of young people, as well as improving the quality and volume of evaluation of our access and participation activity.

The College employs a full-time Schools Liaison Officer. The Schools Liaison Officer, in consultation with the Admissions Manager and Admissions Tutors, operates an extensive outreach programme of visits to schools, visits by schools to the College, virtual engagement and open days. Since pandemic restrictions in the UK eased in January 2022, the Admissions Team have focused on retaining the advantages of virtual engagement, alongside recommencing in-person outreach activities. During the year, the team delivered 73 unique activities to 3810 unique students. 63 of the activities were delivered online with 10 in-person activities.

The proportion of students who took part in at least one activity who are classified as disadvantaged in at least one indicator (POLAR4, IMD, EST and IDACI) is 42%. Through these activities students at 389 different schools, colleges or further education institutions engaged with Homerton College.

In addition to these activities, 631 unique individuals visited Homerton College as part of the bookable College Tours delivered by students throughout the Spring and Summer months.

In agreement with other Colleges, Homerton focuses its in-person outreach on four geographical areas: Richmond and Hounslow, Doncaster and Rotherham, Buckinghamshire and Scotland. However, the possibility of engaging with large numbers of students for minimal cost through virtual outreach means that a number of our activities, such as our popular Higher Education Access Course, are open to students from all areas. New initiatives started this year include our 'FutureReady!' programme for Year 10 and Year 11 students, which focuses on building study skills and university readiness, and our 'Essay and Design Programme' for Year 12 students, which aims to develop essay-writing and project-planning skills. The College also supported 40 students through the inaugural year of the StemSmart Programme.

Admissions

The College used third-party software to allow prospective students to talk to current students usually in their subject area via chat. Homerton College continued its 'Summer Support Programme' for confirmed students. This year, the programme involved a series of four webinars where incoming students got to meet key members of College to help aid their transition to Homerton.

The number of applicants continued to grow to 875 (2020: 767) however the offer ratio was reduced following the high number from the previous year due to the absence of exams for sixth form students. Undergraduate admissions for the 2021-22 Academic year were 176 (2020:200) with 4 returning following intermission. This included 2 students in Architecture offered for the first time.

Applications for 2022 again increased although a high proportion of the increase was from overseas and in particular China often for subjects for which Home applicants are sparse. Notwithstanding that the College made 227 offers (including 5 Foundation Year offer-holders) of which 74.4% (FY21 75%) are home students (169). Of these 79.4% are state school applicants.

Our admissions process will continue to be dictated by discussions between interviewers, Directors of Studies and Admissions Tutors on the quality of each applicant with an appropriate consideration of individual applicants' contextual information. Nevertheless, we are proud that we continue to exceed metrics set for POLAR, OAC and IMD participation in the agreement with the Office for Students for 2024.

Extra-curricular activities

Homerton students are encouraged to participate in a wide range of activities both College-based and in the wider University. A total of 73 (2020 – 34) representation awards of £200 recognised the contribution of our students across activities in sport, music, dance, drama and societies in the wider University. The College also made donations, totaling £2.9k (2021: £8.5k), to local charities and student societies usually with a Homerton student or staff involvement.

The College provides support to a range of musical activities, in particular through the Charter Choir. The College employs a Director of Music, and each year awards a number of Choral and Organ scholarships. Two new large and airy music practice rooms were completed in summer 2020.

Research

Fellows of the College are supported in their research activities with generous computer and research allowances. There were 6 Junior Research Fellows during the year and a number moved onto prestigious lectureships around the world. The College also supported its community of 24 Research Associates who provide a valuable resource for teaching and seminars. Masters and PhD students also receive research allowances for attendance at conferences or workshops and fieldwork expenses.

Research Suppers returned in person throughout the academic year with talks from members of the College on their work with the customary research supper afterwards. The annual joint research event with our sister College in Oxford, Harris Manchester was planned, but had to be cancelled due to Covid-19.

The Director of Research has helped to coordinate the College's data for the upcoming REF submission and the Research Committee has continued to look at how fellows can apply for external funding grants and the criteria for claiming research allowances and graduate grants and awards.

PUBLIC BENEFIT (continued)

Responding to Covid-19

The College was unable to accept any event or summer school business during the summer of 2021, however there was hope that the academic year would be a new beginning. In the Michaelmas term, the University and Colleges continued with weekly asymptomatic testing and students continued to be organized into households of between 5 and 12 (average 9) around their kitchen or "gyp room." All events were risk assessed, numbers reduced for Formal Hall and Matriculation dinners and other events held in limited numbers and outside. College continued to support students during isolation, academically and pastorally, and the food order and delivery system ensured our students wellbeing. Testing continued in part into the Lent term as did student support for those isolating.

Most students were able to be resident for the entire academic year and a College was able to hold events to "catch up" on those missed during 2020 and 2021.

The pandemic continued to have a significant financial impact on the College. Principally in FY21-22 from the loss of conference, events and Homerton International programme revenues.

FINANCIAL REVIEW

Review of the results for the year

Overview

The College Income and Expenditure Account for the year ended 30 June 2022 reflects the impact of Covid-19 with the absence of any conference and events income from the summer of 2021 in particular. There was a loss before other gains and losses of £2,629k (2021: loss before other gains and losses of £1,775k). This was after a contribution of £42k (2021: £38k) to the Colleges' Fund under University of Cambridge Statute G, II. The deficit was impacted by an increase in current pension service costs for LGPS £1,971k (2021 £977k). Without this non-cash item the deficit would be £658k (2021: deficit £803k).

Education Account

The per capita rate applicable to the undergraduate college fee for Home and EU students was £4,625 (Years 1- 5) and £4,500 (Year 6). The graduate and PGCE fee to the Colleges was increased by 10% to £4,475 (2021: £4,069). Of the total graduate fee income, this included a sum of £60,182 (2021: £61,178) which was directly taken to the Vice Chancellor's Graduate Fund. Total income from college fees, grants etc amounted to £5.8m (2021: £5.4m).

Education expenditure was £7.44m (2021: £6.29m) an increase of £1.15k leaving a deficit of £1.65m (2021: £0.89m).

Residence and catering accounts

The College is very mindful of student finances and strives to keep increases in accommodation rents and catering prices as low as possible whilst endeavoring to cover costs and maintaining a high standard of (mostly en-suite) accommodation through regular refurbishment. For FY22 there were no increases in room rents for undergraduates (2021: 13.0%) or for postgraduates (2021: 4.6%). Hall food prices had been reduced by an average of 40% for 2021 (2020: 0%) and the College continued to set prices so that the cost of provisions is maintained. The absence of conference income to offset charges and reduced room income due to the pandemic meant that the true cost of providing accommodation and catering to students was difficult to ascertain. The college is pleased that our student room rents continue to be amongst the lowest in Cambridge.

The residence account income was £3.48m (2021: £2.37m). Costs for the year were £3.62m (2021: £3.33m) resulting in a loss of £140k (2021: loss of £954k). Higher conference revenues would have reduced this deficit further.

Term-time students, staff and college function catering produced a turnover of £861k (2021: £353k). During the year although many College functions returned, numbers were reduced due to Covid risk. The new dining hall and buttery opened in April 2022 and proved immediately popular as a place to eat, study and socialize. After allowing for pay expenditure of £1,020k (2021: £958k) and non-pay and overheads of £940k (2021: £566k), the account was in deficit by £1.1m (2021: deficit 1.17m). Increased conference catering revenues would have reduced this deficit further.

FINANCIAL REVIEW (continued)

Review of the results for the year (continued)

Conference and Events business

Income from conferences forms a vital part of the College's funding and the loss of business especially during the prime summer season (2021) is reflected in the deficit in the accounts. College continues to rebuild this business post Covid-19. Two meeting rooms, Bamford and Skillicorn, were completely refurbished and technology installed to host hybrid meetings. Planning is taking place to refurbish Alison Shrubsole and Paston Brown meeting rooms in 2023 include sustainability measures to reduce energy consumption. The North Wing auditorium and guest bedrooms completed in summer 2020 are also proving popular. With opening of the new Dining Hall and Buttery, the Catering and Conference staff are working to optimize use of all the Colleges large rooms.

Conference and Events income from the provision of catering and accommodation services to residential and day conferences (including Colophon Limited) was £403k (2021: £2k). Direct conference expenditure amounted to £275k (2021: £11k), giving a contribution of £128k (2021: loss of £9k).

Maintenance of buildings and capital expenditure

The College aims to preserve the quality of its building, residences, public spaces and infrastructure to provide students with a quality experience now and for future generations.

The Sports Pavillion and sports pitches were officially opened on 26 October 2021 by Jeff Blackett, President of the RFU. Negotiations with two possible partners to manager the facility for commercial use have fallen through and Ward Griffin LLP, the partnership with St Mary's School which developed the facility continues to explore opportunities. Until then our students use the facilities by booking through HUS.

The new Dining Hall with servery, kitchens and Buttery was completed in April 2022 and was opened for the final term of the year.

Bamford and Skillicorn meeting rooms were refurbished during the year and new hybrid AV equipment installed. In addition, fire improvement works have been carried out throughout the Ibberson building and a new fire escape serving Paston Brown and the new Dining hall has been installed. Planning permission has been received to improve environmental sustainability and install ASHPs.

During the summer of 2021, the second floor of ABC residences (27 rooms and gyp rooms) underwent a complete refurbishment

FINANCIAL REVIEW (continued)
Review of the results for the year (continued)

Investment policy and performance
Investment portfolio

The College maintains a long-term approach to investment, retaining a diversified portfolio, of high quality assets, to protect the real value of the capital base and provide protection against inflation risk. The College's primary investment objectives are:

- to seek to maintain the value of the portfolio in real terms i.e. 1% above inflation; and
- to maintain a predicted annual standard deviation of returns on the Fund less than 12.

The actual total return target is RPI +4% per annum, net of all investment fees and costs, over 5-7 years in order to sustain a spending rate of 3% over a trailing 3 year average. Rothschild & Co are retained to manage the investment portfolio. UBS retained a small portfolio of private equity assets which have been invested in since 2008. These latter investments were realized in September 2022 which resulted in a loss against value at 30 June 2021 of £770k.

Overall, the College's Investment portfolio decreased in value from £91.6m to £73.8m at the year end (note 13) after £5m was withdrawn to fund capital projects (Dining Hall and sports pavilion) and £1.8m realized from the UBS portfolio was withdrawn. This represents a decline of 13.4% in value (2021:29.8% increase), although not realised, against an RPI inflation for the same period of 11.8%. The return since the appointment of Rothschild & Co (October 2015) to June 2022 is a cumulative 57.4% (2021: 81%) against cumulative RPI inflation of 67.4% (2021: 44.5%). There has been some recovery in the portfolio since the year end but the portfolio, along with world equity indices are extremely volatile.

The Investment Committee advises the Trustees on the ethical policy with regard to its investments and follows and discusses the debate on issues of an environmental, social and governance nature. Through its investment managers, the College is seeking to invest long-term in assets which demonstrate a sustainable investment performance, and therefore, it is natural that considerations of an ESG nature will be taken, when acquiring, managing and trading in holdings. The College approved a new Responsible Investment Policy covering investments, banking and property investments in January 2022. This is on the College website.

The Investment Committee also monitors, through its investment managers, its holdings of so called "sin stocks" and investments in industries extracting fossil fuels. The College does not hold any direct shareholdings in fossil fuel companies (and has not for at least 5 years) and its holdings through funds are considered *de minimis*.

Homerton Gardens

The commercial development was completed in Spring 2016 at a cost of £18m. The main tenant is Alpha Plus Group operating Abbey College, a sixth form school. Rent, on the 25-year lease, commenced in September 2016. The commercial buildings were valued as at 30 June 2022 at £45.5m (30 June 2021: £45.5m). The five-year rent review took place and resulted in an increased rental for the year and a new tenant in the Rattee & Kett building was signed at an increased rental.
The value of the residential development is stated as other investments at £0.575m (30 June 2020: £0.5m) and reflects the value of the leaseholds.

FINANCIAL REVIEW (continued)
Investment policy and performance (continued)

Investment Land

Bidwell's performed a valuation of the investment land, as at 30 June 2022. The land has been valued at £6.6m (30 June 2021: £6.6m)

Leases

The Northern Site is the subject of a 99 year lease, from 9 January 2005, to the University of Cambridge, for which a premium has been received and accounted for as deferred rental income. This is released in equal annual instalments over the lease term.

The Mary Allan Building is subject to a 60 year lease, to the University of Cambridge, of its offices and shared teaching and auditorium space from 2001.

The lease of the Science Education Centre to the University of Cambridge is for 25 years from August 2001 and has been extended for a further 15 years.

Energy use and Environmental evaluation

The College commissioned a feasibility study from Skelly & Couch on the evaluation of the site (including Homerton Gardens) looking at opportunities to degasify the estate and install electric charging. Cavendish, Mary Allen, Ibberson and Queens Wing are, not surprisingly, the areas which would benefit most from improvements as these are the oldest buildings. This will be taken further during 2023 to develop a masterplan to undertake this work.

College Land and Buildings

The College reviewed its accounting policies in the light of the new accounting standard FRS102 in the year ended 30 June 2016 and decided that the College's operational assets should no longer be revalued, and that any new operational assets should be added at cost. The College's land and buildings are therefore stated at their value at 31 July 2013, as updated by the Governing Body to 1 July 2014 to £79.7m. Transactions since 1 July 2014 have been reflected in the balance of £115.1m at 30 June 2022. Assets under construction at 30 June 2022 represented fees incurred on a new Entrance Building and Porters Lodge for the College and Ibberson refurbishment.

Expenditure of a capital nature over the past 5 years has been funded through College operational cash flow and the proceeds of the bond issue in August 2015 (Note 18). Cash flow forecasts are regularly presented to the Investment Committee and College Council showing the requirement to use funds invested to complete the Estates Strategy 2014-2024 over the period 2021 to 2024. The loss of cash flow from operations over the past two financial years has increased the need to fund ongoing projects from the investment portfolio.

FINANCIAL REVIEW (continued)

Fundraising

Fundraising is undertaken through the College staff employed in the Development office, and is focused on the Alumni of the College and others. Fundraising is largely though the annual telephone campaign, emails and requests, to Alumni, and the College participates in the Cambridge in America scheme. All donations raised in this way are used to support our students. The amount raised to 30 June 2022 was £102k (2021: £1,402k).

We did not use the services of any professional or commercial fundraisers. We are registered with the Fundraising Regulator and abide by its voluntary scheme for regulating fundraising. We did not receive any complaints about our activities for the purposes of fundraising. Before commencing the annual telephone campaign, all identified participants (who are all Alumni) are contacted by mail and given the opportunity to not be contacted. All our callers, who are current students, are trained and monitored to avoid unreasonable intrusion on a person's privacy.

Staff costs and pensions

Total payroll costs, including employer's pension and national insurance contributions, were £8.8m (2021: £7.5m) (see note 10).

Each year, staff are appraised and an application can be made to the Staff or Fellows Remuneration committees for consideration of a regrade for that position. Salaries are benchmarked against other Colleges and, where appropriate, local companies. Salaries are increased each year in line with the UCEA negotiated pay increase. Homerton College is one of the few Colleges still offering a benefit pension as opposed to a contribution pensions scheme to all permanent staff and therefore average support staff costs are amongst the highest in Cambridge Colleges. All staff receive a meal whilst on duty.
College policy is to pay the Living Wage to all permanent and temporary employees.
The funded pension scheme operated for non-teaching staff is the Cambridgeshire County Council Local Government Pension Scheme (LGPS). The College also supports membership of the Universities Superannuation Scheme (USS), mainly for its Academic staff.

LGPS

The LGPS share, calculated to meet the requirements of FRS 102, attributable to existing and former staff was in surplus £6.05m (2021: deficit of £3.5m). Homerton shall recognise a plan surplus, as a defined benefit plan asset, only to the extent that it is able to recover the surplus, either through reduced contributions in the future or through refunds from the plan. As we are not able to recover any of the surplus, and any recovery from contribution rate changes is unknown, we have recognised a £nil value in these accounts. The Employer's contribution rate changed in April 2022 to 17.9% (April 2021: 18.0%).

USS

Due to the nature of this scheme, the College is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, and therefore accounts for the scheme as if it were a defined contribution scheme.

As reported in Note 21 the trustee estimates that the funding ratio as at 31 March 2022 had increased to 94% (from 84% as at 31 March 2021) reducing the deficit to £5.6bn (2020: £15.2bn).

FINANCIAL REVIEW (continued)

Staff costs and pensions (Continued)
***USS** (continued)*
The College has entered into a Recovery Plan with the Universities' Superannuation Scheme to fund the deficit within the Scheme. Consequently, the College has recognised 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 statement of comprehensive income and expenditure. At 30 June 2022, this liability was £1.3m (2021: £0.57m). The recovery plan increased Employer contributions further in April 2022 to 21.6% (October 2021 21.4%).

Reserves policy
The College's investment portfolio, its conference business and rental income from leases have the function of sustaining the activities of the College. Expenditure is guided by an assessment of forecast performance and liabilities with the objective of identifying sustainable affordable expenditure and achieving inter-generational equity. This is discussed in more detail above in respect of the investment policy.

The total unrestricted funds of the group totalled £216.5m at 30 June 2022 (30 June 2021: £226.6m). Of this, the general reserve, excluding the pension reserve, amounted to £118.8m (30 June 2021: £119.9m).

The free reserves of the College are largely represented by the College Investment portfolio, under management with Rothschild & Co, and cash held, totalling £73.8m at 30 June 20212 (30 June 2021: £91.6m). Each year, the Investment committee considers the cash flow projections for the College for the next 5 years and the appropriateness of the level of investments and advises the Trustees. The Investment Committee consider:

- The capital expenditure planned under the Estates Strategy to 2024;
- The re-payment of the bonds issued in 2013 and 2015 due from 2040;
- The age and condition of the existing buildings used for teaching, catering, offices and accommodation;
- The operating income and cash flows.

Until 2021, the College had had no reason to withdraw funds from the investment portfolio managed by Rothschild since 2015. Covid-19 has increased the need to access funds from the investment portfolio from 2021 onwards, as a result of the loss of income and cash flow from student and conference residential income and catering and events. However, the portfolio achieved exceptional returns to June 30 2021 which allowed the withdrawal of £14m of funds to repay the RCF of £10m in May 2021, and contribute to funding capital projects. A further £5m was drawn down in September 2021.

FINANCIAL REVIEW (continued)

Reserves policy (continued)

The Investment Committee is comfortable that the level of investments which represents the free reserves of the College is appropriate to the needs and size of the College and will be available to fund the remaining projects of the Estates Strategy and the shortfalls in operating cash flow as a result of the Covid-19 pandemic over the next 3 to 5 years.

PLANS FOR FUTURE PERIODS AND POST BALANCE SHEET EVENTS

Short-term future plans and activities

Estates

Planning permission was granted for the New Entrance Building in May 2022 to include a new Porters Lodge, additional study spaces and exhibition space. The next stage is to tender for construction. The cost of the building has increased as a result of supply issues across the construction industry and College is taking some time to assess the project in the terms of the need for additional financing.

During the summer of 2022, the third and final tranche of the bedrooms and en-suite shower rooms of the 81 bedrooms in ABC, were completely refurbished.

A student services support hub was created over the summer to co-locate Tutorial, Student Welfare, Changemakers, Admissions and Finance in Cavendish. This also allowed more academic offices to be created. HUS have been provided with a dedicated office and shop in in the JCR which, with the Buttery vacated, is now a dedicated student space.

Listed planning permission has been granted in July 2022 to undertake a refurbishment of the Alison Shrubsole, Paston Brown and Combination Room rooms in the Ibberson building, to improve the sustainability and energy consumption, lighting, interior design and audio equipment. Planning is underway as to how to sequence this work.

Environment

Having established existing Scope 1 and Scope 2 carbon emissions for the site which can then be tracked each year, we commissioned Skelly & Couch to report on:

- Energy evaluation by building and options for improving energy use
- A feasibility for the elimination of gas as an energy source
- Generation from existing photovoltaics (PVs)
- Electric Vehicle Charging provision

During 2023, a costed master plan will be developed for the estate to eliminate gas from the campus within 20 years.

PRINCIPAL RISKS AND UNCERTAINTIES

The College's Governing Body and the directors of the College's subsidiaries continued with their policy of formal risk assessment. All College Committees review and update the risk assessment appropriate to their purpose at least annually. These are consolidated and reviewed by the Audit Committee, College Council and Governing Body.

The impact of the pandemic still is a major concern as it is a consolidation of many of identified risks, financially, academically and for personnel. Aligned to this is a risk that the recovery to a financially sustainable position is not achieved either because the conference business fails to recover to previous levels and beyond or that fund-raising is not significantly improved.

There are continued concerns regarding the deterioration on the mental health and academic achievement of students as a result of their experience over the past 2 years as first years and sixth form students. The College is providing additional support to our students, and have increased academic and support programmes, through Changemakers, and re-structured the pastoral support, through the Tutor system, for all students. A new Student Welfare Advisor has been appointed to start in November 2022.

The continuation of the PGCE course in Cambridge University and the loss of fee income for the College and the impact on its tenant the Faculty of Education remains a risk although the likelihood of such an event is difficult to gauge.

There is still concern that the failure to recruit more University Teaching Officers will impact the quality of educational provision at Homerton.

AUDITOR

In so far as the trustees are aware:

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

Approved by order of the Governing Body on [2/12/22] and signed on its behalf by:

SIMON BIRCKINGTON

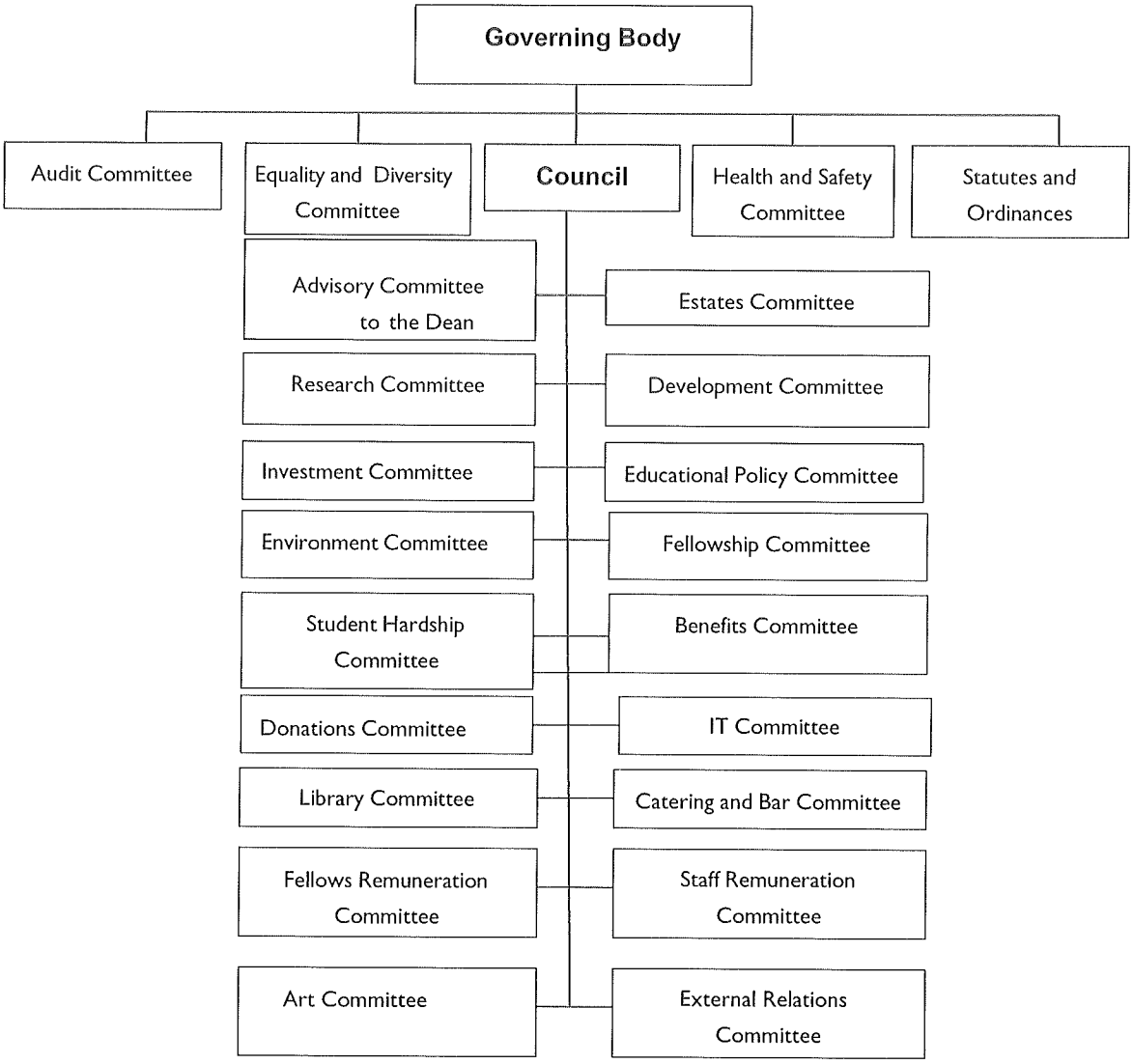
Bursar and Fellow

Governance

The following statement is provided by the Council 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.

The College is a registered charity (registered number 1137497) and subject to regulation by the Charity Commission for England and Wales. The members of the Council are the charity trustees and are responsible for ensuring compliance with charity law.

The Governing Body and Council are advised in carrying out their duties by a number of Committees as explained below:



On occasion working groups are set up to provide time limited direction such as the Music Strategy working group. The principal officers of the College are:

- The Principal
- The Vice-Principal
- The Bursar
- The Senior Tutor
- The Admissions Tutors
- The Post-Graduate Tutor

Governance (continued)

It is the duty of the Audit Committee to keep under review the effectiveness of the College's internal systems of financial and other controls; to advise the Governing Body on the appointment of external auditors; to consider reports submitted by the auditor; to monitor the implementation of recommendations made by the auditor; to make an annual report to the Council and Governing Body. Membership of the Audit Committee includes two independent chartered accountants and two fellows who are not members of the Council.

Declarations of Interests are completed by all Members of the Council and the senior administrative officers. Declarations of interest are made systematically at meetings.

The College's Members of the Council during the year ended 30 June 2022 are set out on page 2.

Statement of Internal Control

The Governing Body 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.

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.

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 2022 and up to the date of approval of the financial statements.

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

- The Audit Committee reviews a risk assessment report which it submits to the Governing Body in the Easter Term;
- The Audit Committee presents an annual report, including the adequacy of the internal controls and the preparation of the financial statements in the Michaelmas Term.

The Governing Body's review of the effectiveness of the system of internal control is informed by the work of the various Committees, the Bursar, and College officers, who have responsibility for the development and maintenance of the internal control framework, and by comments made by the external auditor in their management letter and other reports.

Statement of Council Responsibilities

The Council 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) and presenting it to the Governing Body for approval.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 Group and the College will continue in operation.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and 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 Group and the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Council 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.

Independent Auditor's Report to the College Council and Governing Body of Homerton College

Opinion

We have audited the financial statements of Homerton College (the 'College') and its subsidiaries (the 'group') for the year ended 30 June 2022 which comprise the Consolidated Statement of Comprehensive Income and Expenditure, the Consolidated Statement of Changes in Reserves, the Consolidated Balance Sheet, 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 2022, 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 College Council and Governing Body' 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 College Council and Governing Body 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 College Council and Governing Body, other than the financial statements and our auditor's report thereon. The College Council and Governing Body 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.

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 College Council and 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 the College Council and Governing Body
As explained more fully in the College Council and Governing Body responsibilities statement set out on pages 20-21, the College Council and Governing Body 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 College Council and Governing Body 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 College Council and Governing Body 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 College Council and Governing Body either intend to liquidate the group or the College or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 key authorisation procedures and decision making processes for any unusual or one-off transactions.

- We reviewed minutes of Finance, College Council and Governing Body meetings and agreed the financial statement disclosures to underlying supporting documentation.

- We have made enquiries of management and officers of the College regarding laws and regulations applicable to the organisation.

- We reviewed the risk management processes and procedures in place including a review of the risk register and reporting to the College Council.

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 College Council and 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 Council and Governing Body 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 College Council and Governing Body as a body, for our audit work, for this report, or for the opinions we have formed.

Price Bailey LLP

Price Bailey LLP
Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Date: 09 March 2023

Consolidated statement of comprehensive income and expenditure Year to 30 June 2022

	Note	2022 £'000	2021 £'000
Income			
Academic fees and charges	1	**5,790**	5,401
Residences, catering and conferences	2	**4,828**	2,745
Investment income	3	**4,239**	3,288
Other income	5	**1,409**	1,286
Total income before donations		**16,266**	12,720
Donations	4	**102**	1,402
Total income		**16,368**	14,122
Expenditure			
Education	6	**(7,437)**	(6,287)
Residences, catering and conferences	7	**(5,937)**	(4,895)
Investment management costs	3	**(397)**	(429)
Other expenditure	8	**(5,184)**	(4,248)
Contribution under Statute G, II		**(42)**	(38)
Total expenditure	9	**(18,997)**	(15,897)
(Deficit) before other gains and losses		**(2,629)**	(1,775)
College's share of loss on joint venture	13	**(24)**	(5)
Realised (loss)/gains on investments	13	**(1,705)**	8,156
Unrealised (loss)/gains on investments	13	**(10,727)**	18,169
(Loss) / Surplus for the year		**(15,085)**	24,545
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	21	**4,752**	1,379
Changes in assumptions arising on teachers' pension obligations	19	**289**	(78)
Total comprehensive income for the year		**(10,044)**	25,846

All items dealt with in arriving at the surplus for the above two accounting years relate to continuing operations.

Consolidated statement of changes in reserves Year to 30 June 2022

	Income and expenditure reserve		Revaluation reserve		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2021	115,840	—	56,033	54,715	**226,588**
Surplus/(deficit) from income and expenditure	(2,653)	—	—	(12,432)	**(15,085)**
Other comprehensive income / expenditure	5,041	—	—	—	**5,041**
Transfers between revaluation and income and expenditure reserve	(723)	—	(984)	1,707	—
Balance at 30 June 2022	117,505	—	55,049	43,990	**216,544**

	Income and expenditure reserve		*Revaluation reserve*		
	Un-restricted £'000	*Restricted £'000*	*Operational property £'000*	*Fixed asset investment £'000*	*Total £'000*
Balance at 1 July 2020	*107,181*	—	*57,016*	*36,545*	*200,742*
Surplus/(deficit) from income and expenditure	*(1,780)*	—	—	*26,325*	*24,545*
Other comprehensive expenditure	*1,301*	—	—	—	*1,301*
Transfers between revaluation and income and expenditure reserve	*9,138*	—	*(983)*	*(8,155)*	—
Balance at 30 June 2021	*115,840*	—	*56,033*	*54,715*	*226,588*

The transfer between the operational property revaluation reserve and the income and expenditure reserve is made to compensate the income and expenditure reserve for the additional depreciation charged on the College's operational property as a result of its previous revaluations.

The transfer between the fixed asset investment revaluation reserve and the income and expenditure reserve represents the realised investment gains during the year on a historical cost basis.

The notes on page 36 to 55 form part of these financial statements.

	Notes	Consolidated 2022 £'000	Consolidated 2021 £'000	College 2022 £'000	College 2021 £'000
Fixed assets					
Intangible assets	11	**444**	442	**444**	442
Tangible assets	12	**117,373**	111,369	**117,368**	111,357
Investments	13	**131,845**	148,490	**131,885**	148,530
		249,662	260,301	**249,697**	260,329
Current assets					
Stocks	14	**25**	30	**14**	21
Trade and other receivables	15	**1,788**	1,846	**2,146**	2,147
Cash at bank and in hand	16	**2,882**	4,363	**2,652**	4,276
		4,695	6,239	**4,812**	6,444
Current liabilities					
Creditors: amounts falling due within one year	17	**(3,940)**	(2,932)	**(3,856)**	(2,901)
Net current assets		**755**	3,307	**956**	3,543
Total assets less current liabilities		**250,417**	263,608	**250,653**	263,872
Creditors: amounts falling due after more than one year	18	**(32,418)**	(32,444)	**(32,418)**	(32,444)
Provisions for liabilities and charges	19	**(158)**	(498)	**(158)**	(498)
Pension scheme (liability)	21	**(1,297)**	(4,078)	**(1.297)**	(4,078)
Total net assets		**216,544**	226,588	**216,780**	226,852
The funds of the group/college: Unrestricted reserves					
General reserves excluding pension reserve		**118,802**	119,918	**119,008**	120,152
Pension reserve		**(1,297)**	(4,078)	**(1,297)**	(4,078)
Operational property revaluation reserve		**55,049**	56,033	**55,049**	56,033
Fixed asset investment revaluation reserve		**43,990**	54,715	**44,020**	54,745
Total funds		**216,544**	226,588	**216,780**	226,852

The financial statements were approved by the Governing Body on 2/12/22 and were signed on their behalf by:

Bursar

Principal

Consolidated statement of cash flows Year to 30 June 2022

	Notes	2022 £'000	2021 £'000
Net cash provided by operating activities	23	**(163)**	(260)
Cash flows from investing activities	24	**(1,651)**	8,149
Cash flows from financing activities	25	**(1,127)**	(5,127)
Increase / (Decrease) in cash and cash equivalents in the year		**(2,941)**	2,762
Cash and cash equivalents at 1 July 2021		**6,919**	4,157
Cash and cash equivalents at 30 June 2022	26	**3,978**	6,919

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified in respect of the treatment of investments and land and buildings which are included at valuation.

The financial statements have been prepared in accordance with the provisions of the Statutes of the College and of the University of Cambridge and applicable United Kingdom accounting standards. In addition, the financial statements comply with the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The 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 9.

The College constitutes a public benefit entity as defined by FRS 102.

The financial statements are presented in sterling and are rounded to the nearest thousand pounds.

Going concern

The Group has net current assets of £755,000 (2021: net current assets £3,307,000).

The College aims to break even at operational level which means that the cash flow is usually positive by a similar level to the amount of depreciation charged to the accounts. This has historically funded ongoing capital projects. To fund larger projects such as new graduate accommodation and the new Dining hall, the College has participated in a private placement or made use of an RCF. Cash flow plans shared with the Investment Committee and College Council forecast a need to draw down from the investment portfolio during the 2021 to 2024 period as projects under the Estates Strategy are completed.

The Covid-19 pandemic will impact the cash flow from operations over two financial years or more. This will increase the need to draw down from the Investment portfolio.

The Members of Council (Trustees) have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect of a period of one year from the date of approval of these financial statements.

The Trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. Furthermore, the Trustees are of the opinion that the College is able to meet its liabilities as they fall due and that there are sufficient free reserves held

in readily accessible funds to both meet liabilities and allow the completion of ongoing capital projects

Critical accounting estimates and areas of judgement
Preparation of the financial statements requires the Members of Council to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- valuation of investment land and buildings;
- estimating the useful economic life of tangible and intangible fixed assets; and
- pension scheme valuations, including deficit reduction payments due under the Universities Superannuation Scheme.

In addition to the above, the full impact following the recent emergence of the global coronavirus pandemic is still unknown. It is therefore not currently possible to evaluate all the potential implications for the group and charity's activities, beneficiaries and the wider economy. Estimates used in the financial statements, particularly with respect to investment property valuations (see note 13), and the value of listed investments are subject to a greater degree of uncertainty and volatility.

Basis of consolidation
The consolidated financial statements consolidate the College and its subsidiaries (see note 13) for the year ended 30 June 2022. Intra-group balances are eliminated on consolidation.

Joint venture
The College's investment in Colokate LLP was accounted for as a joint venture under the equity method of accounting until January 2018 when Colokate LLP became a wholly owned subsidiary of the College. The College's investment in Ward Griffin LLP was accounted for as a joint venture under the equity method of accounting.

Recognition of income

Academic fees
Academic fees are recognised in the year to which they relate and include all fees chargeable to students or their sponsors.

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 benefactions

Non- exchange transactions without performance related conditions are donations and benefactions.

Donations and endowments with restrictions are classified as restricted reserves with additional disclosure provided within the notes to the accounts. Restricted donations are recognised when the donor has specified that the donation must be used for 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.

Other income

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

Investment income

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 fund.

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.

Pension schemes

USS

The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (S2P). The assets of the scheme are held in a separate trustee-administered fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set. The College is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by 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 income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGPS

The College also participates in the Cambridge County Council Pension Fund (CCCPF) which is a Local Government Pension Scheme (LGPS). The assets of the scheme are held and managed separately from those of the College. As the College is able to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, in accordance with the requirements of Section 28 of FRS 102 "Employee Benefits", the pension scheme asset or liability is recognised in full on the balance sheet.

The assets of the LGPS are measured using closing market values. LGPS liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the period is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension and finance costs. Actuarial gains and losses are recognised in 'other comprehensive income' in the statement of comprehensive income and expenditure.

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 material unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Intangible fixed assets

Intangible assets comprise IT software and a purchased licence to occupy premises capitalised at cost and amortised through the statement of financial activities over their expected useful life as follows:

Licence to occupy	Over the length of the license
IT software	Over a period of 7 years

Tangible fixed assets

Land and buildings

Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

New freehold buildings are depreciated on a straight-line basis over their expected useful economic life of 50 years. Freehold buildings held at 1 July 2014 were previously held at a valuation. As permitted by FRS 102, with effect from 1 July 2014 the College elected to deem the valuation of these properties as cost. The value was been calculated by a previous valuation being updated to 1 July 2014 by the Governing Body. The remaining useful economic lives of these buildings from the date the values were deemed to be cost is 40 years. Consequently, these buildings are now depreciated over a 40 year period.

Freehold land is not depreciated as it is considered to have an indefinite useful life. A review for impairment is carried out if events or changes in circumstances indicate that the carrying value of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred to 30 June. They are not depreciated until they are brought into use.

Furniture, fittings and equipment

Furniture, fittings and equipment costing more than £5,000 per individual item or if the aggregate value of related items exceed £100,000 are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10% per annum
Computers and general equipment	20% per annum

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 historical cost less any provision for impairment.

Increases in value arising on the revaluation of fixed asset investments are taken to a fixed asset investment revaluation reserve via the statement of comprehensive income and expenditure. Surplus or losses on sale of investments are taken to the statement of comprehensive income and expenditure.

Formal valuations for investment properties are usually carried out by a professional valuer and a formal valuation was last carried out by Bidwell's to provide a valuation for 30 June 2022. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Stocks
Stocks are valued at the lower of cost and net realisable value, after any necessary provision for slow-moving and obsolete items.

Creditors and provisions
Creditors and provisions are recognized, when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the College anticipates it will pay to settle the debt.

Debentures and bank loans are a form of financial instrument and are included in the balance sheet at cost. A market rate of interest is charged on these liabilities, which is taken to the statement of comprehensive income and expenditure.

Deferred rental income is released to the statement of comprehensive income and expenditure evenly over the lease period. It is not discounted to the present value of the income because it is not a financial instrument as defined by sections 11 and 12 of FRS 102.

Contingent liabilities
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.

Contingent liabilities are not recognized in the balance sheet but are disclosed in the notes.

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 benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137497) and is a charity within the meaning of Section 506(1) of the Taxes Act 1988. Accordingly, the College is exempt from taxation in respect of income or capital gains received within the categories covered by Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

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

Contribution under Statute G, II

The College is liable to be assessed for a Contribution under the provisions of Statute G, II of the University of Cambridge. This contribution is used to fund grants to Colleges from the Colleges' Fund. The College may from time to time be eligible for such grants. The liability for the period 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 and an estimate of its conference income for the current year.

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 in 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.

The College currently only has unrestricted reserves.

1 Academic fees and charges income

	2022 £'000	2021 £'000
College fees		
Fee income paid on behalf of Undergraduates at the Publicly funded Undergraduate rate Per capita fee: £4,625 (2020-21: £4,625/£4,500)	**2,213**	2,291
Privately-funded Undergraduate fee income Per capita fee: £9758/£9,390/£9,025/£8,205/£7,375 (2020-21:£9,390/£9,025/£8,205/£7,375, £6,990)	**1,125**	1,021
Fee income received at the Graduate fee rate (including PGCEs) Per capita fee: £4,475 (2020-21: £4,069)	**2,111**	1,789
Income from Cambridge Bursary Scheme	**341**	300
	5,790	5,401

2 Residences, catering and conferences income

	2022 £'000	2021 £'000
Accommodation		
College members	**3,479**	2,374
Conferences	**182**	2
Catering		
College members	**861**	353
Conferences	**50**	-
Colophon conferences		
Accommodation	**89**	-
Catering	**82**	-
International Programme	**-**	-
College bar	**85**	16
	4,828	2,745

3 Investments

Analysis of income	2022 £'000	2021 £'000
	2,437	1,980
Land and buildings	**1,801**	1,308
Quoted securities	**1**	-
Cash deposits	**4,239**	3,288

Analysis of expenditure	2022 £'000	2021 £'000
Fees	**397**	429
	397	429

4 Donations

	2022 £'000	2021 £'000
Unrestricted donations	102	355
Unrestricted legacies	0	1,047
	102	1,402

5 Other income

	2022 £'000	2021 £'000
Servicing and recharges to the University of Cambridge	542	479
Miscellaneous income	237	147
Furlough grants	-	320
Other trading income (Colokate LLP, Colophon)	152	12
Other finance income:		
Interest on pension scheme assets (note 21)	478	328
	1,409	1,286

6 Education expenditure

	2022 £'000	2021 £'000
Teaching	3,230	2,843
Tutorial	1,378	1,141
Admissions	993	841
Research	409	348
Scholarships and bursaries awards	816	787
Other educational facilities	611	327
	7,437	6,287

7 Residences, catering and conferences expenditure

	2022 £'000	2021 £'000
Accommodation		
College members	3,619	3,326
Conferences	126	11
Catering		
College members	1,960	1,524
Conferences	26	-
Colophon conferences		
Accommodation	81	-
Catering	42	-
International Programme	-	-
College bar	83	34
	5,937	4,895

8 Other expenditure

	2022 £'000	2021 £'000
College administration		
Pay expenditure:		
Directorate	**17**	17
Administrative staff	**2,246**	1,462
	2,263	1,479
Non-pay expenditure:		
Building repairs and maintenance	**130**	124
Fuel and light	**108**	100
Rates	**19**	25
Depreciation: buildings	**549**	528
Depreciation: furniture and equipment	**65**	54
Debenture interest payable	**1,127**	1,127
Other trading costs (Colokate LLP, Colophon)	**120**	15
Other expenses	**250**	403
Other pension scheme finance costs (note 21)	**553**	393
	5,184	4,248

9 Analysis of expenditure by activity

2022	Staff costs (note 10) £'000	Other Operating expenses £'000	Depreciation And amortisation £'000	**Total £'000**
Education (note 6)	4,186	2,870	381	**7,437**
Residences, catering and conferences (note 7)	2,337	1,957	1,643	**5,937**
Investment management costs	-	397	-	**397**
Other (note 8)	2,263	2,308	613	**5,184**
Contribution under statute GII	-	42	-	**42**
	8,786	7,574	2,637	**18,997**

2021	*Staff costs (note 10) £'000*	*Other Operating expenses £'000*	*Depreciation And amortisation £'000*	*Total £'000*
Education (note 6)	*3,799*	*2,123*	*365*	*6,287*
Residences, catering and conferences (note 7)	*2,175*	*1,182*	*1,538*	*4,895*
Investment management costs	—	*429*	—	*429*
Other (note 8)	*1,479*	*2,187*	*582*	*4,248*
Contribution under statute GII	—	*38*	—	*38*
	7,453	*5,959*	*2,485*	*15,897*

9 Analysis of expenditure by activity (continued)

Auditor's remuneration	2022 £'000	2021 £'000
Other operating expenses include:		
Audit fees payable to the College's external auditor	**26**	25
Other fees payable to the College's external auditor	**3**	2
	29	27

10 Staff costs

	College Fellows & other academics £'000	Non-academics £'000	**Total 2022 £'000**
Emoluments	1,966	3,514	**5,480**
Social security costs	187	305	**492**
Other pension costs	323	2,491	**2,814**
2022 Total funds	2,476	6,310	**8,786**

	College Fellows & other academics £'000	*Non-academics £'000*	*Total 2021 £'000*
Emoluments	1,828	3,377	5,205
Social security costs	167	279	446
Other pension costs	331	1,471	1,802
2021 Total funds	*2,326*	*5,127*	*7,453*

At the Balance Sheet date there were 66 members of the Governing Body. During the year the average number receiving remuneration was the 49 shown below.

	2022 staff number		2021 staff number	
	Number of fellows	**Full-time equivalent**	Number of fellows	Full-time equivalents
Academic	**49**	**-**	48	-
Non-academic	**-**	**116**	-	117
	49	**116**	48	117

10 **Staff costs** (continued)

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

	2022 £'000	2021 £'000
£100,001 - £110,000	**2**	-
£110,001 - £120,000	**1**	1
£120,001 - £130,000	**-**	-
£130,001 - £140,000	**-**	*1*
	3	2

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.

Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing, and controlling the activities of the College and are deemed to comprise the senior officers listed on page 2.

Aggregated emoluments (consisting of salary and taxable benefits, but excluding any employer's pension contribution) were as follows:

	2022 £'000	2021 £'000
Key management personnel	**680**	601
	680	601

11 **Intangible fixed assets**

Consolidated and College	Boathouse license £'000	Computer software £'000	**Total £'000**
Cost / valuation			
At beginning of year	330	197	**527**
Additions at cost	-	38	**38**
At end of year	330	235	**565**
Amortisation			
At beginning of year	7	78	**85**
Charge for the year	3	33	**36**
At end of year	10	111	**121**
Carrying amount			
At 30 June 2022	320	124	**444**
At 30 June 2021	323	119	**442**

12 Tangible fixed assets

Consolidated	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	113,360	9,889	3,742	**126,991**
Additions at cost	7,545	-	1,060	**8,605**
Transfers	9,193	(9,193)		-
Disposals	-	-	(53)	**(53)**
At end of year	130,098	696	4,749	**135,543**
Depreciation				
At beginning of year	12,798	-	2,824	**15,622**
Charge for the year	2,206	-	395	**2,601**
Disposals	-		(53)	**(53)**
At end of year	15,004	-	3,166	**18,170**
Net book value				
At 30 June 2022	115,094	696	1,583	**117,373**
At 1 July 2021	100,562	9,889	918	111,369

College	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	**Total £'000**
Cost				
At beginning of year	113,360	9,889	3,634	**126,883**
Additions at cost	7,545	-	1,060	**8,605**
Transfers	9,193	(9,193)		-
Disposal	-	-	(53)	**(53)**
At end of year	130,098	696	4,641	**135,435**
Depreciation				
At beginning of year	12,798	—	2,728	**15,526**
Charge for the year	2,206	-	388	**2,594**
Disposals	-	-	(53)	**(53)**
At end of year	15,004	-	3,063	**18,067**
Net book value				
At 30 June 2022	115,094	696	1,578	**117,368**
At 1 July 2021	100,562	9,889	906	111,357

Additions include the costs for ABC second floor refurbishment to Furniture, Fixtures and Equipment. Additions on buildings are for the New Dining Hall. Additions of assets under construction represent fees and costs on the New entrance building and Ibberson works.

12 Tangible fixed assets (continued)

Land and buildings

As permitted under FRS 102, the charity has elected to deem a valuation of land and buildings prior to the transition date as deemed cost. Land and buildings owned at 1 July 2014 are included in the financial statements at a valuation made at 31 July 2013, which was updated by the Governing Body to arrive at a valuation as at 1 July 2014. With effect from 1 July 2014 the values assigned to these properties are now deemed their cost.

Land was valued at 1 July 2014 at £14.9m and buildings were valued at £64.8m, giving an overall value of £79.7m. The buildings are being depreciated from 1 July 2014 over 40 years. The original professional valuation was prepared adopting the following bases:

- College houses – generally used for student and staff accommodation, were valued at open market value for existing use.
- College site – due to the specialised nature of the College's activities, the principal method of valuation of land and buildings was open market capital value for existing use on a depreciated replacement cost basis.

Land and buildings purchased on or after 1 July 2014 are included in the financial statements at cost, less accumulated depreciation over 50 years. Other tangible fixed assets are stated at cost.

Included within College buildings and site is freehold land as at 30 June 2022 of £22.9m (2021: £22.9m). The insured value of freehold buildings as at 30 June 2022 was £122.6m (2021: £96.2m) including limited cover for irrecoverable VAT and the costs of related professional fees. The insurers are going to revalue the whole site for insurance purposes within the next two years.

13 Investments

Consolidated	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2022 £'000**
At beginning of year	6,600	45,500	91,648	4,742	**148,490**
Additions	—	—	8,575	1,233	9.808
Disposals	—	—	(12,561)	—	(12,561)
Gains / (Loss)	—	—	(12,432)	—	(12,432)
Change in cash balances and deposits held at fund managers	—	—	(1,460)	—	(1,460)
At end of year	6,600	45,500	73,770	5,975	**131,845**

College	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2022 £'000**
At beginning of year	6,600	45,500	91,648	4,782	**148,530**
Additions	—	—	8,575	1,233	9,808
Disposals	—	—	(12,561)	—	(12,561)
Gains	—	—	(12,432)	—	(12,432)
Change in cash balances and deposits held at fund managers	—	—	(1,460)	—	(1,460)
At end of year	6,600	45,500	73,770	6,015	**131,885**

13 Investments (continued)

The market value of investments was represented by:

	Consolidated		College	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Investment land	6,600	6,600	6,600	6,600
Homerton Gardens	45,500	45,500	45,500	45,500
Quoted securities – equities	66,704	78,833	66,704	78,833
Fixed interest securities	5,971	10,259	5,971	10,259
Cash held for reinvestment	1,096	2,556	1,096	2,556
Other investments	5,975	4,742	6,015	4,782
	131,846	148,490	**131,886**	148,530

The College's quoted securities period end market valuations are provided by the College's investment managers, Rothschild Wealth Management and UBS AG.

The investment land was revalued by Bidwell at £6.6m on 30 June 2022 (2021: £6.6m). The valuation is undertaken on the basis of open market value taking account of the College's estates strategy for the future use of this land.

The value of Homerton Gardens at £45.5m (2020: £45.5m) reflects the revaluation by Bidwell at 30 June 2022. This has been valued based on the rental yield to be achieved under the Scheme.

Other investments comprise:

	Investments in subsidiary undertakings £'000	Investment in joint venture £'000	Other investments £'000	**Total £'000**
At beginning of year	580	4,192	10	4,782
Investment in Ward Griffin LLP		1,233		**1,233**
At end of year	580	5,425	10	**6,015**

Investments in subsidiary and joint venture undertakings comprise:

Name	Country	Class of shares	%	Activity
Colophon Limited	England and Wales	Ordinary	100	Commercial conferencing and other trading
Colokate LLP	England and Wales	See below	See below	Property management
Ward Griffin LLP	England and Wales	See below	See below	Property management

13 Investments (continued)

Colokate LLP is a limited liability partnership and hence has no share capital. Until 25 March, 2019, the members of the LLP comprised HBC1 Limited and Colophon Limited. Each member appointed a representative to the Management Board.

From 25 March 2019, the members of Colokate LLP comprise Homerton College and Colophon Limited.

The income and expenditure for Colokate LLP for the year ended 30 June 2022 included in the consolidated financial statements is as follows:

	2022 £'000	2021 £'000
Turnover	**24**	12
Costs / Administrative expenses	**(35)**	(4)
	(11)	8

Ward Griffin LLP is a limited liability partnership and hence has no share capital. The members comprise Homerton College and St. Mary's School.

Each member appoints two appointed representatives to the Management Board. Certain key decisions require the consent of both partners, so the LLP has been accounted for as a joint venture. The College's share of Ward Griffin LLP included in these financial statements is as follows:

	2022 £'000
Turnover	**0**
Costs / Administrative expenses	**(24)**
	(24)

	2022 £'000
Assets under construction	-
Liabilities due within one year	-
Homerton College's share of net assets	-
	-

14 Stocks

	Consolidated		**College**	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Goods for resale	**25**	30	**14**	21
	25	30	**14**	21

15 Trade and other receivables

	Consolidated		College	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Trade debtors	**453**	704	**375**	654
Amounts due from subsidiary undertakings	**-**	-	**440**	344
Prepayments and accrued income	**1,335**	1,142	**1,331**	1,149
	1,788	1,846	**2,146**	2,147

16 Cash

	Consolidated		College	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Cash at bank	**2,880**	4,361	**2,650**	4,275
Cash in hand	**2**	2	**2**	1
	2,882	4,363	**2,652**	4,276

17 Creditors: amounts falling due within one year

	Consolidated		College	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Trade creditors	**874**	682	**855**	680
Other taxation and social security	**1,012**	737	**1,012**	737
Contribution to Colleges' Fund (Statute G,II)	**42**	38	**42**	38
Other creditors and accruals	**1,905**	1,400	**1,880**	1,380
Deferred rental income (note 18)	**32**	32	**32**	32
Other deferred income	**75**	43	**35**	34
	3,940	2,932	**3,856**	2,901

18 Creditors: amounts falling due after one year

Consolidated and College	2022 £'000	2021 £'000
Debentures	**29,868**	29,862
Deferred rental income	**2,550**	2,582
	32,418	32,444

During 2013-14 the College participated in a bond issue jointly with a number of other Cambridge colleges which raised £10m (before deduction of fees) of long term unsecured funding. In August 2015 the College participated in its own bond issue which raised £20m of long-term unsecured funding. The debentures are wholly repayable at the end of their respective terms and are structured as follows:

Debentures	Term	Interest rate (fixed)	2022 Amount £'000
Tranche 1a – CCF (October 2013)	30 years	4.40%	**3,211**
Tranche 1b – CCF (October 2013)	40 years	4.40%	**2,569**
Tranche 2 – CCF (January 2014)	30 years	4.45%	**4,220**
Private Placement – Hermit/Prudential (August 2015)	25 Years	3.38%	**20,000**
Fees deducted			**(132)**
			29,868

Deferred rental income represents the deferral of monies received from the University of Cambridge Education Faculty for the grant of a 99 year lease in 2005 over their new building that has been constructed on the College site. The receipt is being released to the statement of comprehensive income and expenditure in equal annual instalments over the lease term.

19 Provisions for liabilities and charges

Consolidated and College	**2022 £'000**	2021 £'000
At beginning of year	**498**	460
Benefits paid	**(37)**	(35)
Charge to income and expenditure account	**(14)**	(5)
Changes in actuarial assumptions	**(289)**	78
At end of year	**158**	498

The provision relates to the College's liability to enhance the pensions of teaching staff who have retired early.

20 Contingent liabilities

There are £nil contingent liabilities as at 30 June 2022 (2021: £nil).

21 College pension schemes

Consolidated and College	2022 £'000	2021 £'000
Surplus / (Deficit) under Cambridgeshire County Pension Fund	**6,057**	(3,504)
Liability for deficit reduction payment under Universities Superannuation Scheme	**(1,297)**	(574)
Deficit at end of year	**4,760**	(4,078)

The College participates in two pension schemes, the Universities Superannuation Scheme (USS) and Cambridgeshire County Council Pension Fund (CCCPF). The CCCPF is part of the Local Government Pension Scheme (LGPS). Both schemes are defined benefit schemes that are externally funded and contracted out of the State Second Pension. The assets of the schemes are held in separate trustee-administered funds. The College is unable to identify its share of the underlying assets and liabilities in respect of the USS scheme on a consistent and reasonable basis and therefore, as required by FRS 102, accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

CCCPF has been able to apportion a percentage of its funds, assets and liabilities relating to the College and therefore the scheme has been treated as a defined benefit scheme in the financial statements. The disclosure requirements of FRS 102 in relation to these schemes are shown below.

The College is required to contribute a specified percentage of payroll costs to the pension schemes to fund the benefits payable to the company's employees. In 2022, the percentage was USS: 21.6% (2021: 21.1%) and CCCPF: 17.9% April 2022 (April 2021: 18.0%).

The total pension cost for the College and its subsidiaries for the year to 30 June 2022 was:

	2022 £'000	2021 £'000
Service cost of USS	**1,044**	295
Current service cost of CCCPF (LGPS)	**1,770**	1,507
Total pension cost	**2,814**	1,802

The latest valuations of the schemes assets and liabilities for which results are available:

	USS	CCCPF (LGPS)
Date of valuation	31 March 2020	31 March 2019
Market valuation of assets	£66,500m	£3,193m
Past service liabilities	£80,600m	£3,204m
Deficit of assets	£(14,100)m	£(11)m

21 College pension schemes (continued)

USS

The appointment of directors to the board of the trustee is determined by the trustee company's Articles of Association. Four of the directors are appointed by Universities UK; three are appointed by the University and College Union, of whom at least one must be a USS pensioner member; and a minimum of two and a maximum of four are co-opted directors appointed by the board. Under the scheme trust deed and rules, the employer contribution rate is determined by the trustee, acting on actuarial advice.

As at the 30 June 2022, the latest available complete actuarial valuation of the Retirement Income Builder was at 31 March 2020 (the valuation date), which was carried out using the projected unit method.

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

The 2020 valuation was the sixth valuation for the scheme under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £66.5 billion and the value of the scheme's technical provisions was £80.6 billion indicating a shortfall of £14.1 billion and a funding ratio of 83%.

Under FRS 102, a liability has been recognised to reflect the cost of the Recovery Plan of the Scheme to the College. At 30 June 2022, this stood at £1,297,000 (2020: £574,000).

FRS 102 liability numbers have been produced for the scheme using the following assumptions:

	2022	2021
Discount rate	**3.31%**	0.87%
Pensionable salary growth	**2.70%**	2.50%
Payroll base change	**0%**	0 %

The main demographic assumption used relates to the mortality assumptions. These assumptions have been updated for the 31 March 2021 accounting position, based on updated analysis of the Scheme's experience carried out as part of the 2020 actuarial valuation. The mortality assumptions used in these figures are as follows:

The current life expectancies on retirement at age 65 are:

	2022	2021
Males currently aged 65 (years)	**23.9**	24.6
Females currently aged 65 (years)	**25.5**	26.1
Males currently aged 45 (years)	**25.9**	26.6
Females currently aged 45 (years)	**27.3**	27.9

21 College pension schemes (continued)

USS (continued)

	2022	2021
Existing benefits		
Scheme assets	**£80.6bn**	£80.6bn
FRS 102 liabilities	**£86.2bn**	£95.8bn
FRS 102 deficit	**£5.6bn**	£15.2bn
FRS 102 funding level	**94%**	84%

Cambridgeshire County Council Pension Fund (CCCPF (LGPS))
The CCCPF is a defined benefit scheme based on final pensionable salary.

Liabilities are valued on an actuarial basis using the projected unit method which assesses the future liabilities discounted to their present value.

The movement in the net surplus/(deficit) in the scheme was as follows:

Consolidated and College	2022 £'000	2021 £'000
(Deficit) surplus at beginning of year	**(3,504)**	(3,894)
Current service cost	**(1,770)**	(1,507)
Interest on assets	**478**	328
Contributions by employer	**597**	583
Other finance cost	**(553)**	(393)
Actuarial (loss)	**10,809**	1,379
(Deficit)/surplus at end of year	**6,057**	(3,504)

With the valuation producing a surplus, and us not being able to be refunded from the scheme, we are disclosing a £nil value in the Balance Sheet. There is a prospect for reduced contributions but this is an unknown at the time of these accounts.

The main assumptions used for the purposes of FRS 102 are as follows:

	2022	2021
Discount rate	**3.85%**	1.85%
Rate of increase of salaries	**3.15%**	3.3%
Rate of increase of pension in payment	**2.65%**	2.8%

Assets are valued at fair value, principally market value for investments, and comprise:

	2022 £'000	2021 £'000
Equities	**18,003**	18,003
Bonds	**3,343**	3,858
Property	**4,115**	3,600
Other	**257**	257
	25,718	25,718

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) *(continued)*
The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations in years on retirement age 65 are:

	30 June 2022	30 June 2021
Current pensioners		
Males	**22.0**	22.2
Females	**24.2**	24.4
Future pensioners		
Males	**22.9**	23.2
Females	**26.0**	26.2

	30 June 2022 £'000	30 June 2021 £'000	30 June 2020 £'000	30 June 2019 £'000	30 June 2018 £'000	30 June 2017 £'000
Present value of funded obligations	**(19,661)**	(29,222)	(25,645)	(21,625)	(18,752)	(18,611)
Fair value of plan assets	**25,718**	25,718	21,751	21,297	20,199	18,413
	6,057	(3,504)	(3,894)	(328)	1,447	(198)
Present value of unfunded obligations	**–**		—	—	—	—
Net (liabilities) assets recorded in the balance sheet	**6,057**	(3,504)	(3,894)	(328)	1,447	(198)
Experience (loss) gain on assets	**(727)**	3,383	(175)	337	1,092	1,137
Experience loss (gain) on liabilities	**(11,536)**	2,004	2,688	1,621	(1,161)	(190)

Amounts charged to income and expenditure account	**2022 £'000**	2021 £'000
Current service cost	**1,770**	1,507
Interest on obligation	**478**	393
Interest on assets	**(553)**	(328)
	1,695	1,572

Analysis of amounts recognised in other comprehensive income	**2022 £'000**	2021 £'000
Return on assets excluding amounts included in net interest	**(727)**	3,383
Changes in financial assumption	**11,536**	(2,004)
Total actuarial gain recognized	**10,809**	1,379

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) *(continued)*

Changes in the present value of the defined benefit obligation:	2022 £'000	2021 £'000
Opening defined benefit obligation	**29,222**	25,645
Current service cost	**1,770**	1,507
Interest cost	**553**	393
Contributions by members	**211**	206
Changes in financial assumption	**(11,536)**	2,004
Benefits paid	**(559)**	(533)
Closing defined benefit obligation	**19,661**	29,222

Changes in the fair value of plan assets:	2022 £'000	2021 £'000
Opening fair value of plan assets	**25,718**	21,751
Net interest	**478**	328
Contributions by members and other bodies	**211**	206
Contributions by employer	**597**	583
Return on assets excluding amounts include in net interest	**(727)**	3,383
Benefits paid	**(559)**	(533)
Closing fair value of plan assets	**25,718**	25,718

The College expects to contribute £617,000 to its defined benefit pension scheme in the year ending 30 June 2023 (2022: £577,000).

The management bases required by FRS 102 are likely to give rise to significant fluctuations in the reported amounts of the defined benefit pension scheme assets and liabilities from year to year, and do not necessarily give rise to a change in the contributions payable into the scheme, which are recommended by independent actuaries based on the expected long term rate of return on the scheme assets.

22 Related party transactions

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

The College maintains a register of interests for all College Council members and where any member of the College Council has a material interest in a College matter they are required to declare that fact.

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

Fellows are remunerated for teaching, research and other duties within the College. Fellows are billed for any private catering. The Trustees remuneration is overseen by the Fellows Remuneration Committee.

22 Related party transactions (continued)

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

Salary	2022 Number	2021 Number
£nil	1	2
£1- £10,000	1	3
£10,001 - £20,000	0	0
£20,001 - £30,000	1	0
£30,001 - £40,000	1	1
£40,001 - £50,000	2	2
£50,001 - £60,000	4	3
£60,001 - £70,000	4	2
£70,001 - £80,000	2	1
£80,001 - £90,000	1	1
£90,001 - £100,000	0	0
£100,001 - £110,000	0	1
Total	17	16

The total Trustee salaries were £855,879 for the year (2021: £678,024).

The trustees were also paid other taxable benefits (including associated employer National Insurance contributions and employer contributions to pensions) total £280,958 for the year (2021: £218,604).

The College has a number of trading and dormant subsidiary undertakings which are consolidated into these accounts. All subsidiary undertakings are 100% owned by the College and are registered and operating in England and Wales.

The College has taken advantage of the exemption within section 33 of FRS 102 not to disclose transactions with wholly owned group companies that are related parties.

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 2022 these fees total £14,043k (2021: £12,900k). During the year the University paid College from these fees sums totalling £4,324k (2021: £4,080k) 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 College made a contribution under Statute GII of £42k (2021: £38k) 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. College administers a Cambridge Bursary Scheme to support undergraduates financially; the University of Cambridge contributed £283k to this scheme (2021: £263k). In the course of its charitable activities, College also pays the University of Cambridge for printing, network and other services. In addition, Homerton College 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.

23 Reconciliation of consolidated operating surplus to net cash (outflow) inflow from operating activities

	2022 £'000	2021 £'000
(Deficit) surplus on continuing operations	**(2,629)**	(1,775)
Depreciation of tangible fixed assets (note 12)	**2,601**	2,453
Amortisation of intangible fixed assets	**36**	32
Interest payable	**1,127**	1,127
Investment income	**(4,239)**	(3,288)
Pension costs less contributions payable	**2,291**	980
Decrease (increase) in stocks	**5**	(3)
Decrease (Increase) in debtors	**58**	505
(Decrease) increase in creditors due within one year	**1,008**	(221)
Decrease in creditors due in more than one year	**(26)**	(25)
Decrease in provisions	**(371)**	(40)
Operating loss on joint venture	**(24)**	(5)
Net cash (outflow) inflow from operating activities	**(163)**	(260)

24 Cash flows from investing activities

	2022 £'000	2021 £'000
Investment income received	**4,238**	3,288
Bank interest received	**1**	0
Purchase of tangible fixed assets	**(8,605)**	(6,540)
Purchase of intangible fixed assets	**(38)**	(21)
Purchase of investments	**(9,808)**	(29,082)
Proceeds of disposal of investments	**12,561**	40,504
Total cash flows from investing activities	**(1,651)**	8,149

25 Cash flows from financing activities

	2022 £'000	2021 £'000
Interest paid	**(1,127)**	(1,127)
Net Loan Borrowing / (Repayment)	**-**	(4,000)
Total cash flows from financing activities	**(1,127)**	(5,127)

26 Consolidated reconciliation and analysis of net debt

Consolidated	At 1 July 2021 £'000	Cash flows £'000	Other non-cash changes £'000	At 30 June 2022 £'000
Cash and cash equivalents				
Cash at bank and in hand	4,363	(1,481)	-	**2,882**
Cash held with fund managers (note 13)	2,556	(1,460)	-	**1,096**
	6,919	(2,941)	-	**3,978**
Borrowings – amounts falling due after more than one year				
Debentures (note 18)	(29,862)	-	(6)	**(29,868)**
Lloyds revolving credit facility (note 18)	-	-	-	**-**
	(29,862)		(6)	**(29,868)**
	(22,947)	(2,941)	(6)	**(25,894)**

27 Financial instruments

	2022 £'000	2021 £'000
Financial assets		
Financial assets at fair value through Statement of Comprehensive income		
. Listed equity investments	**66,704**	78,833
. Fixed interest securities	**5,971**	10,259
Financial assets that are equity instruments measured at cost less impairment		
. Other equity investments	**5,975**	4,742
Financial assets that are debt instruments measured at amortised cost		
. Cash and cash equivalents	**2,882**	4,363
. Trade debtors	**453**	704
Financial liabilities		
Financial liabilities measured at amortised cost		
. Debentures	**(29,868)**	(29,862)
. Revolving credit facility		-
. Trade creditors	**(874)**	(682)

28 Capital commitments

	Land and buildings 2022 £'000	Land and buildings 2021 £'000
Authorised and contracted for	**1,207**	6,857
Authorised but not yet contracted for	**8,611**	10,221

29 Post Balance Sheet Event

HOMERTON COLLEGE CAMBRIDGE

England & Wales - Charity number 1137497

Accounts

Charity Registration Number 1137497

HOMERTON COLLEGE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2021

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REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2021

Registered address
Hills Road
Cambridge
CB2 8PH

Charity registration number: 1137497

Members of Council (Trustees)

Ex officio Members

Principal	Prof Geoffrey Ward (retired 30 September 2021) Lord Woolley of Woodford from 1 October 2021
Vice Principal	Dr Louise Joy
Senior Tutor	Dr Penelope Barton
Bursar	Ms Deborah Griffin

Elected Fellows (for 3-year terms to 30 September)

Dr Joel Chalfen (2020)
Dr Simone Hochgreb (2020)
Mr Matthew Moss (2021)
Dr Francesca Moore (2021)
Dr Juliana Cavalcanti (2022)
Ms Liz Osman (2022)
Dr David Clifford (2022)
Dr Julia Kenyon (2023)
Dr Timos Kipouros (2023 -second term)
Dr Paul Warwick (2023 – second term)
Dr Paul Elliott (2024 – second term)

Co-opted Fellows (not Trustees)
Dr Georgie Horrell
Dr Melanie Keene

Student Members (not Trustees)

JCR President	Joseph Saxby
MCR President	Bethan Morris Zelna Weich

Senior Officers

Head of House	Prof Geoffrey Ward (retired 30 September 2021) Lord Woolley of Woodford from 1 October 2021.
Vice Principal	Dr Louise Joy
Senior Tutor	Dr Penelope Barton
Bursar	Ms Deborah Griffin
Admissions Tutors	Dr Paul Elliott Dr Georgie Horrell Dr Melanie Keene
Graduate Tutor	Dr Simon Wadsley
Secretary to the Governing Body and Council	

Auditors

Price Bailey LLP
Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ

Bankers

Lloyds Bank plc
Endeavour House
Chivers Way
Histon
Cambridge
CB24 9ZR

Solicitors

Taylor Vinters LLP
Merlin Place
Milton Road
Cambridge
CB4 0DP

Property advisers

Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Investment managers

Rothschild & Co
New Court
St Swithin's Lane
London
EC4N 8AL

SCOPE OF THE FINANCIAL STATEMENTS

The trustees of Homerton College ('the College') present their report incorporating the operating and financial review, together with the audited financial statements for the year ended 30 June 2021. These cover the consolidated operations of Homerton College and its subsidiaries. The financial statements have been prepared in accordance with the accounting policies set out on pages 29 to 35 and comply with applicable laws, the requirements of the Recommended Cambridge College Accounts (RCCA), the Statement of Recommended Practice: Accounting for Further and Higher Education (2015), and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

GOVERNANCE AND ORGANISATIONAL STRUCTURE

Homerton College is an Independent College of the University of Cambridge. The College is governed by its Royal Charter and its Statutes and Ordinances, which may be found on the College website.

The Fellows of the College comprise the Governing Body which has the "ultimate authority in the government of the College as a place of education, religion, learning and research", and its powers are set out in the Charter and Statutes. The College Council is established by the Governing Body to exercise on its behalf such powers as are set out in the Statutes and Ordinances, other than those reserved for exercise by the Governing Body itself.

The members of the Council are deemed to be the trustees of the College for the purpose of charity law, and its composition is set out on page 2. A number of committees have been established to advise the Council in carrying out its duties, and these are set out in the Corporate Governance Statement on pages 19 and 20.

A number of subsidiaries and other significant investments have been established to undertake trading operations for the benefit of the College (see also note 12):

- Colophon Limited undertakes commercial conferences and also operates the College bar.
- HBC 1 Limited and Colokate LLP were incorporated during 2013-14 in order to facilitate the development of the residential element of Homerton Gardens which is adjacent to the main College site. This development is now completed and during the year to 30 June 2020 HBC1 was dissolved.
- Ward Griffin LLP is a partnership between Homerton College and St Mary's School, Cambridge, established in April 2020 for the development and management of the sports fields owned by St Mary's School and leased to the partnership for 66 years.

AIMS AND OBJECTIVES OF THE COLLEGE

The objects of the College, as set out in its Royal Charter, are:

a. for the public benefit to advance education, religion, learning and research within the University of Cambridge;

b. for the public benefit to provide for persons, who shall be members of the University, a College wherein they may work for degrees of the University of Cambridge.

PUBLIC BENEFIT

In setting the objectives and planning the activities of the College, the Council has given, careful consideration to the Charity Commission's general guidance on public benefit.

College Plan

The College is in the third year, of five years, of its College Plan, which was approved by the Governing Body in November 2018. The Plan is underpinned by the aims of the College to:

- Excel by the standards of Collegiate Cambridge;
- Utilise our position as the newest college so as to be seen to serve and reflect society's current and future needs;
- View and use our appeal to students from a wide variety of backgrounds as a distinctive strength;
- Support the PGCE, and training for the professions.

From October 2020, with the introduction of Architecture, the College offers all the Triposes for undergraduates. There is a need to expand the Fellowship particularly through the engagement of University Teaching Officers "UTOs" in all major subject areas. The Fellowship comprising the Governing Body now numbers 63 of whom 46 have been appointed since 2013. The College has also created an Associate Fellowship, for distinguished individuals whose continuing association with the College has demonstrable benefit and welcomes those of post-doctoral status as Research Associates to participate in the community as members of the College.

During 2019 Homerton Changemakers was launched to offer an extra-curricular support programme to Homerton students throughout their degrees. Whilst this has by necessity been mostly on-line for the past 18 months, the programme has proved an invaluable support for many of our students.

In July 2020, the College appointed a Website and Internal Communications Manager and launched a new website in September 2021. This involved revisiting and re-evaluating our vision and values of the College.

Education

Student membership of the College was as follows:

Academic year ended 30 June	**2019**	**2020**	**2021**
Undergraduates	577	586	615
Postgraduate Certificate in Education (PGCE)	202	165	181
Higher Degree students - Full time	162	188	183
- Part time	243	249	213
Total	**1,184**	**1,188**	**1,192**

PUBLIC BENEFIT (continued)

Achievements

The multiple achievements of the College members are listed extensively in the College's Annual Review, which is available at https:

https://issuu.com/homerton/docs/20.4.2021_-_homerton_2020_ar_web

Academic years 2019-20 and 2020-21 have been extraordinary due to the COVID-19 pandemic. Whilst the 2020 final-year undergraduate degree results were the best in the College's history, with a third of Finalists gaining a First-Class degree, and no student graduating with a result lower than a 2:1 this reflected a near normal period of study until the final term and the move to on-line assessment and away from traditional exam papers in lecture halls, something that may have benefitted many students.

The academic year 2020-21 was far more disrupted with many periods of isolation during Michaelmas, and the majority of students studying at home in variable circumstances during Lent term. Whilst most returned for the Easter term, studying and exams took place mostly in their bedrooms. The results of finalists in 2021 reflected a higher proportion of firsts than previous years (except 2020) with the percentage of first and 2:1s as in previous years (bar 2020 when it was much higher).

Student support

The College commits to offering places to applicants from a broad range of backgrounds who may have received very variable preparation at school. The College provides an extended induction for incoming first years and a number of students are offered pre-sessionals in mathematics for non-maths courses. To ensure all students can fully participate in all the University and College has to offer the College participates in and has instigated a number of schemes.

Through a scheme operated in common with the University and other Cambridge colleges, the College provides bursary support to undergraduate students of limited financial means. The Cambridge Bursary Scheme is approved by the Office of Fair Access (OFFA) and provides benefits at substantially higher level than the minimum OFFA requirement. During the year, 150 (2020: 144) Homerton students benefited from the scheme, to the value of £484,283 (2020: £409,288). College officers have also supported the various strands of the University's Student Support Initiative and the College continued participation in the Pilot Top-Up Bursary Scheme which benefited 161 Homerton students in 2021 to the value of £108,910 (2020: 108 students to the value of £81,470). This was in part funded by Trinity College. From October 2021, this will be replaced by an enhanced Cambridge Bursary Scheme for first years although College has committed to paying the top-up to the remaining years.

The College also operates its own Hardship Fund and awards a number of other grants, as well as prizes for academic achievement. The total cost of such financial support was £185,247 (2020: £249,726). The College's Finance Tutor seeks to support students in need not only from College resources but also a range of University and other Funds.

Research Grants, for postgraduates, were used, to fund an expanded criteria of expenses, recognising that fees and travel for conferences was limited by the pandemic. Eligible PhD students were supported in applying for UKRI Covid-10 extension funding and the University's own postgraduate CAS scheme for self-funded students.

Student support (continued)

All undergraduates have a Director of Studies who meet with and monitor students' Academic development. One-to-one support is available for any student who requires assistance with writing skills, maths support or time management and personal organisation. Due to the pandemic there was a limited number of subject dinners held during the year. These bring together undergraduates, postgraduates, Fellows and staff, and in some cases alumni, for further discussion of the respective subjects.

All students have a Tutor for pastoral support. During the year, the roles and responsibilities of both undergraduate and postgraduate tutors was reviewed. For the Academic Year 21-22 this resulted in an increased number of undergraduate Tutors and a restructuring of postgraduate support with more tutors covering all students whereas previously a PGCE Tutor and two Graduate Tutors for part-time graduate students had supported the Graduate Tutor. There is also an increased diversity of tutors which was an aim of the restructuring.

The College runs a Personal Development Programme open to all undergraduate and graduate students.

Homerton Changemakers was launched during 2019. The costs amounted to £83,270 (2020: £133,494). This is a three year, integrated, co-curricular programme, designed to help Homerton students thrive both during and after graduation. It is based on the pillars of responsibility, efficacy, action and leadership. Changemakers continued to deliver an innovative programme throughout the year, albeit mostly online.

The College also employs a Nurse and Counsellor to provide onsite care for students.

Outreach and access

The College is concerned to ensure that the benefits of the education provided by the College are, and are understood to be, open to talented applicants from every background, raise educational aspiration, and attract outstanding applicants who might not have otherwise considered applying to Cambridge and Homerton College. The College employs a full-time Schools Liaison Officer. The Schools Liaison Officer, in consultation with the Admissions Tutors, operates an extensive outreach programme of visits to schools, visits by schools to the College, summer schools and open days. The pandemic meant that many of these activities were curtailed or moved online. In agreement with other Colleges, Homerton focuses its outreach on three geographical area: Richmond and Hounslow, Doncaster and Rotherham, and Scotland. Webinar links were provided for our schools in these areas. During the year, over 400 potential applicants visited the College (2020: 1,301) and subject based open days catered for a further c.600 students

In 2019, the College invested in third-party software to allow prospective students to talk to current students usually in their subject area via chat and this was invaluable during the pandemic.

Cognisant of the difficult study and exam conditions that many of our prospective students had endured, the College provided on-line access and preparation courses for around 1,500 pre-applicants.

Admissions

Undergraduate admissions for the 2020-21 Academic year exceeded planned numbers due to the absence of exams for sixth form students. This is creating pressure on accommodation as this cohort moves through the years. Our admissions process will continue to be dictated by discussions between interviewers, Directors of Studies and Admissions Tutors on the quality of each applicant with an appropriate consideration of individual applicants' contextual information. Nevertheless, we are proud that we exceed metrics set for POLAR, OAC and IMD participation in the agreement with the Office for Students for 2024.

Extra-curricular activities

Homerton students are encouraged to participate in a wide range of activities both College-based and in the wider University. A total of 34 (2020 – 39) representation awards of £200 recognised the contribution of our students across activities in sport, music, dance, drama and societies in the wider University. The College also made donations, totaling £8.5k, to local charities and student societies usually with a Homerton student or staff involvement.

The College provides support to a range of musical activities, in particular through the Charter Choir. The College employs a Director of Music, and each year awards a number of Choral and Organ scholarships. Two new large and airy music practice rooms were completed in summer 2020.

Research

Fellows of the College are supported in their research activities with generous computer and research allowances. There were 8 Junior Research Fellows during the year and a number moved onto prestigious lectureships around the world. The College also supported its community of 20 Research Associates who provide a valuable resource for teaching and seminars. Masters and PhD students also receive research allowances for attendance at conferences or workshops and fieldwork expenses.

Research Suppers continued online throughout the academic year with talks from members of the College on their work unfortunately not with the customary research supper afterwards. The annual joint research event with our sister College in Oxford, Harris Manchester was planned, but had to be cancelled due to Covid-19.

The Director of Research has helped to coordinate the College's data for the upcoming REF submission and the Research Committee has continued to look at how fellows can apply for external funding grants and the criteria for claiming research allowances and graduate grants and awards.

Responding to Covid-19

The College was unable to accept any event or summer school business during the summer of 2020, however there was hope that the academic year would be a new beginning. The University and Colleges commissioned weekly asymptomatic testing and students were organized into households of between 5 and 12 (average 9) around their kitchen or "gyp room." There were no large gatherings in line with government regulations and student activity focused on the households. Some 150 International students were supported to quarantine on arrival prior to the start of term. Unfortunately, in mid-October, with cases rising Public Health England advised the lockdown of our largest student residence, West House, housing mostly freshers.

PUBLIC BENEFIT (continued)

Responding to Covid-19 *(continued)*

Students were able to order meals online and an army of catering staff delivered food to each room. Directors of studies, tutors and supervisors provided support to students wherever they were located. The Porters Lodge were supplemented with staff to take deliveries, snacks and "gifts" to each room to try and lift spirits. The Homerton Union of Students (HUS) provided online support with games and chat. It was a very difficult time and as the first of the Colleges to "go down" were very much a guinea pig for PHE and the other Colleges.

The remainder of the year followed a similar pattern. Although there were no more outbreaks, there were always students in quarantine or isolation that needed support. After the Christmas vacation resident student numbers gradually grew as students increasingly found it difficult to study at home or could not return home. The College officers and management continued to work with the University and other Colleges with joint planning to interpret and implement each change in legislation and risk assessed good practice.

The academic year finished with most students in residence and undertaking many exams from their rooms. Graduations took place although with few guests and the ceremonies themselves streamed to family and friends.

A large onerous task that took place over the summer of 2020 (and again this summer) was the packing up and return of the belongings of almost 650 students who had left the residence in March 2020 with the expectation of returning in April.

The pandemic has had a significant financial impact on the College. The principal matters up to 30 June 2021 included the loss of student rental income and catering throughout the year and loss of all conference, events and Homerton International programme revenues.

FINANCIAL REVIEW

Review of the results for the year

Overview

The College Income and Expenditure Account for the year ended 30 June 2021 reflects the impact of Covid-19 with the absence of any conference and events income from March to 30 June and the loss of one-term's student residential and catering income, although the reduction in costs partly offset this. There was a loss before other gains and losses of £1,775k (2020: loss before other gains and losses of £668k). This was after a contribution of £38k (2020: £37k) to the Colleges' Fund under University of Cambridge Statute G, II.

Education Account

The per capita rate applicable to the undergraduate college fee for Home and EU students was £4,625 (Years 1- 4) and £4,500 (Year 5). The graduate and PGCE fee to the Colleges was increased by 4% to £4,069 (2020: £3,911). Of the total graduate fee income, this included a sum of £61,178 which was directly taken to the Vice Chancellor's Graduate Fund. Total income from college fees, grants etc amounted to £5.4m (2020: £5.17m).

Education expenditure was £6.29m (2020: £6.34m) a decrease of £56k leaving a deficit of £0.89m (2020: £1.17m).

Residence and catering accounts

The College is very mindful of student finances and strives to keep increases in accommodation rents and catering prices as low as possible whilst endeavoring to cover costs and maintaining a high standard of (mostly en-suite) accommodation through regular refurbishment. This year room rents increased by 13.0% for undergraduates (2020: 2.9%) and 4.6% for graduates (2020: 3%) and Hall food prices reduced by an average 40% (2020: 0%). The Minimum Meal Charge (MMC) was ended in 2020. The college is pleased that our student room rents continue to be amongst the lowest in Cambridge and the lower food prices came at a time when many students in isolation or quarantine had no choice.

The residence account income was £2.37m (2020: £2.37m). Costs for the year were £3.33m (2020: £3.09m) resulting in a loss of £954k (2020: loss of £717k). In the previous year, almost a term of residence income was lost (Easter term), whereas for this financial year the loss was incurred throughout the academic year.

Term-time students, staff and college function catering produced a turnover of £0.35m (2020: £0.79m) reflecting both the reduction in pricing and less College functions and residents.. After allowing for pay expenditure of £958k (2020: £765k) and non-pay and overheads of £566k (2020: £738k), the account was in deficit by £1.17m (2020: deficit £710k).

Costs which would normally have been charged to the conference and events business were charged to the student residence and catering accounts.

FINANCIAL REVIEW (continued)

Review of the results for the year (continued)

Conference and Events business

Income from conferences forms a vital part of the College's funding and the loss of business for the whole of the year is reflected in the increased deficit in the accounts. A significant portion of business has postponed events until 2022 although this in many cases will be instead of events that would have occurred in any case. College is aware of the need to rebuild this business post Covid-19 and is investing in its meeting rooms. The North Wing auditorium and guest bedrooms completed in summer 2020 will also provide a significant additional income in future years.

Conference and Events income from the provision of catering and accommodation services to residential and day conferences (including Colophon Limited) was £2k (2020: £1,135k). Direct conference expenditure amounted to £11k (2020: £525k), giving a net loss of £9k (2020: £609k contribution).

Maintenance of buildings and capital expenditure

The College aims to preserve the quality of its building, residences, public spaces and infrastructure to provide students with a quality experience now and for future generations.

During the summer of 2020, the top floor of ABC residences (27 rooms and gyp rooms) underwent a complete refurbishment.

The first phase of the new Sports fields commenced in October 2019 which has three artificial flood-lit pitches for hockey, tennis and netball and football and rugby. The pitches were completed in September 2020 and the construction of the Pavilion began shortly afterwards. Covid, and shortage of supplies, has delayed completion, which is now scheduled for October 2021. Cost expended in the year was £1.879m.

The new Dining Hall with servery, kitchens and Buttery, commenced construction in February 2020 and is on schedule to be completed by March 2022. Work over the summer 2020 on the Dining Hall included, a new electricity substation and the installation of a large Ground Source Heat Pump (GSHP) array under the lawns, to provide heating and cooling to the facility.

Some of the other capital works and projects that took place over summer 2020 are listed below.

- Refurbished 188 Hills Road flat
- A new grease management system installed in main kitchen
- the Great Hall, Fellows' Dining Room and Principal's corridor flooring has been completely sanded down and refinished.
- Increased pigeon netting over Harrison Drive building areas

FINANCIAL REVIEW (continued)

Review of the results for the year (continued)

Investment policy and performance

Investment portfolio

The College maintains a long-term approach to investment, retaining a diversified portfolio of high quality assets, to protect the real value of the capital base and provide protection against inflation risk. The College's primary investment objectives are:

- to seek to maintain the value of the portfolio in real terms i.e. 1% above inflation; and
- to maintain a predicted annual standard deviation of returns less than 12.

The actual total return target is RPI +4% per annum, net of all investment fees and costs, over 5-7 years in order to sustain a spending rate of 3% over a trailing 3 year average. Rothschild & Co are retained to manage the investment portfolio. UBS retained a small portfolio of private equity assets which have been invested in since 2008. These latter investments were realized post year end.

Overall, the College's Investment portfolio has increased in value from £82.0m to £91.6m at the year end (note 13) after £14m was withdrawn to pay down the Rolling Credit Facility (RCF) with Lloyds Bank and fund capital projects. The return since the appointment of Rothschild & Co (October 2015) comfortably exceeds the total target return on an annualised basis. The Investment Committee advises the Trustees on the ethical policy with regard to its investments and follows and discusses the debate on issues of an environmental, social and governance nature. Through its investment managers, the College is seeking to invest long-term in assets which demonstrate a sustainable investment performance, and therefore, it is natural that considerations of an ESG nature will be taken, when acquiring, managing and trading in holdings. The Investment Committee also encourage their equity managers to discharge their responsibilities in accordance with their own corporate governance policies, taking into account, the UK Corporate Governance code, UN Principles of Responsible Investment and the UK Stewardship Code.

The Investment Committee also monitors, through its investment managers, its holdings of so called "sin stocks" and investments in industries extracting fossil fuels. The College does not hold any direct shareholdings in fossil fuel companies (and has not for at least 5 years) and its holdings through funds are considered *de minimis*.

Homerton Gardens

The commercial development was completed in Spring 2016 at a cost of £18m. The main tenant is Alpha Plus Group operating Abbey College, a sixth form school. Rent, on the 25 year lease, commenced in September 2016. The commercial buildings were valued as at 30 June 2021 at £45.5m (30 June 2020: £42.75m). A discount on rent was given for the first half of the year recognizing the difficulties that the school was experiencing from the pandemic.

The value of the residential development is stated as other investments at £0.5m (30 June 2020: £0.5m) and reflects the value of the leaseholds.

FINANCIAL REVIEW (continued)

Investment policy and performance (continued)

Investment portfolio (continued)
Investment Land

Bidwell's performed a valuation of the investment land, as at 30 June 2021. The land has been valued at £6.6m (30 June 2020: £6.0m).

Leases
The Northern Site is the subject of a 99 year lease, from 9 January 2005, to the University of Cambridge, for which a premium has been received and accounted for as deferred rental income. This is released in equal annual instalments over the lease term.

The Mary Allan Building is subject to a 60 year lease, to the University of Cambridge, of its offices and shared teaching and auditorium space from 2001.

The lease of the Science Education Centre to the University of Cambridge is for 25 years from August 2001 and has been extended for a further 15 years.

College Land and Buildings
The College reviewed its accounting policies in the light of the new accounting standard FRS102 in the year ended 30 June 2016 and decided that the College's operational assets should no longer be revalued, and that any new operational assets should be added at cost. The College's land and buildings are therefore stated at their value at 31 July 2013, as updated by the Governing Body to 1 July 2014 to £79.7m. Transactions since 1 July 2014 have been reflected in the balance of £100.6m at 30 June 2021. Assets under construction at 30 June 2021 represented costs expended to date on the Dining Hall, Buttery and kitchens.

Expenditure of a capital nature over the past 5 years has been funded through College operational cash flow and the proceeds of the bond issue in August 2015 (Note 18). Cash flow forecasts are regularly presented to the Investment Committee and College Council showing the requirement to use funds invested to complete the Estates Strategy 2014-2024 over the period 2021 to 2024. The loss of cash flow from operations over the past two financial years has increased the need to fund ongoing projects from the investment portfolio. Rather than use invested funds, a £10m Revolving Credit Facility (RCF) was agreed with the College's bankers, Lloyds Bank in June 2019. This was drawn on for the first time in February 2020 - £4m to fund the ongoing capital works. The remaining £6m was drawn down in July 2020.

The loan was repaid in May 2021 from the investment portfolio.

FINANCIAL REVIEW (continued)

Fundraising

Fundraising is undertaken through the College staff employed in the Development office, and is focused on the Alumni of the College, and partnerships with Santander and others. Fundraising is largely though the annual telephone campaign, emails and requests, to Alumni, and the College participates in the Cambridge in America scheme. All donations raised in this way are used to support our students. The amount raised to 30 June 2021 was £1,402k (2020: £248k) of which, £1.047m was from a legacy.

We did not use the services of any professional or commercial fundraisers. We are registered with the Fundraising Regulator and abide by its voluntary scheme for regulating fundraising. We did not receive any complaints about our activities for the purposes of fundraising. Before commencing the annual telephone campaign, all identified participants (who are all Alumni) are contacted by mail and given the opportunity to not be contacted. All our callers, who are current students, are trained and monitored to avoid unreasonable intrusion on a person's privacy.

Staff costs and pensions

Total payroll costs, including employer's pension and national insurance contributions, were £7.5m (2020: £7.0m) (see note 10).

Each year, staff are appraised and an application can be made to the Staff or Fellows Remuneration committees for consideration of a regrade for that position. Salaries are benchmarked against other Colleges and, where appropriate, local companies. Salaries are increased each year in line with the UCEA negotiated pay increase. Homerton College is one of the few Colleges still offering a benefit as opposed to a contribution pensions scheme to all permanent staff and therefore average support staff costs are amongst the highest in Cambridge Colleges. All staff receive a meal whilst on duty.

College policy is to pay the Living Wage to all permanent and temporary employees.

The funded pension scheme operated for non-teaching staff is the Cambridgeshire County Council Local Government Pension Scheme (LGPS). The College also supports membership of the Universities Superannuation Scheme (USS), mainly for its Academic staff.

LGPS

The LGPS share of deficit, calculated to meet the requirements of FRS 102, attributable to existing and former staff was £3.5m (2020: deficit of £3.89m). The Employer's contribution rate changed in April 2021 to 18.0% (April 2020: 18.1%).

USS

Due to the nature of this scheme, the College is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, and therefore accounts for the scheme as if it were a defined contribution scheme.

As reported in Note 21 the trustee estimates that the funding ratio as at 31 March 2021 had increased to 84% (from 79% as at 31 March 2020) reducing the deficit to £15.2bn (2020: £20.2bn).

FINANCIAL REVIEW (continued)

Staff costs and pensions (Continued)
***USS** (continued)*
The College has entered into a Recovery Plan with the Universities' Superannuation Scheme to fund the deficit within the Scheme. Consequently, the College has recognised 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 statement of comprehensive income and expenditure. At 30 June 2021, this liability was £0.57m (2020: £0.58m). The recovery plan will currently increase Employer contributions further in October 2021 to 21.4%.

Since the year end, following the completion of the 2020 actuarial valuation, a new deficit recovery plan has been agreed in respect of the USS pension scheme. As detailed in Note 29 this results in an increase of £1.037m in the provision for the obligation to fund the deficit on the USS pension which would instead be £1.611m. If the Joint Negotiating Committee (JNC) recommended deed on benefit changes has not been executed by 28 February 2022 then there would be an increase of £1.999m in the provision for the obligation to fund the deficit on the USS pension which would instead be £2.573m.

Reserves policy
The College's investment portfolio, its conference business and rental income from leases have the function of sustaining the activities of the College. Expenditure is guided by an assessment of forecast performance and liabilities with the objective of identifying sustainable affordable expenditure and achieving inter-generational equity. This is discussed in more detail above in respect of the investment policy.

The total unrestricted funds of the group totalled £227.0m at 30 June 2021 (30 June 2020: £200.7m). Of this, the general reserve, excluding the pension reserve, amounted to £120.6m (30 June 2020: £111.7m).

The free reserves of the College are largely represented by the College Investment portfolio, under management with Rothschild & Co, and cash held, totalling £91.6m at 30 June 2021 (30 June 2020: £82.0m). Each year, the Investment committee considers the cash flow projections for the College for the next 5 years and the appropriateness of the level of investments and advises the Trustees. The Investment Committee consider:

- The capital expenditure planned under the Estates Strategy to 2024;
- The re-payment of the bonds issued in 2013 and 2015 due from 2040;
- The age and condition of the existing buildings used for teaching, catering, offices and accommodation;
- The operating income and cash flows.

Until this year, the College had had no reason to withdraw funds from the investment portfolio managed by Rothschild since its inception in 2015. Covid-19 has increased the need to access funds from the investment portfolio from 2021 onwards as a result of the loss of income and cash flow from student and conference residential income and catering and events. However, the portfolio has achieved exceptional returns to June 30 2021 which allowed the withdrawal of £14m of funds to repay the RCF of £10m in May 2021, and contribute to funding capital projects.

FINANCIAL REVIEW (continued)

Reserves policy (continued)

The Investment Committee is comfortable that the level of investments which represents the free reserves of the College is appropriate to the needs and size of the College and will be available to fund the remaining projects of the Estates Strategy and the shortfalls in operating cash flow as a result of the Covid-19 pandemic over the next 3 to 5 years.

PLANS FOR FUTURE PERIODS AND POST BALANCE SHEET EVENTS

Short-term future plans and activities

Estates

The Dining Hall with new servery, buttery and kitchen is scheduled for completion in March 2022. New furniture for the Hall has been commissioned, and new artwork by Shezad Dawood has been commissioned, including a large tiled mosaic in the entrance foyer, a film, and tapestry for the Hall.

The Pavillion of the new Sports ground and outside areas was completed at the end of October 2021 and an opening ceremony held on October 25th. Negotiations to engage a management company to provide for Community Use under the S106 agreement are ongoing.

During 2020-21, an architecture competition was held for a new Porters Lodge, additional study spaces and exhibition space, and a Children's' Literature Resource Centre. Alison Brooks were appointed in July 2021, and significant planning is being undertaken by the design team and College team, with the intention of submitting planning in January 2022 and commencing construction, if planning is received, in the summer of 2022. Once planning is submitted, we can continue planning for the Great Hall and its environs.

During the summer of 2021, a second tranche of the bedrooms and en-suite shower rooms, of 27 of the 81 bedrooms in ABC, were completely refurbished, and one of the Hills Road residences has been refurbished.

Also, starting in July 2021, is a complete refurbishment of the meetings rooms in the Ibberson building, to improve the interior design, install state-of the-art audio visual equipment, especially to host hybrid meetings and, the starting point of the project, to improve the fire safety of this Grade 2 listed building by providing additional fire escapes and thereby restoring the capacities of these rooms. The sustainability of this building is also being investigated.

With the retirement of the Principal, Professor Geoffrey Ward, the Principal's Lodge on Luard Road is being redecorated and furnished for the incoming Principal, Lord Woolley.

Environment

Having established existing Scope 1 and Scope 2 carbon emissions for the site which can then be tracked each year, we have commissioned Skelly & Couch to report on:

- Energy evaluation by building and options for improving energy use
- A feasibility for the elimination of gas as an energy source
- Generation from existing photovoltaics (PVs)
- Electric Vehicle Charging provision

PLANS FOR FUTURE PERIODS AND POST BALANCE SHEET EVENTS (continued)

Short-term future plans and activities (continued)

***Environment** (continued)*
This is a long-term project, but we are confident of eliminating gas from the campus within 20 years. Cambridge Colleges currently purchase electricity from a company that generates through 100% renewables. The new Dining Hall and Buttery are powered by electricity, and heating and cooling provided by Ground Source Heat pumps (GSHP).

College also funded students of the Environmental Society to undertake a biodiversity study of College campus and in particular the conservation area during summer 2021.

Funding
£6m was drawn down in July 2021 from the Investment portfolio to fund the construction of the capital projects (see Note 28).

Admissions over the summer
Having been challenged by the admittance of its largest ever first year undergraduate cohort (201 students) in 2020, the offer ratio was reduced and the College admitted 178 undergraduates in 2021.

PRINCIPAL RISKS AND UNCERTAINTIES

The College's Governing Body and the directors of the College's subsidiaries continued with their policy of formal risk assessment. All College Committees review and update the risk assessment appropriate to their purpose at least annually. These are consolidated and reviewed by the Audit Committee, College Council and Governing Body.

Previously considered significant risks such as Brexit, which has created substantial uncertainties for fellows, staff and students are still in the background and are manifesting themselves in difficulties in recruiting staff and supply shortages. The UK Governments report on Initial Teacher Training puts at risk the PGCE course in Cambridge University and the loss of fee income for the College and the impact on its tenant the Faculty of Education.

The impact of the pandemic still dominates the risk assessment. There are uncertainties as to the recovery from the pandemic and the likelihood of further such events in the future. The impact of the pandemic in many ways, is a consolidation of previously identified risks, and still presents a risk, financially, academically and for personnel.

Also increasing in terms of likelihood and severity is the possible deterioration on the mental health and academic achievement of students primarily as a result of their experience over the past 18 months as first years and sixth form students. The College is providing additional support to our students, and have increased academic and support programmes, through Changemakers, and re-structured the pastoral support, through the Tutor system, for all students.

The major change from last year's heatmap is the increase in likelihood and severity of the failure to recruit more University Teaching Officers. This is within the Academic strategy as an area of focus.

AUDITOR

In so far as the trustees are aware:

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

Approved by order of the Governing Body on [19th April 2002] and signed on its behalf by:

Deborah Sifleet

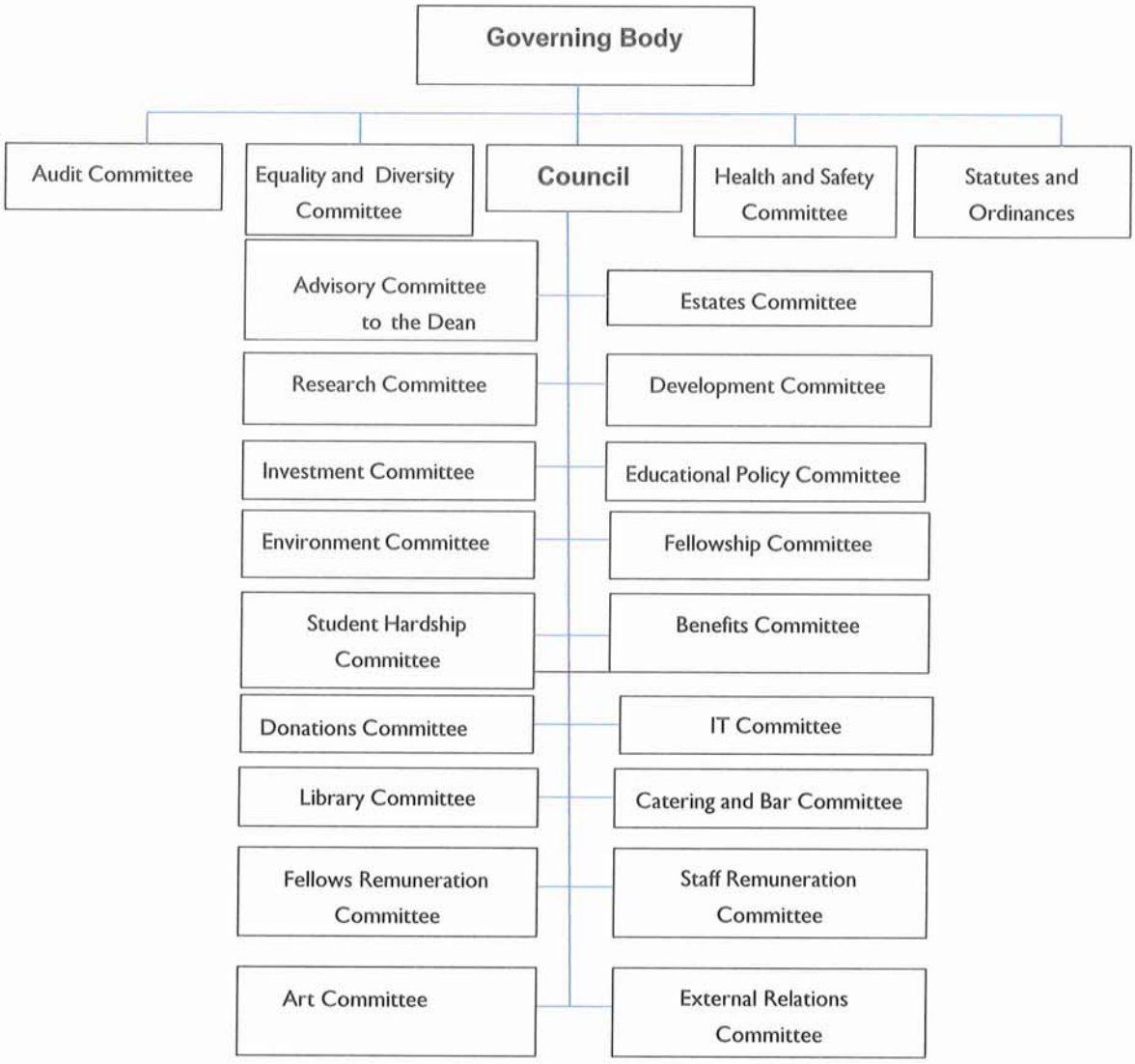
Bursar and Fellow

Governance

The following statement is provided by the Council 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.

The College is a registered charity (registered number 1137497) and subject to regulation by the Charity Commission for England and Wales. The members of the Council are the charity trustees and are responsible for ensuring compliance with charity law.

The Governing Body and Council are advised in carrying out their duties by a number of Committees as explained below:



On occasion working groups are set up to provide time limited direction such as the Music Strategy working group. The principal officers of the College are:

- The Principal
- The Vice-Principal
- The Bursar
- The Senior Tutor
- The Admissions Tutors
- The Post-Graduate Tutor

Governance (continued)

It is the duty of the Audit Committee to keep under review the effectiveness of the College's internal systems of financial and other controls; to advise the Governing Body on the appointment of external auditors; to consider reports submitted by the auditor; to monitor the implementation of recommendations made by the auditor; to make an annual report to the Council and Governing Body. Membership of the Audit Committee includes two independent chartered accountants and two fellows who are not members of the Council.

Declarations of Interests are completed by all Members of the Council and the senior administrative officers. Declarations of interest are made systematically at meetings.

The College's Members of the Council during the year ended 30 June 2021 are set out on page 2.

Statement of Internal Control

The Governing Body 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.

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.

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 2021 and up to the date of approval of the financial statements.

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

- The Audit Committee reviews a risk assessment report which it submits to the Governing Body in the Easter Term;
- The Audit Committee presents an annual report, including the adequacy of the internal controls and the preparation of the financial statements in the Michaelmas Term.

The Governing Body's review of the effectiveness of the system of internal control is informed by the work of the various Committees, the Bursar, and College officers, who have responsibility for the development and maintenance of the internal control framework, and by comments made by the external auditor in their management letter and other reports.

Statement of Internal Control (continued)

The Council 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) and presenting it to the Governing Body for approval.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 Group and the College will continue in operation.

The Council is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and 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 Group and the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Council 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.

Opinion

We have audited the financial statements of Homerton College (the 'College') and its subsidiaries (the 'group') for the year ended 30 June 2021 which comprise the Consolidated Statement of Comprehensive Income and Expenditure, the Consolidated Statement of Changes in Reserves, the Consolidated and the College Balance Sheet, 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 2021, 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 College Council and Governing Body's 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 College Council and 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.

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 College Council and 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 College Council and Governing Body

As explained more fully in the College Council and Governing Body' responsibilities statement set out on pages 21 and 22, the College Council and Governing Body 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 College Council and Governing Body 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 College Council and Governing Body 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 College Council and Governing Body either intend to liquidate the group or the College or to cease operations, or have no realistic alternative but to do so.

Auditor's 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. In relation to the College this included data protection, health and safety, employment law and financial reporting.
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, and evaluating the business rationale of significant transactions to identify large or unusual transactions.

We reviewed key authorisation procedures and decision making processes for any unusual or one-off transactions.

We reviewed minutes of College Council and Governing Body meetings and agreed the financial statement disclosures to underlying supporting documentation.

We have made enquiries of management and officers of the College regarding laws and regulations applicable to the organisation.

We reviewed the risk management processes and procedures in place including a review of the risk register and reporting to the College Council and Governing Body.

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 College's College Council and Governing Body, as a 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's College Council and Governing Body 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 charity and the charity's College Council and Governing Body as a body, for our audit work, for this report, or for the opinions we have formed.

Price Bailey LLP

Price Bailey LLP
Chartered Accountants and Statutory Auditors

Tennyson House
Cambridge Business Park
Cambridge
CB4 0WZ
Date: 29 April 2022

Consolidated statement of comprehensive income and expenditure Year to 30 June 2021

	Note	2021 £'000	2020 £'000
Income			
Academic fees and charges	1	**5,401**	5,169
Residences, catering and conferences	2	**2,745**	4,345
Investment income	3	**3,288**	3,820
Other income	5	**893**	1,263
Total income before donations		**12,327**	14,597
Donations	4	**1,402**	248
Total income		**13,729**	14,845
Expenditure			
Education	6	**(6,287)**	(6,343)
Residences, catering and conferences	7	**(4,895)**	(5,657)
Investment management costs	3	**(429)**	(417)
Other expenditure	8	**(3,855)**	(3,059)
Contribution under Statute G, II		**(38)**	(37)
Total expenditure	9	**(15,504)**	(15,513)
(Deficit) before other gains and losses		**(1,775)**	(668)
College's share of loss on joint venture	13	**(5)**	(1)
Realised gains on investments	13	**8,156**	3,369
Unrealised gains on investments	13	**18,169**	2,834
Surplus for the year		**24,545**	5,534
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	21	**1,379**	(2,863)
Changes in assumptions arising on teachers' pension obligations	19	**(78)**	(233)
Total comprehensive income for the year		**25,846**	2,438

All items dealt with in arriving at the surplus for the above two accounting years relate to continuing operations.

Consolidated statement of changes in reserves Year to 30 June 2021

	Income and expenditure reserve		Revaluation reserve		
	Un-restricted £'000	Restricted £'000	Operational property £'000	Fixed asset investment £'000	Total £'000
Balance at 1 July 2020	107,181	—	57,016	36,545	**200,742**
Surplus/(deficit) from income and expenditure	(1,780)	—	—	26,325	**24,545**
Other comprehensive income / expenditure	1,301	—	—	—	**1,301**
Transfers between revaluation and income and expenditure reserve	9,138	—	(983)	(8,155)	—
Balance at 30 June 2021	115,840	—	56,033	54,715	**226,588**

	Income and expenditure reserve		*Revaluation reserve*		
	Un-restricted £'000	*Restricted £'000*	*Operational property £'000*	*Fixed asset investment £'000*	*Total £'000*
Balance at 1 July 2019	*106,551*	—	*58,000*	*33,753*	*198,304*
Surplus/(deficit) from income and expenditure	*(668)*	—	—	*6,202*	*5,534*
Other comprehensive expenditure	*(3,096)*	—	—	—	*(3,096)*
Transfers between revaluation and income and expenditure reserve	*4,394*	—	*(984)*	*(3,410)*	—
Balance at 30 June 2020	*107,181*	—	*57,016*	*36,545*	*200,742*

The transfer between the operational property revaluation reserve and the income and expenditure reserve is made to compensate the income and expenditure reserve for the additional depreciation charged on the College's operational property as a result of its previous revaluations.

The transfer between the fixed asset investment revaluation reserve and the income and expenditure reserve represents the realised investment gains during the year on a historical cost basis.

The notes on page 36 to 55 form part of these financial statements.

	Notes	Consolidated 2021 £'000	Consolidated 2020 £'00	College 2021 £'000	College 2020 £'000
Fixed assets					
Intangible assets	11	**442**	453	**442**	453
Tangible assets	12	**111,369**	107,282	**111,357**	107,262
Investments	13	**148,490**	133,014	**148,530**	133,014
		260,301	240,749	**260,329**	240,769
Current assets					
Stocks	14	**30**	27	**21**	17
Trade and other receivables	15	**1,846**	2,351	**2,147**	2,643
Cash at bank and in hand	16	**4,363**	2,174	**4,276**	2,099
		6,239	4,552	**6,444**	4,759
Current liabilities					
Creditors: amounts falling due within one year	17	**(2,932)**	(3,153)	**(2,901)**	(3,154)
Net current assets		**3,307**	1,399	**3,543**	1,605
Total assets less current liabilities		**263,608**	242,148	**263,872**	242,374
Creditors: amounts falling due after more than one year	18	**(32,444)**	(36,469)	**(32,444)**	(36,469)
Provisions for liabilities and charges	19	**(498)**	(460)	**(498)**	(460)
Pension scheme (liability)	21	**(4,078)**	(4,477)	**(4,078)**	(4,477)
Total net assets		**226,588**	200,742	**226,852**	200,968
The funds of the group/college:					
Unrestricted reserves					
General reserves excluding pension reserve		**119,918**	111,658	**120,152**	111,854
Pension reserve		**(4,078)**	(4,477)	**(4,078)**	(4,477)
Operational property revaluation reserve		**56,033**	57,016	**56,033**	57,016
Fixed asset investment revaluation reserve		**54,715**	36,545	**54,745**	36,575
Total funds		**226,588**	200,742	**226,852**	200,968

The financial statements were approved by the Governing Body on April 19th 2002 and were signed on their behalf by:

Bursar

Principal

Consolidated statement of cash flows Year to 30 June 2021

	Notes	2021 £'000	2020 £'000
Net cash provided by operating activities	23	**(260)**	(1,433)
Cash flows from investing activities	24	**8,149**	(6,751)
Cash flows from financing activities	25	**(5,127)**	2,873
Increase / (Decrease) in cash and cash equivalents in the year		**2,762**	(5,311)
Cash and cash equivalents at 1 July 2020		**4,157**	9,468
Cash and cash equivalents at 30 June 2021	26	**6,919**	4,157

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are laid out below.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, modified in respect of the treatment of investments and land and buildings which are included at valuation.

The financial statements have been prepared in accordance with the provisions of the Statutes of the College and of the University of Cambridge and applicable United Kingdom accounting standards. In addition, the financial statements comply with the Statement of Recommended Practice: Accounting for Further and Higher Education (the SORP).

The 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 9.

The College constitutes a public benefit entity as defined by FRS 102.

The financial statements are presented in sterling and are rounded to the nearest thousand pounds.

Going concern

The Group has net current assets of £3,933,000 (2020: net current assets £1,399,000).

The College aims to break even at operational level which means that the cash flow is usually positive by a similar level to the amount of depreciation charged to the accounts. This has historically funded ongoing capital projects. To fund larger projects such as new graduate accommodation and the new Dining hall, the College has participated in a private placement or made use of an RCF. Cash flow plans shared with the Investment Committee and College Council forecast a need to draw down from the investment portfolio during the 2021 to 2024 period as projects under the Estates Strategy are completed.

The Covid-19 pandemic will impact the cash flow from operations over two financial years or more. This will increase the need to draw down from the Investment portfolio.

The Members of Council (Trustees) have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The Trustees have made this assessment in respect of a period of one year from the date of approval of these financial statements.

The Trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. Furthermore, the Trustees are of the opinion that the College is able to meet its liabilities as they fall due and that there are sufficient free reserves held

in readily accessible funds to both meet liabilities and allow the completion of ongoing capital projects

Critical accounting estimates and areas of judgement

Preparation of the financial statements requires the Members of Council to make significant judgements and estimates.

The items in the financial statements where these judgements and estimates have been made include:

- valuation of investment land and buildings;
- estimating the useful economic life of tangible and intangible fixed assets; and
- pension scheme valuations, including deficit reduction payments due under the Universities Superannuation Scheme.

In addition to the above, the full impact following the recent emergence of the global coronavirus pandemic is still unknown. It is therefore not currently possible to evaluate all the potential implications for the group and charity's activities, beneficiaries and the wider economy. Estimates used in the financial statements, particularly with respect to investment property valuations (see note 13), and the value of listed investments are subject to a greater degree of uncertainty and volatility.

Basis of consolidation

The consolidated financial statements consolidate the College and its subsidiaries (see note 13) for the year ended 30 June 2021. Intra-group balances are eliminated on consolidation.

Joint venture

The College's investment in Colokate LLP was accounted for as a joint venture under the equity method of accounting until January 2018 when Colokate LLP became a wholly owned subsidiary of the College. The College's investment in Ward Griffin LLP was accounted for as a joint venture under the equity method of accounting.

Recognition of income

Academic fees

Academic fees are recognised in the year to which they relate and include all fees chargeable to students or their sponsors.

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 benefactions

Non- exchange transactions without performance related conditions are donations and benefactions.

Donations and endowments with restrictions are classified as restricted reserves with additional disclosure provided within the notes to the accounts. Restricted donations are recognised when the donor has specified that the donation must be used for 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.

Other income

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

Investment income

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 fund.

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.

Pension schemes

USS

The College participates in the Universities Superannuation Scheme (USS), a defined benefit scheme which is contracted out of the State Second Pension (S2P). The assets of the scheme are held in a separate trustee-administered fund. Because of the mutual nature of the scheme, the scheme's assets are not hypothecated to individual institutions and a scheme-wide contribution rate is set. The College is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by 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 income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

LGPS

The College also participates in the Cambridge County Council Pension Fund (CCCPF) which is a Local Government Pension Scheme (LGPS). The assets of the scheme are held and managed separately from those of the College. As the College is able to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis, in accordance with the requirements of Section 28 of FRS 102 "Employee Benefits", the pension scheme asset or liability is recognised in full on the balance sheet.

The assets of the LGPS are measured using closing market values. LGPS liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the period is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension and finance costs. Actuarial gains and losses are recognised in 'other comprehensive income' in the statement of comprehensive income and expenditure.

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 material unused benefits are accrued and measured as the additional amount the College expects to pay as a result of the unused entitlement.

Intangible fixed assets

Intangible assets comprise IT software and a purchased licence to occupy premises capitalised at cost and amortised through the statement of financial activities over their expected useful life as follows:

Licence to occupy	Over the length of the license
IT software	Over a period of 7 years

Tangible fixed assets

Land and buildings

Fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

New freehold buildings are depreciated on a straight-line basis over their expected useful economic life of 50 years. Freehold buildings held at 1 July 2014 were previously held at a valuation. As permitted by FRS 102, with effect from 1 July 2014 the College elected to deem the valuation of these properties as cost. The value was been calculated by a previous valuation being updated to 1 July 2014 by the Governing Body. The remaining useful economic lives of these buildings from the date the values were deemed to be cost is 40 years. Consequently, these buildings are now depreciated over a 40 year period.

Freehold land is not depreciated as it is considered to have an indefinite useful life. A review for impairment is carried out if events or changes in circumstances indicate that the carrying value of the fixed asset may not be recoverable.

Buildings under construction are valued at cost, based on the value of architects' certificates and other direct costs incurred to 30 June. They are not depreciated until they are brought into use.

Furniture, fittings and equipment

Furniture, fittings and equipment costing more than £5,000 per individual item or if the aggregate value of related items exceed £100,000 are capitalised and depreciated over their expected useful life as follows:

Furniture and fittings	10% per annum
Computers and general equipment	20% per annum

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 historical cost less any provision for impairment.

Increases in value arising on the revaluation of fixed asset investments are taken to a fixed asset investment revaluation reserve via the statement of comprehensive income and expenditure. Surplus or losses on sale of investments are taken to the statement of comprehensive income and expenditure.

Formal valuations for investment properties are usually carried out by a professional valuer and a formal valuation was last carried out by Bidwell's to provide a valuation for 30 June 2020. Valuation gains and losses are credited (or debited) to the statement of financial activities with the balance sheet reflecting the revalued amounts. No depreciation is charged on investment properties.

Stocks
Stocks are valued at the lower of cost and net realisable value, after any necessary provision for slow-moving and obsolete items.

Creditors and provisions
Creditors and provisions are recognized, when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the College anticipates it will pay to settle the debt.

Debentures and bank loans are a form of financial instrument and are included in the balance sheet at cost. A market rate of interest is charged on these liabilities, which is taken to the statement of comprehensive income and expenditure.

Deferred rental income is released to the statement of comprehensive income and expenditure evenly over the lease period. It is not discounted to the present value of the income because it is not a financial instrument as defined by sections 11 and 12 of FRS 102.

Contingent liabilities
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.

Contingent liabilities are not recognized in the balance sheet but are disclosed in the notes.

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 benefit will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Taxation

The College is a registered charity (number 1137497) and is a charity within the meaning of Section 506(1) of the Taxes Act 1988. Accordingly, the College is exempt from taxation in respect of income or capital gains received within the categories covered by Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

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

Contribution under Statute G, II

The College is liable to be assessed for a Contribution under the provisions of Statute G, II of the University of Cambridge. This contribution is used to fund grants to Colleges from the Colleges' Fund. The College may from time to time be eligible for such grants. The liability for the period 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 and an estimate of its conference income for the current year.

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 in 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.

1 Academic fees and charges income

	2021 £'000	2020 £'000
College fees		
Fee income paid on behalf of Undergraduates at the Publically-funded Undergraduate rate Per capita fee:£4,625/£4,500 (2019-20: £4,625/£4,500)	**2,291**	2,180
Privately-funded Undergraduate fee income Per capita fee:£9,390/ £9,025/£8,205/£7,375 (2019-20:£9,025/£8,205/£7,375, £6,990)	**1,021**	925
Fee income received at the Graduate fee rate (including PGCEs) Per capita fee: £4,069 (2019-20: £3,911)	**1,789**	1,802
Income from Cambridge Bursary Scheme	**300**	262
	5,401	5,169

2 Residences, catering and conferences income

	2021 £'000	2020 £'000
Accommodation		
College members	**2,374**	2,375
Conferences	**2**	267
Catering		
College members	**353**	793
Conferences	**-**	169
Colophon conferences		
Accommodation	**-**	138
Catering	**-**	172
International Programme	**-**	389
College bar	**16**	42
	2,745	4,345

3 Investments

Analysis of income	2021 £'000	2020 £'000
Land and buildings	**1,980**	2,215
Quoted securities	**1,308**	1,575
Cash deposits	**-**	30
	3,288	3,820

Analysis of expenditure	2021 £'000	2020 £'000
Fees	**429**	417
	429	417

4 Donations

	2021 £'000	2020 £'000
Unrestricted donations	355	248
Unrestricted legacies	1,047	-
	1,402	248

5 Other income

	2021 £'000	2020 £'000
Servicing and recharges to the University of Cambridge	479	520
Miscellaneous income	147	424
Furlough grants	320	302
Other trading income (Colokate LLP, Colophon)	12	33
Other finance income:		
Interest on pension scheme assets (note 21)	328	492
Other pension scheme finance costs (note 21)	(393)	(508)
	893	1,263

6 Education expenditure

	2021 £'000	2020 £'000
Teaching	2,843	2,800
Tutorial	1,141	1,125
Admissions	841	841
Research	348	317
Scholarships and bursaries awards	787	744
Other educational facilities	327	516
	6,287	6,343

7 Residences, catering and conferences expenditure

	2021 £'000	2020 £'000
Accommodation		
College members	3,326	3,092
Conferences	11	229
Catering		
College members	1,524	1,503
Conferences	-	87
Colophon conferences		
Accommodation	-	235
Catering	-	88
International Programme	-	365
College bar	34	58
	4,895	5,657

8 Other expenditure

	2021 £'000	2020 £'000
College administration		
Pay expenditure:		
Directorate	**17**	16
Administrative staff	**1,462**	1,479
	1,479	1,495
Non-pay expenditure:		
Building repairs and maintenance	**124**	143
Fuel and light	**100**	101
Rates	**25**	44
Depreciation: buildings	**528**	518
Depreciation: furniture and equipment	**54**	55
Debenture interest payable	**1,127**	1,127
Other trading costs (Colokate LLP, Colophon)	**15**	18
Other expenses	**403**	81
Reclassification of costs to residence, catering and conferences	**-**	(523)
	3,855	3,059

A proportion of other expenses have been reallocated to residences for conference accommodation charges.

9 Analysis of expenditure by activity

2021	Staff costs (note 10) £'000	Other Operating expenses £'000	Depreciation And amortisation £'000	**Total £'000**
Education (note 6)	3,799	2,123	365	**6,287**
Residences, catering and conferences (note 7)	2,175	1,182	1,538	**4,895**
Investment management costs	-	429	-	**429**
Other (note 8)	1,479	1,794	582	**3,855**
Contribution under statute GII	-	38	-	**38**
	7,453	5,566	2,485	**15,504**

2020	*Staff costs (note 10) £'000*	*Other Operating expenses £'000*	*Depreciation And amortisation £'000*	*Total £'000*
Education (note 6)	*3,519*	*2,441*	*383*	*6,343*
Residences, catering and conferences (note 7)	*1,949*	*2,283*	*1,425*	*5,667*
Investment management costs	—	*417*	—	*417*
Other (note 8)	*1,495*	*989*	*575*	*3,059*
Contribution under statute GII	—	*37*	—	*37*
	6,963	*6,167*	*2,383*	*15,513*

9 Analysis of expenditure by activity (continued)

Auditor's remuneration	2021 £'000	2020 £'000
Other operating expenses include:		
Audit fees payable to the College's external auditor	25	32
Other fees payable to the College's external auditor	2	6
	27	38

10 Staff costs

	College Fellows & other academics £'000	Non-academics £'000	**Total 2021 £'000**
Emoluments	1.828	3,377	**5,205**
Social security costs	167	279	**446**
Other pension costs	331	1,471	**1,802**
2021 Total funds	2,326	5,127	**7,453**

	College Fellows & other academics £'000	*Non-academics £'000*	*Total 2020 £'000*
Emoluments	1,687	3,611	5,298
Social security costs	148	272	420
Other pension costs	271	974	1,245
2020Total funds	*2,106*	*4,857*	*6,963*

At the Balance Sheet date there were 67 members of the Governing Body. During the year the average number receiving remuneration was the 48 shown below.

	2021 staff number		2020 staff number	
	Number of fellows	**Full-time equivalent**	Number of fellows	Full-time equivalents
Academic	**48**	**-**	48	-
Non-academic	**-**	**117**	-	119
	48	**117**	48	119

10 **Staff costs** (continued)

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

	2021 £'000	2020 £'000
£100,001 - £110,000	-	1
£110,001 - £120,000	1	-
£120,001 - £130,000	-	1
£130,001 - £140,000	1	—
	2	2

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.

Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing, and controlling the activities of the College and are deemed to comprise the senior officers listed on page 2.

Aggregated emoluments (consisting of salary and taxable benefits, but excluding any employer's pension contribution) were as follows:

	2021 £'000	2020 £'000
Key management personnel	**601**	501
	601	501

11 **Intangible fixed assets**

Consolidated and College	Boathouse license £'000	Computer software £'000	**Total £'000**
Cost / valuation			
At beginning of year	330	176	**506**
Additions at cost	-	21	**21**
At end of year	330	197	**527**
Amortisation			
At beginning of year	3	50	**53**
Charge for the year	4	28	**32**
At end of year	7	78	**85**
Carrying amount			
At 30 June 2021	323	119	**442**
At 30 June 2020	327	126	**453**

12 Tangible fixed assets

Consolidated	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	Total £'000
Cost				
At beginning of year	113,360	3,866	3,250	**120,476**
Additions at cost	-	6,023	517	**6,540**
Disposals	-	-	(25)	**(25)**
At end of year	113,360	9,889	3,742	**126,991**
Depreciation				
At beginning of year	10,675	-	2,519	**13,194**
Charge for the year	2,123	-	330	**2,453**
Disposals			(25)	**(25)**
At end of year	12,798	-	2,824	**15,622**
Net book value				
At 30 June 2021	100,562	9,889	918	**111,369**
At 1 July 2020	102,685	3,866	731	107,282

College	College buildings and site £'000	Assets under construction £'000	Furniture, fittings and equipment £'000	Total £'000
Cost				
At beginning of year	113,360	3,866	3,142	**120,368**
Additions at cost	-	6,023	517	**6,540**
Disposal	-	-	(25)	**(25)**
At end of year	113,360	9,889	3,634	**126,883**
Depreciation				
At beginning of year	10,675	—	2,431	**13,106**
Charge for the year	2,123	-	322	**2,445**
Disposals	-	-	(25)	**(25)**
At end of year	12,798	-	2,728	**15,526**
Net book value				
At 30 June 2021	100,562	9,889	906	**111,357**
At 1 July 2020	102,685	3,866	711	107,262

Additions include the costs for ABC third floor refurbishment to Furniture, Fixtures and Equipment. Additions of assets under construction represent fees and construction costs on the Dining Hall.

12 **Tangible fixed assets** (continued)

Land and buildings

As permitted under FRS 102, the charity has elected to deem a valuation of land and buildings prior to the transition date as deemed cost. Land and buildings owned at 1 July 2014 are included in the financial statements at a valuation made at 31 July 2013, which was updated by the Governing Body to arrive at a valuation as at 1 July 2014. With effect from 1 July 2014 the values assigned to these properties are now deemed their cost.

Land was valued at 1 July 2014 at £14.9m and buildings were valued at £64.8m, giving an overall value of £79.7m. The buildings are being depreciated from 1 July 2014 over 40 years. The original professional valuation was prepared adopting the following bases:

- College houses – generally used for student and staff accommodation, were valued at open market value for existing use.
- College site – due to the specialised nature of the College's activities, the principal method of valuation of land and buildings was open market capital value for existing use on a depreciated replacement cost basis.

Land and buildings purchased on or after 1 July 2014 are included in the financial statements at cost, less accumulated depreciation over 50 years. Other tangible fixed assets are stated at cost.

Included within College buildings and site is freehold land as at 30 June 2021 of £22.9m (2020: £22.9m). The insured value of freehold buildings as at 30 June 2021 was £96.2m (2020: £87.3m) including limited cover for irrecoverable VAT and the costs of related professional fees. The insurers are going to revalue the whole site for insurance purposes within the next two years.

13 **Investments**

Consolidated	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2021 £'000**
At beginning of year	6,000	42,750	82,027	2,237	**133,014**
Additions	—	—	26,577	2,505	**29,082**
Disposals	—	—	(40,504)	—	**(40,504)**
Gains	600	2,750	22,975	—	**26,325**
Change in cash balances and deposits held at fund managers	—	—	573	—	**573**
At end of year	6,600	45,500	91,648	4,742	**148,490**

College	Investment land £'000	Homerton Business Centre £'000	Quoted securities £'000	Other invest-ments £'000	**Total 2021 £'000**
At beginning of year	6,000	42,750	82,027	2,277	**133,054**
Additions	—	—	26,577	2,505	**29,082**
Disposals	—	—	(40,504)	—	**(40,504)**
Gains	600	2,750	22,975	—	**26,325**
Change in cash balances and deposits held at fund managers	—	—	573	—	**573**
At end of year	6,600	45,500	91,648	4,782	**148,530**

13 Investments (continued)

The market value of investments was represented by:

	Consolidated		College	
	2021 £'000	2020 £'000	**2021 £'000**	2020 £'000
Investment land	6,600	6,000	6,600	6,000
Homerton Gardens	45,500	42,750	45,500	42,750
Quoted securities – equities	78,833	72,611	78,833	72,611
Fixed interest securities	10,259	7,433	10,259	7,433
Cash held for reinvestment	2,556	1,983	2,556	1,983
Other investments	4,742	2,237	4,782	2,277
	148,490	133,014	**148,530**	133,054

The College's quoted securities period end market valuations are provided by the College's investment managers, Rothschild Wealth Management and UBS AG.

The investment land was revalued by Bidwell at £6.6m on 30 June 2021 (2020: £6m). The valuation is undertaken on the basis of open market value taking account of the College's estates strategy for the future use of this land.

The increase in the value of Homerton Gardens at £45.5m (2020: £42.75m) reflects the revaluation by Bidwell at 30 June 2021. This has been valued based on the rental yield to be achieved under the Scheme.

Other investments comprise:

	Investments in subsidiary undertakings £'000	Investment in joint venture £'000	Other investments £'000	**Total £'000**
At beginning of year	580	1,687	10	**2,277**
Investment in Ward Griffin LLP		2,505		**2,505**
At end of year	580	4,192	10	**4,782**

Investments in subsidiary and joint venture undertakings comprise:

Name	Country	Class of shares	%	Activity
Colophon Limited	England and Wales	Ordinary	100	Commercial conferencing and other trading
Colokate LLP	England and Wales	See below	See below	Property management
Ward Griffin LLP	England and Wales	See below	See below	Property management

13 **Investments (continued)**

Colokate LLP is a limited liability partnership and hence has no share capital. Until 25 March, 2019, the members of the LLP comprised HBC1 Limited and Colophon Limited. Each member appointed a representative to the Management Board.

From 25 March 2019, the members of Colokate LLP comprise Homerton College and Colophon Limited.

The income and expenditure for Colokate LLP for the year ended 30 June 2020 included in the consolidated financial statements is as follows:

	2021 £'000	2020 £'000
Turnover	**12**	19
Costs / Administrative expenses	**(4)**	(5)
	8	14

Ward Griffin LLP is a limited liability partnership and hence has no share capital. The members comprise Homerton College and St. Mary's School.

Each member appoints two appointed representatives to the Management Board. Certain key decisions require the consent of both partners, so the LLP has been accounted for as a joint venture. The College's share of Ward Griffin LLP included in these financial statements is as follows:

	2021 £'000
Turnover	**0**
Costs / Administrative expenses	**5**
	5

	2021 £'000
Assets under construction	**4.192**
Liabilities due within one year	**-**
Homerton College's share of net assets	**-**
	4,192

14 **Stocks**

	Consolidated		**College**	
	2021 £'000	2020 £'000	**2021 £'000**	2020 £'000
Goods for resale	**30**	27	**21**	17
	30	27	**21**	17

15 Trade and other receivables

	Consolidated		College	
	2021 £'000	2020 £'000	**2021 £'000**	2020 £'000
Trade debtors	**704**	1,018	**654**	923
Amounts due from subsidiary undertakings	**-**	-	**344**	389
Prepayments and accrued income	**1,142**	1,333	**1,149**	1,331
	1,846	2,351	**2,147**	2,643

16 Cash

	Consolidated		College	
	2021 £'000	2020 £'000	**2021 £'000**	2020 £'000
Cash at bank	**4,361**	2,172	**4,275**	2,098
Cash in hand	**2**	2	**1**	1
	4,363	2,174	**4,276**	2,099

17 Creditors: amounts falling due within one year

	Consolidated		College	
	2021 £'000	2020 £'000	**2021 £'000**	2020 £'000
Trade creditors	**682**	1,115	**680**	1,116
Amounts due to subsidiary undertakings	**-**	-	**-**	37
Other taxation and social security	**737**	114	**737**	114
Contribution to Colleges' Fund (Statute G,II)	**38**	37	**38**	37
Other creditors and accruals	**1,400**	1,793	**1,380**	1,777
Deferred rental income (note 18)	**32**	32	**32**	32
Other deferred income	**43**	62	**34**	41
	2,932	3,153	**2,901**	3,154

18 Creditors: amounts falling due after one year

Consolidated and College	2021 £'000	2020 £'000
Debentures	29,862	29,855
Lloyds revolving credit facility	-	4,000
Deferred rental income	2,582	2,614
	32,444	36,469

During 2013-14 the College participated in a bond issue jointly with a number of other Cambridge colleges which raised £10m (before deduction of fees) of long term unsecured funding. In August 2015 the College participated in its own bond issue which raised £20m of long-term unsecured funding. The debentures are wholly repayable at the end of their respective terms and are structured as follows:

Debentures	Term	Interest rate (fixed)	Amount £'000
Tranche 1a – CCF (October 2013)	30 years	4.40%	3,211
Tranche 1b – CCF (October 2013)	40 years	4.40%	2,569
Tranche 2 – CCF (January 2014)	30 years	4.45%	4,220
Private Placement – Hermit/Prudential (August 2015)	25 Years	3.38%	20,000
Fees deducted			(138)
			29,862

On 14 June 2019 the College signed a £10m revolving credit facility with its bankers, Lloyds plc, to fund the New Dining Hall development. The credit facility is for 5 years, and £4m had been drawn down on 30 June 2020, it was decided, after we had drawn down the remaining £6 million, to repay the £10 million and close the facility. This was repaid on 28 May 2021.

Deferred rental income represents the deferral of monies received from the University of Cambridge Education Faculty for the grant of a 99 year lease in 2005 over their new building that has been constructed on the College site. The receipt is being released to the statement of comprehensive income and expenditure in equal annual instalments over the lease term.

19 Provisions for liabilities and charges

Consolidated and College	2021 £'000	2020 £'000
At beginning of year	460	416
Benefits paid	(35)	(45)
Charge to income and expenditure account	(5)	(144)
Changes in actuarial assumptions	78	233
At end of year	498	460

The provision relates to the College's liability to enhance the pensions of teaching staff who have retired early.

20 Contingent liabilities

There are £nil contingent liabilities as at 30 June 2021 (2020: £nil).

21 College pension schemes

Consolidated and College	2021 £'000	2020 £'000
Deficit under Cambridgeshire County Pension Fund	**(3,504)**	(3,894)
Liability for deficit reduction payment under Universities Superannuation Scheme	**(574)**	(583)
Deficit at end of year	**(4,078)**	(4,477)

The College participates in two pension schemes, the Universities Superannuation Scheme (USS) and Cambridgeshire County Council Pension Fund (CCCPF). The CCCPF is part of the Local Government Pension Scheme (LGPS). Both schemes are defined benefit schemes that are externally funded and contracted out of the State Second Pension. The assets of the schemes are held in separate trustee-administered funds. The College is unable to identify its share of the underlying assets and liabilities in respect of the USS scheme on a consistent and reasonable basis and therefore, as required by FRS 102, accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the income and expenditure account represents the contributions payable to the scheme in respect of the accounting period.

CCCPF has been able to apportion a percentage of its funds, assets and liabilities relating to the College and therefore the scheme has been treated as a defined benefit scheme in the financial statements. The disclosure requirements of FRS 102 in relation to these schemes are shown below.

The College is required to contribute a specified percentage of payroll costs to the pension schemes to fund the benefits payable to the company's employees. In 2021, the percentage was USS: 21.1% (2020: 21.1%) and CCCPF: 18.0% April 2021 (April 2020: 18.1%).

The total pension cost for the College and its subsidiaries for the year to 30 June 2021 was:

	2021 £'000	2020 £'000
Service cost of USS	**295**	(11)
Current service cost of CCCPF (LGPS)	**1,507**	1,256
Total pension cost	**1,802**	1,245

The latest valuations of the schemes assets and liabilities for which results are available:

	USS	CCCPF (LGPS)
Date of valuation	31 March 2018	31 March 2019
Market valuation of assets	£63,700m	£3,193m
Past service liabilities	£67,300m	£3,204m
Deficit of assets	£(3,600)m	£(11)m

21 College pension schemes (continued)

USS

The appointment of directors to the board of the trustee is determined by the trustee company's Articles of Association. Four of the directors are appointed by Universities UK; three are appointed by the University and College Union, of whom at least one must be a USS pensioner member; and a minimum of two and a maximum of four are co-opted directors appointed by the board. Under the scheme trust deed and rules, the employer contribution rate is determined by the trustee, acting on actuarial advice.

As at the 30 June 2021, the latest available complete actuarial valuation of the Retirement Income Builder was at 31 March 2018 (the valuation date), which was carried out using the projected unit method. Since the year end the valuation as at 31 March 2020 was signed and filed with The Pensions Regulator with an effective date of 1 October 2021. As the new valuation was not in place at the financial year end, any adjustment in the deficit provision will be reflected in the financial statements for the year ended 30 June 2022.

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

The 2018 valuation was the fifth valuation for the scheme under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was £63.7 billion and the value of the scheme's technical provisions was £67.3 billion indicating a shortfall of £3.6 billion and a funding ratio of 95%.

Under FRS 102, a liability has been recognised to reflect the cost of the Recovery Plan of the Scheme to the College. At 30 June 2021, this stood at £574,000 (2020: £583,000).

FRS 102 liability numbers have been produced for the scheme using the following assumptions:

	2021	2020
Discount rate	**0.87%**	0.74%
Pensionable salary growth	**N/A**	N/A
Price inflation (CPI)	**2.50%**	2.50%

The main demographic assumption used relates to the mortality assumptions. These assumptions have been updated for the 31 March 2019 accounting position, based on updated analysis of the Scheme's experience carried out as part of the 2018 actuarial valuation. The mortality assumptions used in these figures are as follows:

The current life expectancies on retirement at age 65 are:

	2021	2020
Males currently aged 65 (years)	**24.6**	24.4
Females currently aged 65 (years)	**26.1**	25.9
Males currently aged 45 (years)	**26.6**	26.3
Females currently aged 45 (years)	**27.9**	27.7

21 College pension schemes (continued)

USS (continued)

	2021	2020
Existing benefits		
Scheme assets	**£80.6bn**	£74.2bn
FRS 102 liabilities	**£95.8bn**	£94.4bn
FRS 102 deficit	**£15.2bn**	£20.2bn
FRS 102 funding level	**84%**	79%

Cambridgeshire County Council Pension Fund (CCCPF (LGPS))
The CCCPF is a defined benefit scheme based on final pensionable salary.

Liabilities are valued on an actuarial basis using the projected unit method which assesses the future liabilities discounted to their present value.

The movement in the net surplus/(deficit) in the scheme was as follows:

Consolidated and College	**2021 £'000**	2020 £'000
(Deficit) surplus at beginning of year	**(3,894)**	(328)
Current service cost	**(1,507)**	(1,256)
Interest on assets	**328**	492
Contributions by employer	**583**	569
Other finance cost	**(393)**	(508)
Actuarial (loss)	**1,379**	(2,863)
(Deficit)/surplus at end of year	**(3,504)**	(3,894)

The main assumptions used for the purposes of FRS 102 are as follows:

	2021	2020
Discount rate	**1.85%**	1.5%
Rate of increase of salaries	**3.3%**	2.6%
Rate of increase of pension in payment	**2.8%**	2.1%

Assets are valued at fair value, principally market value for investments, and comprise:

	2021 £'000	2020 £'000
Equities	**18,003**	15,661
Bonds	**3,858**	2,610
Property	**3,600**	3,045
Other	**257**	435
	25,718	21,751

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) *(continued)*
The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations in years on retirement age 65 are:

	30 June 2021	30 June 2020
Current pensioners		
Males	**22.2**	22.0
Females	**24.4**	24.0
Future pensioners		
Males	**23.2**	22.7
Females	**26.2**	25.5

	30 June 2021 £'000	30 June 2020 £'000	30 June 2019 £'000	30 June 2018 £'000	30 June 2017 £'000	30 June 2016 £'000
Present value of funded obligations	**(29,222)**	(25,645)	(21,625)	(18,752)	(18,611)	(17,408)
Fair value of plan assets	**25,718**	21,751	21,297	20,199	18,413	16,263
	(3,504)	(3,894)	(328)	1,447	(198)	(1,145)
Present value of unfunded obligations	**–**	—	—	—	—	—
Net (liabilities) assets recorded in the balance sheet	**(3,504)**	(3,894)	(328)	1,447	(198)	(1,145)
Experience (loss) gain on assets	**3,383**	(175)	337	1,092	1,137	204
Experience loss (gain) on liabilities	**2,004**	2,688	1,621	(1,161)	(190)	(570)

Amounts charged to income and expenditure account	**2021 £'000**	2020 £'000
Current service cost	**1,507**	1,256
Interest on obligation	**393**	508
Interest on assets	**(328)**	(492)
	1,572	1,272

Analysis of amounts recognised in other comprehensive income	**2021 £'000**	2020 £'000
Return on assets excluding amounts included in net interest	**3,383**	(175)
Changes in financial assumption	**(2,004)**	(2,688)
Total actuarial loss recognized	**1,379**	(2,863)

21 College pension schemes (continued)

Cambridgeshire County Council Pension Fund (CCCPF (LGPS)) (continued)

Changes in the present value of the defined benefit obligation:	2021 £'000	2020 £'000
Opening defined benefit obligation	**25,645**	21,625
Current service cost	**1,507**	1,256
Interest cost	**393**	508
Contributions by members	**206**	198
Changes in financial assumption	**2,004**	2,688
Benefits paid	**(533)**	(630)
Closing defined benefit obligation	**29,222**	25,645

Changes in the fair value of plan assets:	2021 £'000	2020 £'000
Opening fair value of plan assets	**21,751**	21,297
Net interest	**328**	492
Contributions by members and other bodies	**206**	198
Contributions by employer	**583**	569
Return on assets excluding amounts include in net interest	**3,383**	(175)
Benefits paid	**(533)**	(630)
Closing fair value of plan assets	**25,718**	21,751

The College expects to contribute £577,000 to its defined benefit pension scheme in the year ending 30 June 2021 (2020: £577,000).

The management bases required by FRS 102 are likely to give rise to significant fluctuations in the reported amounts of the defined benefit pension scheme assets and liabilities from year to year, and do not necessarily give rise to a change in the contributions payable into the scheme, which are recommended by independent actuaries based on the expected long term rate of return on the scheme assets.

22 Related party transactions

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

The College maintains a register of interests for all College Council members and where any member of the College Council has a material interest in a College matter they are required to declare that fact.

22 **Related party transactions** (continued)

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

Fellows are remunerated for teaching, research and other duties within the College. Fellows are billed for any private catering. The Trustees remuneration is overseen by the Fellows Remuneration Committee.

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

Salary	2021 Number	2020 Number
£nil	**2**	2
£1- £10,000	**3**	2
£10,001 - £20,000	**0**	2
£20,001 - £30,000	**0**	1
£30,001 - £40,000	**1**	0
£40,001 - £50,000	**2**	3
£50,001 - £60,000	**3**	2
£60,001 - £70,000	**2**	1
£70,001 - £80,000	**1**	2
£80,001 - £90,000	**1**	0
£90,001 - £100,000	**0**	1
£100,001 - £110,000	**1**	0
Total	**16**	16

The total Trustee salaries were £678,024 for the year (2020: £616,755).

The trustees were also paid other taxable benefits (including associated employer National Insurance contributions and employer contributions to pensions) total £218,604 for the year (2020: £197,409).

The College has a number of trading and dormant subsidiary undertakings which are consolidated into these accounts. All subsidiary undertakings are 100% owned by the College and are registered and operating in England and Wales.

The College has taken advantage of the exemption within section 33 of FRS 102 not to disclose transactions with wholly owned group companies that are related parties.

23 Reconciliation of consolidated operating surplus to net cash (outflow) inflow from operating activities

	2021 £'000	2020 £'000
(Deficit) surplus on continuing operations	**(1,775)**	(668)
Depreciation of tangible fixed assets (note 12)	**2,453**	2,352
Amortisation of intangible fixed assets	**32**	31
Interest payable	**1,127**	1,127
Investment income	**(3,288)**	(3,820)
Pension costs less contributions payable	**980**	437
Decrease (increase) in stocks	**(3)**	6
Decrease (Increase) in debtors	**505**	(63)
(Decrease) increase in creditors due within one year	**(221)**	(621)
Decrease in creditors due in more than one year	**(25)**	(24)
Decrease in provisions	**(40)**	(189)
Operating loss on joint venture	**(5)**	(1)
Net cash (outflow) inflow from operating activities	**(260)**	(1,433)

24 Cash flows from investing activities

	2021 £'000	2020 £'000
Investment income received	**3,288**	3,790
Bank interest received	**0**	30
Purchase of tangible fixed assets	**(6,540)**	(11,263)
Purchase of intangible fixed assets	**(21)**	(133)
Purchase of investments	**(29,082)**	(21,701)
Proceeds of disposal of investments	**40,504**	22,526
Total cash flows from investing activities	**8,149**	(6,751)

25 Cash flows from financing activities

	2021 £'000	2020 £'000
Interest paid	**(1,127)**	(1,127)
Net Loan Borrowing / (Repayment)	**(4,000)**	4,000
Total cash flows from financing activities	**(5,127)**	2,873

26 Consolidated reconciliation and analysis of net debt

Consolidated	At 1 July 2020 £'000	Cash flows £'000	Other non-cash changes £'000	At 30 June 2021 £'000
Cash and cash equivalents				
Cash at bank and in hand	2,174	2,189	-	**4,363**
Cash held with fund managers (note 13)	1,983	573	-	**2,556**
	4,157	2,762	-	**6,919**
Borrowings – amounts falling due after more than one year				
Debentures (note 18)	(29,855)	-	(11)	**(29,866)**
Lloyds revolving credit facility (note 18)	(4,000)	4,000	-	**-**
	(33,855)	4,000	(11)	**(29,866)**
	(29,698)	6,762	(11)	**(22,947)**

27 Financial instruments

	2021 £'000	2020 £'000
Financial assets		
Financial assets at fair value through Statement of Comprehensive income		
. Listed equity investments	**78,833**	72,611
. Fixed interest securities	**10,259**	7,433
Financial assets that are equity instruments measured at cost less impairment		
. Other equity investments	**4,742**	2,237
Financial assets that are debt instruments measured at amortised cost		
. Cash and cash equivalents	**4,363**	4,157
. Trade debtors	**704**	1,018
Financial liabilities		
Financial liabilities measured at amortised cost		
. Debentures	**(29,862)**	(29,855)
. Revolving credit facility	**-**	(4,000)
. Trade creditors	**(682)**	(1,115)

28 Capital commitments

	Land and buildings 2021 £'000	Land and buildings 2020 £'000
Authorised and contracted for	**6,857**	13,818
Authorised but not yet contracted for	**10,221**	4,161

29 Post Balance Sheet Event

Since the year end, following the completion of the 2020 actuarial valuation, a new deficit recovery plan has been agreed in respect of the USS pension scheme. A new Schedule of Contributions based on the 2020 actuarial valuation has been agreed, and become effective, post year end. This results in an increase of £1.037m in the provision for the obligation to fund the deficit on the USS pension which would instead be £1.611m. As the Schedule of Contributions was not in place at the financial year end this adjustment will be reflected in the Financial Statements for the year ended 30 June 2022. If the Joint Negotiating Committee (JNC) recommended deed on benefit changes has not been executed by 28 February 2022 then a different schedule of contributions would become applicable. If this were to happen then there would be an increase of £1.999m in the provision for the obligation to fund the deficit on the USS pension which would instead be £2.573m.